

BAINBRIDGE DEVELOPMENT CORPORATION  
BOARD MEETING – PUBLIC SESSION

BDC Office  
APRIL 20, 2026

MINUTES

TEAMS MEETING ID: 226 466 750 306 5 Password: AK2Ns7Kh

*Attendance: Carl Roberts, Toni Sprenkle, Jen Peterson, Gerard Vetter, Alex Hawkins United Rentals Joe C. Kinsley Construction, Chick Hamm, Virtual: Jim Reynolds, Vicky Rinkerman, Sandra Edwards, Dan Schneckenburger, Bridgitte Peters, Elizabeth Hughes, Greg Warner Nexamp-, Cat Mateer, Martha Barchowsky, Joe Brant, Bob Ashby. Absent: Mario Gangemi, David Rudolph,*

CALL TO ORDER & WELCOME: 3:31PM

AGENDA APPROVAL: motion to approve: T Hamm, Second V.C. Reynolds

ANNOUNCEMENTS:

Legislative Wrap Up – April 23 Cecil College  
Cecil Chamber Primary Candidate Forums – April 29 & May 6 April 29<sup>th</sup> Elkton High School  
Bainbridge Regional Tour – June 2 OED, Commerce showcase Bainbridge as a case study at Great Wolf Lodge- Tour Bainbridge

NEXAMP PROJECT UPDATE: Greg Werner, Nexamp- project still on track, construction to begin end of year. Project design is finalized, energy produced in one year will supply 700-800 households. Utilizing the old hospital area for laydown area for construction, received special exception approval fro Port Deposit in July 2025, 2<sup>nd</sup> submittal for site plan submitted to county on March 12 2026, MDE site visit on March 31, 2026, SHA entrance permit application was submitted in March 2026, Delmarva final approval received in March 2026, Nexamp will submit payment deposit by June 2026.. Lease (25% deposit) cost letter signed by Nexamp. Nexamp is paying Delmarva 500K for building infrastructure. Lease option period expires July 1 2027. Nexamp wants to split both landfills into two projects (Port Jacob 1 and Port Jacob 2). Executive Director Sprenkle wanted to clarify the following: “The reason why this came up in the title process is because no part of phase two is subdivided. The option agreement that was recorded for Aquacon on that lot shows up for the balance of the property because we only were as one tax parcel, but we’ve subdivided.”

APPROVAL OF MINUTES: motion to approve minutes made by: D. Ashby, seconded by D. Brant  
March 2026

FINANCIAL: Raymond Hamm, Treasurer Hamm reported that the BDC remains in a strong financial position, ending March 2026 with approximately \$1.3 million in unrestricted liquidity. The balance sheet temporarily reflected \$82,000 in ESCA cash and a corresponding payable due to timing differences at month-end, both of which cleared the following day. For March, total revenue was approximately \$3,700 in investment income, while operating expenses totaled approximately \$19,000, resulting in a favorable variance of about \$5,000 compared to budget. Year-to-date revenue totaled approximately \$338,000, primarily from developer payments, with expenses of approximately \$265,000, resulting in a year-to-date surplus of approximately \$73,000. This exceeded the budgeted surplus by roughly \$36,000. Treasurer Hamm noted that while liquidity remains strong overall, the operating account balance is running low and additional year-end expenses are expected, including \$33,000 in unbudgeted masonry work for the Tone property and increased operating expenses associated with the new building. As a result, the BDC is projected to finish the fiscal year with a modest deficit; however, sufficient liquidity is available to cover these costs. A preliminary FY27 budget has been drafted and will be circulated for Board review prior to

the June meeting. Revenue is expected to increase slightly due to higher developer support payments, while additional ESCA activity is expected to offset some payroll-related expenses. Treasurer Hamm recommended transferring \$50,000 from the Local Government Investment Pool to the operating account to maintain adequate cash flow through the end of the fiscal year. Treasurer Hamm motion to accept March 2026 financial report and move 50K to operating account, motion made by D. Brant, second by V.C. Reynolds

#### COMMITTEE REPORTS:

Tome School – Joe Brant- masonry work has begun at Headmaster’s House will wrap up in about 3 weeks weather permitting, DNR meeting (see Toni’s update)

Environmental – The Board received an environmental update from Mario regarding landfill monitoring and mitigation activities. Recent monitoring results showed no exceedances at the old base landfill and continued no detections at the rubble landfill. Based on these positive results, a formal request was submitted to MDE to reduce monitoring frequency from quarterly to every nine months in order to better capture seasonal variations. Staff reported that the annual landfill inspection is scheduled for June, and preparations are already underway to ensure ongoing maintenance and compliance. MDE representatives reportedly commended the condition of the landfill site during prior discussions. An update was also provided regarding the methane mitigation trench installed by the Navy. Environmental engineers and contractors believe methane may be collecting between the trench and the new water line. As a result, the proposed next step is to widen and extend the trench closer to the water line. However, it was noted that the water line is owned by Artesian rather than the BDC, requiring coordination with Artesian in addition to the Navy contractor. Initial outreach has been made to begin discussions and determine any necessary actions moving forward.

