

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING – PUBLIC SESSION
Donaldson Brown Center
DECEMBER 15, 2025 2:30PM

Minutes

TEAMS MEETING ID: 296 159 133 850 46 Password: O5Yv3tY6

Attendance: Carl Roberts, Toni Sprenkle, Jen Peterson, Chick Hamm, Jim Reynolds, David Rudolph, Bob Ashby, Joe Brant, Gerard Vetter, Sandra Edwards, Vicky Rinkerman, Adam Streight, Jay Motwani, Nevin Diehl, Kate Bryden, Allen Cornell, Ken Michael, Virtual: Mario Gangemi. Absent- Martha Barchowsky

CALL TO ORDER & WELCOME: 2:17PM

AGENDA APPROVAL: motion: D. Brant, second: D. Ashby

ANNOUNCEMENTS:

Start of 2026 Legislative Session – January 14, 2026 (through April 13, 2026)
Cecil Day/Night in Annapolis – January 15, 2026

APPROVAL OF MINUTES: M. T. Hamm, second D. Brant- Carl would like the word uncooperative removed from describing the property owner. Minutes have been updated to say property owner is “looking out for best interest” as requested by Chairman Roberts.

November 2025

FINANCIAL: Raymond Hamm, Treasurer

November 2025 Treasurer Hamm reported total liquidity is \$1,335,328.94, with total assets of \$4,184,546.06. T. Hamm also reported that November income totaled \$4,242.72, exceeding the budget by \$1,242.72 due primarily to higher-than-anticipated interest earnings. Year-to-date income remained above budget by \$8,125.47. Expenses for November totaled \$19,853.07, which was \$917.93 under budget. Year-to-date expenses were also reported to be under budget by \$5,237.21. BDC reports a net loss of \$15,610.35 for the month, which was \$2,160.65 better than budgeted. Year-to-date net income remained favorable at \$155,912.68, exceeding budget projections by \$13,362.68. Treasurer Hamm’s report serves as motion second by D. Bant. All in favor.

COMMITTEE REPORTS:

Tome School – Joe Brant

Toni continues to work with DNR on several outstanding items related to the property transfer. A key issue remains obtaining a complete survey of the property from both parties. It was reported that a change order is currently under review by DNR, and once approved, a complete survey can be completed and this issue resolved. Work on this matter is ongoing.

Environmental – Mario Gangemi

We continue to monitor the landfills on a periodic basis in accordance with MDE requirements. The Rubble Landfill (RL) continues to exhibit no exceedances of required analytes. If the next quarterly results (March 2026) continue with that trend our consultants can request reduced frequency of monitoring, which will reduce our costs. The Old Base Landfill (OBL) had two exceedances of required analytes but are in expected areas which indicates no migration off-site. Alternative Energy Opportunities NexAmp continues to work through the planned development and permit approval process with Bohler Engineering.

The project has been presented to the Port Deposit Planning Commission who approved with conditions/requests for next round of submissions:

- a. Must submit decommissioning plan including cost estimate and timeline
- b. Viewshed study from Rt 276 perspective and glare study to ensure panels don't cause issues for neighbors
- c. Additional guarantees that the Town can call on the financial surety
- d. Address impact of any state renewable energy legislation on project
- e. Discuss need for supplemental landscape at Rt 276
- f. Confirm with MDE no disturbance to caps or impacts to groundwater
- g. Final site plan to include all utilities
- h. Laydown area highlighted - has no disturbance
- i. Fencing plan

Veterans Memorial – Jim Reynolds

Veteran's Memorial project is in a holding period, waiting on direction and guidance from DNR

EXECUTIVE DIRECTOR REPORT: Phase 1A, it was reported that the former office buildings at the old location have been removed, marking a significant milestone and allowing the project to move forward. Site plan approval has been received from the Planning Commission, representing positive progress. The project team remains in a holding pattern related to the boundary survey and final legal description of the park property. Staff has held productive working meetings with DNR Forestry staff to identify a pathway for meeting forest conservation requirements on site. One of the primary challenges has been the acreage required for Tier II mitigation. DNR staff expressed confidence that the requirement could potentially be met using existing wooded acreage, subject to internal DNR approval. Feedback is currently pending from the Secretary's Office on whether wooded areas within the park could be utilized to satisfy forest conservation requirements. If approved, this approach would significantly reduce the overall burden. If not, an alternative approach would involve counting Tier II mitigation acreage toward forest conservation requirements, thereby reducing the remaining acreage needed. A response is anticipated after the holidays.

Phase 2- Site work resumed on December 8 following the federal government shutdown, allowing contractors sufficient time to return to the site. Work is proceeding, the team is requesting an updated construction schedule outlining the remainder of Phase 2.

Aquacan- the discharge permit hearing is scheduled for this Friday. It was reported that a proposed modification would move the discharge point an additional 10–15 feet farther from the shoreline, which is expected to address concerns related to discharge proximity and nutrient levels.

Infrastructure/ DGS grant- The project has been in a holding pattern since September due to a legal review associated with the grant being a co-grant between BDC and Cecil County. DGS indicated that the grant agreement has not yet been finalized due to broader legal considerations affecting grant agreements agency wide. While the process has taken longer than anticipated, BDC has received ongoing communication. Toni anticipates receiving the grant agreement in January or February.

Road Improvement-Preliminary Road plans were approved. Discussions are ongoing with the adjacent property owner regarding road alignment, and a meeting is scheduled with Cecil County Public Schools to explore potential compromises related to the road layout.

OLD BUSINESS:

Trespassing / Hunting Access Update- During our November meeting Jen reported several trespassing incidents that occurred in November, including vandalism to the Headmaster's House and on site cameras. In response, limited archery only hunting access was granted to a small, designated group to increase on-site presence. Since implementation, there have been no further incidents. Increased site activity has also resulted in minor maintenance improvements, including clearing and reopening internal roads, improving site access and camera visibility. The Board noted the value of this partnership in improving site security and response time. Additionally, Jen will be obtaining estimates for masonry work to secure the first level of the first level of the Headmaster's House, with the goal of presenting three proposals to the Board at the January meeting. Hunting access remains restricted to clearly defined areas of the property with no active construction, ensuring safety for contractors while allowing controlled use of the site.

NEW BUSINESS:

PUBLIC COMMENTS:

Motion to adjourn the meeting made by T. Hamm, second by D. Brant.
Meeting adjourned at 2:50PM

NEXT MEETING:

JANUARY 26, 2026

(note a later date due to MLK JR holiday)

BDC Office – Teams Access