

# CAMBRIDGE WATERFRONT DEVELOPMENT, INC.

## Special Regular Meeting of Board of Directors

June 3, 2021

9:00 am – 11:00 am

Conference Room

Cambridge-Dorchester Regional Airport  
5263 Bucktown Rd, Cambridge, MD 21613

Call to Order

Introduction of Guests

I. Approval of Agenda

II. Approval of Minutes: May 20, 2021

III. Report on Closed Sessions:

March 11, 2021: Present were Daryl Butcher, Frank Narr, Jeff Powell, Michael Frenz, Patrick Comiskey, Donna Lane, Sandra Tripp-Jones, Chip MacLeod. There was no reportable action taken.

March 24, 2021: Present: Richard Zeidman, Daryl Butcher, Frank Narr, Jeff Powell, Michael Frenz, Patrick Comiskey, and Sandra Tripp-Jones. Absent: Donna Lane. There was no reportable action taken.

April 23, 2021: Present: Richard Zeidman, Daryl Butcher, Frank Narr, Jeff Powell, Michael Frenz, Patrick Comiskey, Sandra Tripp-Jones, Charles MacLeod. Donna Lane was present for part of the meeting. Motion by Zeidman, second by Butcher to (1) send a letter to the Mayor and City Council with by laws and description of African American involvement in Sailwinds and requesting the Port Property Transfer Agreement be placed on May 10, 2021 agenda; and (2) send the proposed Port Property Transfer Agreement with clarifications to the Mayor and City Council by the end of the week. planning to the City Council proposed Port Property Transfer Agreement. Roll call vote: Zeidman – yes, Butcher – yes, Powell – yes, Frenz – yes, Narr – yes, Comiskey – no. 5/1

May 7, 2021: Present: Richard Zeidman, Daryl Butcher, Frank Narr, Jeff Powell, Michael Frenz, Patrick Comiskey, Donna Lane, Sandra Tripp-Jones. There was no reportable action taken.

May 20, 2021: Present: Richard Zeidman, Jeff Powell, Frank Narr, Michael Frenz, Donna Lane, Sandra Tripp-Jones, Charles MacLeod. Motion by Zeidman, second by Narr to forward proposed transfer agreements as amended for the Port Property and Gateway Property with

corresponding Exhibit to the Mayor and City Council for consideration on May 24, 2021. Approved 4/0/1 abstention by Jeff Powell.

- IV. Consent Calendar
  - 1. Recommendation that the Board approve Invoice No. 10785 from MacLeod Law Group in the amount of \$4,907.50 for legal services in the month of April 2021.
  - 2. Adopt Resolution Authorizing submission of DHCD TAG application in the amount of \$100,000 for Executive Director salary (partial) and RFP development and review consultant.
  - 3. Adopt Resolution Authorizing submission of DHCD Strategic Demolition Grant application in the amount of \$2.5 million for demolition of Dorchester Hospital and ancillary buildings.
- V. Report from Planning Committee:
  - 1. Status of Master Plan, Branding Project, REVPAR Study
  - 2. Process for releasing Master Plan to public and elected bodies - discussion
- VI. Port Property and Gateway Property Transfer Agreements
  - 1. Recommendation that the Board authorize Richard Zeidman to execute final Port Property Transfer Agreement including Exhibits A, B, and C and Gateway Property Transfer Agreement, Exhibits A and B.
  - 2. Follow-On Actions to be taken prior to close on property.
  - 3. RFP:
    - a. RFP Development Options:
      - (1) In-house: Executive Director leads; MacLeod Law Group and DHCD support. No proposal marketing capability.
      - (2) Development Firms: seek proposals from national development firms for proposal development and marketing.
    - b. Proposal Review Committee
- VII. Executive Director's Report
  - 1. Receive the Executive Director's Task List Update.
  - 2. Approve the FY 2022 Budget - attached
- VIII. Closed Sessions
  - a. Adopt a motion closing the meeting:  
Pursuant to Maryland Sect. 3-305(b)(3) to discuss and consider real property acquisition because public discussion could negatively impact effective negotiation in the interest of CWDI. (Richardson Foundation Property); and
  - b. Adopt a motion to end the closed session and return to open session, stating that reports on the closed sessions will be made at the next regular meeting.

Adjourn

By action of the Board, closed session items may be added to the agenda to discuss and consider confidential matters.

NOTE: Agendas and minutes are available at [chooscambridge.com](http://chooscambridge.com) and upon request from Sandra Tripp-Jones, Executive Director at: phone: 805-453-4480 and email: [sandra.trippjones@CWDIMD.org](mailto:sandra.trippjones@CWDIMD.org).