

BAINBRIDGE DEVELOPMENT CORPORATION  
BOARD MEETING – PUBLIC SESSION  
BDC Office

NOVEMBER 17, 2025 5:30PM

MINUTES

TEAMS MEETING ID: 256 713 768 532 8 Password: Kn6bE7gN

Attendance: Carl Roberts, Toni Sprenkle, Jen Peterson, Gerard Vetter, Dave Rudolph, Brian Logue, Chick Hamm, Sandra Edwards. Virtual: Adam Streight, Vicky Rinkerman, Martha Barchowsky, Dan Schneckenger, Elizabeth Hughes, Cat Mateer, Tom Sadowski, Bob Ashby, Brigitte Peters. Absent: Jim Reynolds

CALL TO ORDER & WELCOME: 3:30PM

AGENDA APPROVAL: Motion: T. Hamm, Second: D. Rudolph. All in favor

ANNOUNCEMENTS:

Toni introduced new AG Gerard Vetter who replaced Roop Vijayan.  
Commerce Round Table- Toni and Carl participated

APPROVAL OF MINUTES:

October 2025: Motion to approve minutes: D. Rudolph, Second: T. Hamm. Martha abstained due to absence from last meeting. All in favor.

FINANCIAL: Raymond Hamm, Treasurer

October 2025: The Treasurer reported stable October liquidity of \$1.35M, largely in the Maryland LGIP earning 4.01%. October revenue totaled \$4,500 from investment earnings, with operating expenses just over \$58,000, resulting in a small favorable variance. Year-to-date revenue is \$319,000 with expenses in line with budget, and the organization is expected to finish the year near break-even while absorbing unbudgeted new office costs. ESCA activity remains balanced. Cecil County's recent meetings with Moody's and S&P highlighted Bainbridge's financial health and future revenue potential. To maintain adequate working capital, the Treasurer recommends transferring \$45,000 from the investment pool to the operating account in December. Motion to accept treasurer's report and transfer of \$45,000 to BDC's operating account made by T. Hamm, Second by: D. Edwards. All in favor.

Director Sprenkle commented that new office expenses are tracking less than expected, with a more balanced electric bill and other utilities remaining the same, while storage and trash removal costs have been eliminated.

Comment from ED Sprenkle regarding government shutdown: The decision was made to implement a stop-work order on the ESCA site work because the NAVVAC division handling the contract was furloughed during the federal shutdown, which prevented the processing of invoices and contractor payments. This stop-work was a preventative measure to ensure contractors did not continue to incur unpayable costs. Although the shutdown has ended, work remains on hold, as the project manager at NAVVAC has been reached out to but has not yet confirmed that the team is fully back in the office.

COMMITTEE REPORTS:

Tome School – Joe Brant/ Toni Sprenkle: The teams believe they have reached an agreement on the final property boundary, with Bowler and DNR planning a final stake-out to allow for official recording. Furthermore, a significant agreement was reached regarding both temporary and permanent **access** to the property, as the

original proposal via Bainbridge Boulevard was deemed unsuitable due to security concerns if Phase Two becomes a secured data center park. Engineers are now working on the final plans for the approved new access points. Finally, an all-hands-on-deck meeting with DNR personnel, including the Secretary's Office, addressed the forest conservation issue, particularly the acreage slated to be moved for the park, with technical follow-up planned to find a collaborative solution.

Environmental – Mario Gangemi: Landfill Monitoring: We continue to monitor the landfills on a periodic basis in accordance with MOE requirements. No items of concern have been identified during recent monitoring activities. The BOC now has to include analysis for PFAS (known as "Forever Chemicals") for monitoring. It will raise our environmental monitoring costs by approximately \$5000 per year.

Alternative Energy: NexAmp continues to work through the plan development and permit approval process with Bohler Engineering.

Veterans Memorial – Jim Reynolds; No Update

EXECUTIVE DIRECTOR REPORT: Phase 1 and 1A Updates: Building B is now occupied, and roads are open to the park, though unoccupied areas like Building C and Phase Two remain closed off. There are no new updates on Lot A, but MRP is continuing the process, which is taking longer than expected. For Phase 1A, the forest conservation topic is being addressed, with the expectation that all parties will need to compromise. Secretary Kurtz is pursuing legal review regarding a "blanket assignment" of forest conservation due to a past AG legal issue. A meeting with Forestry is planned to quantify the conservation "delta" and explore using the fulfilled Tier 2 mitigation as forest conservation credit. An issue has arisen with right-of-way entitlements due to a property owner who opposes the project, not the price, which could necessitate an expensive road design change if not resolved. Phase 2 and Project Updates: The ESCA site work remains on hold, but this is not a concern as it aligns with the delay in AquaCon's discharge permit, meaning remediation will be complete well before they are ready to proceed. This delay also offers a benefit as it helps avoid demobilizing and remobilizing for site work on Lot 2D. NEXAMP is moving forward with permitting and has agreed with BDC and MTPM on utilizing the old drill field outside the landfills as a staging area. NEXAMP understands that if development requires the area, they will need to relocate the staging, though this is considered unlikely in their construction timeframe. For AquaCon, the hearing is scheduled for December 19th, and recent discussions indicate they are engaging with contractors like Kinsley, which is viewed as a good sign of confidence.

OLD BUSINESS:

NEW BUSINESS:

Property Inspections and Trespassing Update: Two separate incidents occurred at the Tome Campus: vandalism at the Headmaster's House window between November 6th and 7th, 2025, and a trespassing incident on November 10th. The vandalism involved a ground-level window being kicked in, which was subsequently repaired, though the window frame was severely compromised, posing a structural hazard if damaged again. The trespassing incident on November 10th was captured on a security camera, prompting an immediate call to the Maryland State Police, who patrolled the area and agreed to add extra patrols. During a site inspection, a second breach was discovered at a Madison Building window, which was temporarily secured, and security cameras near the Headmaster's House were repositioned to improve coverage. This is the fourth trespassing incident in three weeks, and the State Police were informed of the recurring activity, unsafe structural conditions, and open manholes on the property. In addition to the trespassing, some of our motion sensor lights and a camera have been vandalized as well. Brian Logue was present at the meeting as well and expressed concerns about the exterior wall and floor of Headmaster's structural integrity if trespassers continue to kick the windows out and damaging the framing of the building.

PUBLIC COMMENTS:

Meeting adjourned at 4:33PM Motion to adjourn made by D. Rudolph, Second by T. Hamm. All in favor.

**NEXT MEETING:  
DECEMBER 15, 2025  
Lunch 1:00pm with meeting to follow  
DONALDSON BROWN**