

BAINBRIDGE DEVELOPMENT CORPORATION  
BOARD MEETING – PUBLIC SESSION  
JUNE 23, 2025 3:30PM

MINUTES

TEAMS MEETING ID: 230 095 532 648 1 Password: 8g55Ps2d

Virtual Meeting Only

Attendance: Carl Roberts, Chick Hamm, Toni Sprenkle, Jen Peterson, Bob Ashby, Roop Vijayan, Mario Gangemi, Martha Barchowsky, Elizabeth Hughes, Cat Meteer, Sandra Edwards, Bridgette Peters, Steve Cassard, Dave Rudolph, Jim Reynolds, Joe Brant

CALL TO ORDER & WELCOME: 3:33PM

AGENDA APPROVAL:

*motion to approve agenda made by D. Brant, second by V.C. Reynolds. All in favor.*

ANNOUNCEMENTS:

Steve Cassard takes a step back – Thank you Steve!  
Cecil County Fair – July 18 through 26  
Historical Recognition of Lafayette in Port Deposit – July 29<sup>th</sup>  
5 Star Tickets Now Open – October 16 through 19

APPROVAL OF MINUTES:

May 2025

*Motion to approve minutes made by D. Ashby, second by T. Hamm, all in favor.*

FINANCIAL: Raymond Hamm, Treasurer

May 2025 Reports:

The organization's financial condition remains strong with no material changes since the previous report. Unrestricted liquidity stands at just over \$1.2 million, with receivables sufficient to cover payables.

For May, investment returns generated approximately \$4,000 through the Maryland Local Government Investment Pool, with yields holding steady at 4.32%. While these rates may taper in the future, interest income remains ahead of plan.

Expenses for the month were higher than usual, primarily due to legal costs associated with finalizing the solar lease agreement, as well as seasonal grounds maintenance.

*Treasurer's report serves as motion to approve, second by D. Gangemi. All in favor*

FY26 Budget

The proposed FY26 budget is essentially flat compared to the prior year, with revenues and expenses balanced at approximately \$1.58 million. The organization expects to begin the year with \$1.2 million in cash and receive a \$300,000 payment from MTPM.

Key provisions include:

- A 5% increase in staff salaries and benefits.
- Higher allocations for professional fees to account for lease negotiations, work with DNR regarding Tome School, and potential relocation costs related to Lot A.
- Modest year-over-year adjustments in property maintenance, utilities, travel, and sponsorships.

Overall, the budget continues the practice of presenting a balanced plan, with the expectation that actual expenses will likely come in under budget as in prior years.

*Motion to approve FY 26 budget made by T. Hamm, second by D. Brant. All in favor.*

#### COMMITTEE REPORTS:

Tome School – Joe Brant

Bohler has staked the proposed boundary, and the committee is awaiting confirmation from the National Park Service. Once verified, the official acreage will be determined based on GPS coordinates. Current estimates indicate a reduction from 120 acres to approximately 105–110 acres.

Environmental – Mario Gangemi

No changes, will discuss Nexamp lease during Old Business

Veterans Memorial – Jim Reynolds

BDC will sit down and discuss the veteran's memorial proposal with DNR

#### EXECUTIVE DIRECTOR REPORT:

In Phase 1a, road work continues but has faced delays due to two issues:

- **Watershed/Isolated Wetlands:** MDE identified isolated wetlands, requiring additional investigations and reporting, which has extended the timeline.
- **Wildlife Considerations:** The presence of long-eared bats limits site work during their nesting season, though this restriction aligns with project scheduling and should not significantly impact progress.

Phase II:

Phase 2 site kickoff for Lot 2D is scheduled, with field work anticipated to begin in August. Aquacon has expressed confidence in its discharge permit and technology, with no concerns about potential modifications. Clearance from MDE for Lot 2D is expected in Q1 2026, with full site clearance anticipated by Q1 2027. In infrastructure updates, the outfall easement previously used by the Navy has been transferred to the county sewer system, ensuring long-term efficiency. Governor Moore and his cabinet toured Building B and commended the speed of the permitting process, noting strong interagency coordination. As a result, Bainbridge has been selected as a case study and will be formally included in the Maryland Permanent Review Council, established by executive order in December 2024. The council evaluates ways to improve state operations and interagency coordination in development and permitting processes.

#### OLD BUSINESS:

Solar Lease

*A final lease agreement has been reached with concurrence from the developer on the easement, language, and exhibits. Notice has been sent to Nexamp confirming acceptance, and the final document package is being prepared for circulation and signature. Concerns raised regarding easement termination were addressed with favorable language included in the lease.*

Rockfish Tournament

It was a very successful event for the town with the help of CCU.

Chamber Gala

The county has posted photos from the event; it was a wonderful evening and event that was well attended. A great celebration of business in Cecil County

#### NEW BUSINESS:

Proposed Policy Update for Financial Contributions

The proposed policy revision would replace the current policy, broadening the scope of financial support the board can authorize. It allows contributions, donations, and sponsorships to nonprofits, community organizations, and initiatives that support Bainbridge, Cecil County, or Maryland, beyond strictly economic development. All contributions still require board approval, providing greater flexibility while maintaining

oversight.

PUBLIC COMMENTS:

*Meeting adjourned at 4:16PM motion to adjourn made by D. Gangemi. Second by V.C. Reynolds. All in favor*

**NEXT MEETING**  
**July 28<sup>th</sup>**  
**BDC Office – Teams Access**