

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING – PUBLIC SESSION
MARCH 17, 2025 3:30PM

Minutes

TEAMS MEETING ID: 259 034 231 404

Password: ds9dP9PQ

Attendance: In person- Carl Roberts, Steve Cassard, Sandra Edwards, Mario Gangemi, Bob Ashby, Toni Sprenkle, Jen Peterson, Chick Hamm, Jim Reynolds, Vicky Rinkerman, David Rudolph, Adam Streight, Bill Baron, Diane Sexton, Debra and Francis, Virtual- Roop Vijayan, Cat Mateer, Brigitte Peters, Joe Brant, Tom Sadowski. Absent- Martha Barchowsky

CALL TO ORDER & WELCOME: 3:30PM

AGENDA APPROVAL:

motion to approve the agenda made by V.C. Reynolds, second by D. Gangemi. All in favor. Absent- Martha Barchowsky

ANNOUNCEMENTS:

Congratulations Chick! – appointed CFO of Cecil County Government
Governor's Visit to Cecil County and Bainbridge on March 14 to tour Building B, Governor's visit went really well, Gov. Moore was impressed by the way things looked in terms of economic growth in Cecil County and was receptive to the concerns raised about tax credit removal. Secretary Flores would like to use Phase 1 as a case study for how quickly and efficiently business can work in the state of Maryland when everyone (entities) work together. The hope is that the Phase 1 tenant could be the pilot to go through the permitting process to show that we can meet a fast deadline.

APPROVAL OF MINUTES:

January 2025 motion contingent upon correction of acreage for park HB118 12-19 acres. Motion to approve after correction made D. Gangemi second by D. Ashby. All in favor. Absent-Martha Barchowsky

FINANCIAL UPDATES: Raymond Hamm, Treasurer

Treasurers Report – February 2025 Treasurer Hamm reported that BDC's financial condition remains strong, with liquidity at \$1,276,000 and favorable operating expenses for February. The MLGIP brought in a little over \$4,000 in return (4.42%). Treasurer Hamm proposed a transfer of \$75,000 from the MLGIP investment pool to the operating account to ensure adequate funds for the remainder of the fiscal year. Treasurer Hamm's report is accepted as a motion, second by D. Edwards. All in favor. Absent- Martha Barchowsky

COMMITTEE REPORTS:

Tome School – Joe Brant

Routine maintenance and surveillance at the Tome campus is still ongoing. Toni will speak to the legislation that will impact the Tome campus during the Executive Director's report.

Environmental – Mario Gangemi

We continue to monitor the landfills on a periodic basis in accordance with MDE requirements. Methane mitigation trench work is expected to take place in the Spring 2025. The work plan has been reviewed and approved by both the BDC and MDE. The BDC and our environmental consultants have an upcoming call with MDE to reduce monitoring of the rubble landfill from quarterly to every 9 months. This will present cost savings to the BDC. As previously reported, there was some slight

erosion at the rubble landfill that requires some repair including re-seeding. The BDC has solicited three (3) bids and has selected a preferred contractor. The cost is less than \$1000.

Alternative Energy Opportunities:

A final lease arrangement has been agreed upon in principle. A memorandum of the lease highlights was presented in the meeting packet provided on March 15, 2025

along with the draft lease.

Veterans Memorial – Jim Reynolds

Jim Reynolds reports that he believes that it is best to pause the committee until we have a better understanding of the Historical Park legislation and land transfer of the Tome Campus in June 2025.

EXECUTIVE DIRECTOR REPORT:

The community is aware of SB 477 and the campaign bill is HB 1184. It addresses The Port of Deposit historic park size and scope and attempts to decrease the size from 12-19 acres and remove the Tome School Campus from transfer. The current law, which we are under right now, says that the size of the park will be from 120 to 150 acres. Currently, BDC will transfer the property to the Department of Natural Resources is June 1st, 2025. The Town of Port Deposit, BDC and local alliance of residents went to Annapolis to testify on both the Senate and the House hearings focusing on Snow Hill being the key to the park. The legislature will not be voted on and is in essence dead. This does not mean that efforts stop. Vicky Rinkerman continues to advocate for the town's priorities to be considered. The town of Port Deposit believes that the best way to move forward is to have a partnership involved with the park concept ultimately ensuring that the town has the lead on developing the concept of how the park will be utilized and ensuring public access. It is important to note that BDC fully supports the town's initiatives on this and is committed to focusing on meeting the expectations of the community.

