

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING – PUBLIC SESSION

Virtual
MARCH 16, 2026

Minutes

TEAMS MEETING ID: 262 639 662 291 74 Password: 3kh2C4nc

Attendance: Carl Roberts, Toni Sprenkle, Chick Hamm, Jim Reynolds, Mario Gangemi, Joe Brant, Dave Rudolph, Sandra Edwards, Cat Mateer, Tom Sadowski, Gerard Vetter, Jenifer Peterson, Adam Streight, Elizabeth Hughest, Absent: Martha Barchowsky, Bob Ashby,

CALL TO ORDER & WELCOME: 3:30PM

AGENDA APPROVAL: motion to approve agenda made by Director Gangemi, second by Director Rudolph

ANNOUNCEMENTS:

Reminder of Ethics Filings due in April state and county- Please email Toni or Jen for assistance

APPROVAL OF MINUTES:

February 2026 motion to approve: Treasurer Hamm, second by Director Brant. Director Gangemi abstained.

FINANCIAL: Raymond Hamm, Treasurer

February 2026 report: For February, BDC recorded approximately \$3,500 in revenue, all from MLGIP investment income. Operating expenses totaled \$33,562 against a budget of \$35,300, tracking in line with expectations despite anticipated higher costs related to the transition into the new space, which were not originally budgeted. Investment performance remains strong, with returns at 3.68%, exceeding projections, though some downward pressure is expected. Year-to-date through eight months, revenues total \$335,000 and expenses \$246,000, resulting in a surplus of approximately \$89,000 compared to a budgeted \$68,000, keeping BDC ahead of plan. Overall, finances remain in good shape, and staff will begin developing the FY2027 operating budget, with input encouraged on any items needing special consideration. motion : T Hamm, second by Director Brant. All in favor.

COMMITTEE REPORTS:

Tome School – Joe Brant headmaster’s house bid for window infill has been submitted to MHT. DNR meeting with AG/BDC/DNR scheduled next week, March 23rd.

Environmental – Mario Gangemi BDC continues required periodic landfill monitoring in compliance with MDE. The Rubble Landfill shows no exceedances, and following consistent results through March 2026, the consultant will request reduced monitoring frequency to lower costs. The Old Base Landfill also reported no exceedances this period, following prior methane issues, with MDE requiring continued monitoring over the next two rounds. Preparation is underway for the June annual inspection, with maintenance to be completed as weather allows. Separately, NexAmp is advancing plan development and permitting with Bohler Engineering; staff will coordinate a virtual update with the Environmental Committee to review status and timeline, and will evaluate transitioning maintenance responsibilities for the proposed solar array area to Nexamp.

Veterans Memorial – Jen Peterson- memo drafted and sent to executive committee for review. The memo reiterates BDC’s intention of installing the Veteran’s Memorial on the Tome Campus.

EXECUTIVE DIRECTOR REPORT: Toni reported to MRP that the Board expressed support for the emergency access easement, with draft documents expected shortly for review by counsel and the Executive Committee. In Phase 1,

Lot A has been successfully transferred to a new owner, with future updates anticipated once the tenant advances through permitting and approvals. The DGS grant has been fully executed and approved by the Board of Public Works, and all right-of-way entitlements have been finalized, concluding negotiations with affected property owners. Staff will coordinate with MRP on construction proposal review, following a competitive bid process that yielded two submissions. In Phase 2, site work is underway, currently focused on clearing and access, with excavation of identified hotspots expected to begin mid-April. Completion of site work is targeted for early August, with overall closeout by year-end pending agency review timelines, and regulatory sign-off for Lot 2D anticipated by late summer. The broader goal remains to have the entire Bainbridge site designated clean and ready for development by the end of 2026. Additionally, staff are coordinating seasonal property maintenance, including fence repairs, site security, and mowing preparations. Toni also mentioned the erosion issues at the wastewater line on 222. She would like Jeremy Prather, site superintendent to look at the area to see what the most permanent but cost-effective solution would be to fix the washout.

OLD BUSINESS:

DNR Tome School Partnership - Staff reported ongoing coordination with DNR regarding the Tome School property, noting some conflicting guidance across departments related to the park project, boundary survey, environmental assessment, and site access. To align all parties, a joint meeting has been scheduled with the Secretary's Office, Parks, Land Acquisition, BDC, and legal representatives to clarify responsibilities, next steps, and timelines. This coordination is particularly important as the busy spring and summer season approaches, with a focus on minimizing liability, addressing trespassing concerns, and planning for securing the building while advancing the project.

ADA Digital Accessibility Compliance- Received feedback and forwarded to Michael Noonan to make the updates for our website to be in compliance

Session 2026 Update

- SB26/HB1190 – On Site Energy Generation Ken has pulled together a team to support this bill, Toni believes the general assembly is in favor of this bill.
- SB280/HB404 – Tome School Park- BDC is trying to figure out the intent of this piece of legislation. DNR was not aware of this bill. DNR does not have a definition of what a historic park is. BDC is keeping an eye on the bill as it progresses. Carl and Gerard are aware of 2 other parks that have had the word "*historic*" removed from the bill.

NEW BUSINESS:

PUBLIC COMMENTS: none

Meeting adjourned at 4:02PM

**NEXT MEETING:
APRIL 20, 2026
BDC Office – Teams Access**