

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.

Regular Meeting of Board of Directors
April 15, 2021
9:00 am – 11:00 am
Conference Room
Cambridge-Dorchester Regional Airport
5263 Bucktown Road, Cambridge, MD 21613

The meeting can also be accessed via Zoom
Join Zoom Meeting

<https://zoom.us/j/99427583173?pwd=eUN1ZE1hZDlSWWtocTAzS3lYZVJ0dz09>

Meeting ID: 994 2758 3173

Passcode: 956276

Call to Order

Introduction of Guests

- I. Approval of Agenda
- II. Approval of Minutes:
Feb. 26, 2021, March 4, 2021, March 11, 2021, March 18, 2021, March 24, 2021 – attached.
- III. Report on Closed Sessions: March 18, 2021 and March 24, 2021
- IV. Consent Calendar
 - a. Receive Task List Report
 - b. Receive Financial Reports for March 2021
 - c. Receive final report on TAG Grant 2021.
 - d. Approve payment of MacLeod Law Group Inv. #10713 in the amount of \$4,089.50 for March 2021 legal services.
 - e. Authorize the Executive Director to submit FY 2021 funding requests to the City and County for \$67,000 and \$50,000 respectively for Executive Director salary, benefits and administrative costs.
 - f. Authorize the Executive Director to submit a Technical Assistance Grant application to Maryland Department of Housing and Community Development in the amount of \$50,000 for Executive Director salary and benefits and administrative costs.
 - g. Authorize the Executive Director to submit an application to the Maryland Department of Housing and Community Development for a Strategic Demolition Grant in the amount of \$1.5 million for anticipated hospital demolition costs.
- V. Planning Committee: Citizen Survey Report:
 - a. Presentation of Citizen Survey Report to City Council and the public.

Community Conversations rebroadcast and YouTube video sponsored by the Chamber of Commerce – April 28 at 7:00 pm.
Distribution by email.

- VI. Planning Committee: BCT Design Work Status
 - a. Master Plan
 - b. Other BCTDesign Group Work:
 1. Civil Engineering Work
 2. Schedule and Costs

- VI. Executive Director's Report
 - a. Recommendation that the Board approve a contract with REVPAR International Group to perform a hospitality market study in the amount of \$13,395 plus up to \$3,600 in expenses – proposal attached.
- VII. Report from Legal Counsel to the Board
 - a. Recommendation that the Board approve an Amendment to By-Laws regarding board appointment process – 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. (Port Property, Dorchester Hospital Property, Richardson Foundation Property); and

Pursuant to Maryland OMA Sect. 3-305(b)(4) to consider and discuss a preliminary matter that concerns proposals for businesses to locate, expand, or remain in the State because public discussion could negatively impact confidentiality of a business proposal (Cambridge Shipyard, Weller Development, Fairchild Properties).
 - b. Adopt a motion to end the closed sessions 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 choosecambridge.com and upon request from Sandra Tripp-Jones, Executive Director at: phone: 805-453-4480 and email: sandra.trippjones@CWDIMD.org.