Phase 1- Executive Director Sprenkle reports that progress in Phase 1 is going well. The Phase 1 Parcel A tenant has a preliminary site plan approved and as long as they get through a number of hurdles, MRP will hopefully look towards summer to make a formal announcement.

Infrastructure- ED Sprenkle had a very good meeting with Adam and Justin within the legal department just to make sure that the current administration has all of the details within the grant project. There are two different grant allocations within one grant term, and we are in the process of encumbering the other grant term. We discussed how the documents that we had executed, the process that we've been going through, and making sure that the current administration was comfortable with all terms or if we wanted to change anything. It is wonderful to have everyone's support and we'll continue to operate in the same way that any contracts or other decisions will be made as a collective, but the BDC will continue within the grants management process for the infrastructure grant and we're hoping that by the end of the month we'll have the appraisals all tied up for the right-of-way entitlements and we'll be able to start moving forward with that.

ED Sprenkle also mentioned that she was made aware of funding available through Congressman Harris' office. It is a community funding opportunity; Toni submitted the online inquiry along with letters of support from the town and county to see if we could be selected for infrastructure funding. The infrastructure cost remaining on Bainbridge is about \$26 million. Fifteen million is left to work with. About five million of that is Phase 1A, and about six of that is Phase 2 Commodore Boulevard. While the developers have made that commitment that they would cover anything out or above of the grant, we are obviously trying to bring that \$11 million tag down a little bit, considering how much money they've invested already with the other infrastructure. ED Sprenkle requested five million dollars for gap funding for the infrastructure project, specifically for Phase 1A and the second entrance onto the property. It would be a huge relief to be able to fund the rest of the Phase 2 road work sooner than what was originally anticipated. Toni has heard back from Harris's office that they've gone through letters of

support. Ken Michael also reached out to Harris' office to send his support. We are hoping that we'll get some kind of consideration. I Harris's office is going to pick projects to prioritize and request money for federally. We will update when we hear something back.

Phase 2- All work plans have been approved by MDE and ready to move forward. We are waiting on the final decision between MTPM and Aquacon on where the disposal area will be located. There is not an intentional delay however the company is based out of Norway and a lot of considerations go into making decisions like this and they do not want to commit to something they do not think they can carry through with the project. As mentioned previously with the Tome school, Bohler will be out on site utilizing the MOU between BDC and DNR to complete a meets and bounds survey for all of the park area. In determining the acreage withing what is allowable per legislation, DNR has also asked if Weston would be willing to put together a Phase 1 environmental site assessment for the wooded conservation area since that area was not studied to a recreational access standard.

ED Sprenkle also noted that she and Executive Assistant Jen Pererson were fortunate to attend the IEDC Leadership Summit in Washington D.C. It was the best program that the Council has put together. They touched on topics not typically covered during these conferences. Toni and Jen were able to sit in on workforce, education and areas where there are gaps in the two, we learned how AI is becoming an important tool. Toni put together a summary report to send out to some of our partners in the county and town. Toni reached out to Dr. Bolt from Cecil College about some of the great information we learned. We are truly thankful to the board for supporting staff development and allowing us to continue to attend these conferences.

OLD BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENTS: Diane Sexton has requested updates on Phase 1 and Phase 2 specifically an updated map or any information relevant.

Motion to enter into closed session - Pursuant to Maryland Code, § 3-101 et seq., of the General Provisions Article, the Board of Directors will meet briefly in open session in order to vote to close the meeting pursuant to § 3-305(b) (13) to "comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosure about a particular proceeding or matter" and that specific statute is Section 4-335 of the PIA which covers trade secrets and commercial confidential information.

Motion to enter closed session made by T. Hamm, second by D. Gangemi. Roll call vote: C. Roberts-Yes, V.C. Reynolds- Yes, T. Hamm-Yes, D. Rudolph-Yes, D. Gangemi-Yes, D. Ashby-Yes, D. Brant-Yes, D. Edwards-Yes. Absent- D. Barchowsky.

The Board will not reenter open session.

Open Session adjourned 4:12 pm

NEXT MEETING

April 21st

Location TBD – Teams Access