

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.

Minutes of the Regular Meeting of Board of Directors

Thursday, June 18, 2020

Cambridge -Dorchester Regional Airport

5263 Bucktown Road

Cambridge, MD 21613

A regular meeting of the Board of Directors (the “Board”) of Cambridge Waterfront Development, Inc., a Maryland non-stock corporation (the “CWDI or Corporation”), was held on June 18, 2020 at the Cambridge -Dorchester Regional Airport.

In attendance were Keith Adkins, Daryl Butcher, Michael J. Frenz, Frank J. Narr, Jr., Jeff Powell, and Richard Zeidman appointees to the Board as specified in the Articles of Incorporation of the Corporation. Also in attendance were Sandra Tripp-Jones, Interim Executive Director, Charles MacLeod, Counsel of the Board and Gwen Fike, Assistant to Interim Executive Director. Patrick Comiskey joined the call at 9:18a.m.

Sandra Tripp-Jones called the meeting to order at 9:00am.

Introduction of Guests

There were no guests at today’s meeting.

Approval of the Agenda

The Board proceeded with the meeting agenda. A motion to approve the agenda was made and approved Butcher /Zeidman (6/0).

Approval of Minutes

Ms. Tripp-Jones asked for any comments on the minutes submitted for the May 21, 2020 Board meeting. The motion to approve the minutes of May 21, 2020 with a minor edit was approved Zeidman/Narr (6/0).

Interim Executive Director’s Report

Ms. Tripp-Jones reviewed the points below with the Board and made a recommendation for the Board members to approve items b, c, d and e:

- a. Questions on Task List – There were no questions from the Board. Ms. Tripp-Jones stated that both the TAG Grant Application and the Strategic Demolition Grant Application have been executed. The final report has been filed for the first TAG Grant.
- b. Recommendation that the Board approve payment of MacLeod Law Group Invoice No. 2648.
- c. Recommendation that the Board receive financial reports for the month of May 2020.
- d. Recommendation that the Board approve submission of a grant application to the DHCD Office of Broadband in the amount of \$210,000 for planning and engineering of 2020 Broadband Demonstration Project.

- e. Recommendation that the Board discuss a proposal from BCT Design Group and approve Phase I including Branding/Marketing, Design/Engineering for fiber optic broadband services on the project site.

The motion to approve items b, c, d and e was approved with no objection. Butcher/Narr (7/0).

Closed Session

A recommendation was made that the Board take action to go into closed session pursuant to Maryland OMA Sect. 3-305(b)(4) to consider and discuss a preliminary matter that concerns proposals for a business to locate, expand, or remain in the State because public discussion could negatively impact confidentiality of a business proposal. This motion was approved with no objection: Zeidman/Powell (7/0).

The closed session began at 9:41 am. All Board members at the regular meeting Keith Adkins, Daryl Butcher, Patrick Comiskey, Michael Frenz, Frank J. Narr, Jr., Jeff Powell, and Richard Zeidman were in attendance at the closed session. Also, in attendance were Sandra Tripp-Jones, Charles MacLeod, and Gwen Fike.

On a motion by Powell/Narr (7/0), the closed session ended at 10:56, and the meeting returned to open session.

Report on Closed Session

There was no reportable action from the closed session.

Board Directors' Comments

The next meeting will be held on July 16, 2020.

There being no additional business to discuss, the meeting was adjourned at 11:02am.