

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING – PUBLIC SESSION MINUTES

BDC Office 748 Jacob Tome Highway Port
Deposit, MD 21904
April 17, 2023 5:00PM

Participants: Carl Roberts, Steve Cassard, Toni Sprenkle, Chick Hamm, Jim Reynolds, Joe Brant, Jenifer Peterson, Charles Hammett, Roop Vijiyan, Bob Meffley, Via Teams: Tom Sadowski, Kat M Mario Gangemi, William Sorenson, Vicky Rinkerman, Absent: Matt Roath, Martha Barchowsky, David Rudolph

Meeting called to order at 5:03 pm

WELCOME & PURPOSE: Carl Roberts, Chairman AGENDA

APPROVAL:

Motion to approve agenda made by Treasurer Hamm, second by Director Brant. All in favor.

ANNOUNCEMENTS: E.D. Sprenkle followed up on resident complaints of trash along Route 276, she made the site superintendent aware of the problem and he has agreed to be sure trash is picked up after crews leave the work areas. Toni was also in contact with Mr. Soto's who reached out to BDC regarding a mural that his father has from his time in the navy on Bainbridge. He also has other memorabilia that will go to the Bainbridge Museum in Port Deposit.

APPROVAL OF MINUTES:

March 2023– attached.

Motion to approve minutes made by Vice Chair Reynolds, second by Treasurer Hamm. All in favor

TREASURERS REPORT: Raymond Hamm, Treasurer

March 2023 – reports attached.

BDC is in good standing with financial responsibilities mostly unchanged. BDC has 1.1 million in liquidity, \$89 thousand funds for ESCA payments that are largely unrestricted. MILGIP account contains \$903 thousand.

Profit and Loss reports for March show \$68 thousand heavier than usual, this is due to expenses (\$46 thousand from the Headmaster's House Roof repairs, this expense was unbudgeted but agreed on by the board. From a year-to-date standpoint BDC has a surplus of \$66 thousand; \$415 thousand revenue from MTPM with \$349 thousand spend against \$304 thousand. BDC had \$100k in unbudgeted expenses from BDC office renovation and Headmaster's roof repairs, however, BDC was prepared for these costs. There is one million in liquidity towards next year's budget and the 3-year audit arrangement has been approved. Treasurer Hamm has recommended to the board that \$60 thousand be transferred from the Money Market account to the Operating Account to cover expenses through the end of the fiscal year.

Motion to accept recommendation made by Treasurer Hamm, made by Director Brant, seconded by Director Gangemi. Roll Call Vote: C. Roberts-Y, V.C. Reynolds-Y, T. Hamm-Y, D. Sorenson-Y, D. Roath-Y.

Motion to approve Treasurer's report made by Treasurer Hamm, second by Chairman Roberts. Roll Call Vote: D. Gangemi-Y, D. Sorenson-Y, D. Brant-Y, V.C. Reynolds-Y. All in favor, motion carried unanimously.

COMMITTEE REPORTS:

Tome School – Director Brant reported that DGS grant is still ongoing for masonry and graffiti removal, as we cannot move forward without grant.

Environmental – Director Gangemi reports that due to the methane exceedances at the landfills, MDE is requiring monthly monitoring for the next year. BDC is waiting to hear from the Navy on who will cover the 8 additional monitoring costs. Director Gangemi stated that MDE sign off on the railroad embankment is still ongoing. Director Gangemi reminded the board the renewable energy RFI at the landfills has a June deadline.

EXECUTIVE DIRECTOR'S REPORT:

Phase 1- Executive Director Sprenkle reported Landscaping along 275 and 276 has been completed. Carl and Steve Cassard were able to see the landscaping on the internal roadways of the project. E.D. Sprenkle reported that construction of the logistics park entrance sign has begun utilizing the granite from the former Officer's Quarters home. She reported that because the buildings have collapsed, no permit was necessary.

Phase 1A- E.D. Sprenkle reports that all sampling data came back clear and MDE closed out reporting. The road extension plans for Diamond Jim Road have been submitted and MRP has begun soil borings in those areas to plan for storm water management engineering.

Phase 2- E.D. Sprenkle advised the board that Ken and Reid have been in communication and MRP has been named the development team for Phase 1A-2. Sprenkle reported that a site survey with five contractors took place to bid for costs to remove buildings/asbestos. She reported that no foundations will be removed at this time to mitigate soil erosion. All asbestos containing material was removed and taken off site. Preliminary forest retention/conservation plans for Phases 1 and 2 are beginning, although it is worth mentioning that Ken and Reid have fulfilled forest conservation requirements without Tome School Campus factored in.

Infrastructure- The new traffic light at 276 and 275 is completed aside from ongoing paving. Sewer hook ups have been completed with stub-outs for Tome. Street light installation is ongoing. Toni will be in attendance on May 3rd for the DGS grant updates in Annapolis.

SB517 / HB1140- Port of Deposit Historical Park legislation passed 3rd reader; new transfer date is June 2025. A reconvened task force committee will complete a feasibility study. The task force will be comprised of nine voting members, Toni Sprenkle will be appointed from BDC, other voting members will be from Port Deposit, SHA, DNR and Commerce. Chairman Carl Roberts commented that the new task force may want to come out to visit the Tome Campus. The DNR report is due in September of 2024. Fiscal Year 2025 has \$400 thousand for soil and archaeological testing authorized if the Governor Moore would like to use those funds.

PUBLIC COMMENTS:

SUMMARY COMMENTS & ADJOURN: Special note that the next board of director's meeting will be held on Tuesday, May 23rd.

Open Session adjourned at 5:30 PM