Veterans Memorial – Jim Reynolds- veteran’s memorial mentioned at DNR Meeting for intentions surrounding installation of the memorial at Tome Campus. For now, the veteran’s memorial remains in a holding pattern.

EXECUTIVE DIRECTOR REPORT: Executive Director Sprenkle provided an update on ongoing development and infrastructure activities at Bainbridge. The project was recently highlighted as a pilot project for the State of Maryland’s Permitting Review Council, established by the Governor to improve business-friendly permitting processes. Secretary Flora of the Maryland Department of Planning conducted a site visit and met with project stakeholders to review progress, tour the Ryder building, discuss development opportunities, and identify regulatory challenges that could be improved at the state level. Staff also reported progress on Phase 1A, including resolution of ongoing forest conservation discussions with the Maryland Department of Natural Resources. To address upcoming regulatory deadlines and support future development needs, a plan was developed to utilize approximately 34 acres for forest conservation and associated off-site road improvement requirements. The property will be annexed into the Town of Port Deposit to streamline road ownership and maintenance. Staff further reported that the Phase 1 road project is currently estimated at approximately \$23 million, with \$15 million in grant funding secured and remaining funding responsibilities resolved among the development partners. The Board was also informed of a staffing transition within the development team, as Kate Bryden of MRP will be leaving the project for another opportunity, with Nate Chadsey assuming project management responsibilities moving forward.

In Phase 2, excavation and disposal preparation activities are underway, and two underground storage tanks were discovered during site work. Staff coordinated immediate notification and response efforts with consultants and regulatory agencies, and no project delays are anticipated at this time. Additional updates included continued positive landfill maintenance efforts, successful railroad embankment inspections, and completion of minor fence repairs as part of ongoing property maintenance activities.

OLD BUSINESS:

DNR

An update was provided regarding the ongoing partnership discussions between the BDC, the Maryland Department of Natural Resources, and the Tome School property project. Staff reported that an “all-hands” coordination meeting was held in March to address remaining questions, timelines, property boundaries, and next steps. All parties have generally agreed upon the property line alignment, and a final field review and stakeout will be scheduled with survey teams and project representatives prior to completion of the final survey and legal descriptions.

Staff also discussed ongoing negotiations related to temporary and permanent site access agreements. While permanent access is planned via Benson Road and is not expected to create conflicts with future development, identifying a workable long-term temporary access agreement remains more complex due to potential future landowners and development activity. Legal counsel for both the BDC and DNR will continue discussions to determine appropriate terms. DNR indicated that it may take approximately two additional years before it is prepared to formally assume ownership of the property. Additionally, preliminary discussions have begun regarding whether DNR may be able to assist with ongoing trespassing and vandalism issues at the site so that responsibility does not fall solely on the BDC.

ADA Digital Accessibility Compliance- working with Michael Noonan on level of effort and compliance for updating the website. Michael connected with Gerard’s contact Andrew to gain insight. Deadline for compliance has been extended to April of 2027

Session 2026 Update

- SB26/HB1190 – On Site Energy Generation: An update was provided regarding 2026 legislative efforts related to on-site/off-grid energy generation and related development initiatives. Staff and project partners participated in extensive discussions with legislators, stakeholders, and working groups concerning proposed legislation that would allow on-site power generation facilities not connected to the public electric grid. The legislation was intended to support new development projects and large-scale users requiring dedicated energy generation. While the legislation did not advance during the 2026 session, participants reported that discussions with legislators were productive and educational, particularly as many lawmakers were unfamiliar with the concept and associated regulatory considerations. Dan Schneckenberger expressed optimism that the legislation can be successfully reintroduced during the 2027 session with additional preparation and stakeholder outreach.

Additional discussion emphasized the need to begin legislative planning and education efforts well in advance of the next session to address regulatory details and maintain legislative support. Cecil County representatives noted that related legislation, including SB26/HB1190, received positive engagement from lawmakers but was ultimately impacted by time constraints and competing utility legislation during the session. Board members were informed that stakeholders intend to continue working collaboratively over the coming months to refine the proposal and pursue passage during the next legislative session.

- SB280/HB404 – Tome School Park only change was to remove the designation of “historical” from the park title. The park will now be called Port Deposit Park.

NEW BUSINESS: none

PUBLIC COMMENTS:

Meeting adjourned at 4:34PM motion to adjourn made by Treasurer Hamm second V.C. Reynolds

**NEXT MEETING:  
MAY 18, 2026  
BDC Office – Teams Access**