

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
MEETING OF THE BOARD OF DIRECTORS

MEETING AGENDA

MARCH 10, 2022

11:00AM TO 1:00PM

DORCHESTER CHAMBER OF COMMERCE
306 HIGH STREET, CAMBRIDGE, MD 21613

CALL TO ORDER

INTRODUCTION OF GUESTS

I. ROLL CALL & CONFIRMATION OF QUORUM

II. APPROVAL OF AGENDA (Board Action Required)

III. APPROVAL OF MINUTES FROM FEBRUARY 3, 2022 BOARD MEETING (Board Action Required)

IV. CONSENT AGENDA (Board Action Required) (Note: A-G can be grouped; H, I, J, K should be addressed separately)

- A. Recommendation for approval of payment to MacLeod Law Group, LLC Invoices for services rendered through January 31, 2022 in the amount of \$5,230.00
- B. Recommendation for approval of payment to MacLeod Law Group, LLC Invoices for services rendered through February 28, 2022 in the amount of \$3,813.34
- C. Recommendation for ratification of payment to Ginger Jenkins in the amount of \$546.00 based on Invoice (Attached) for services through January 31, 2022
- D. Recommendation for ratification of payment to Creekside Agency, LLC in the amount of \$478.29 (\$450.00 for services and \$28.29 for Expenses) based on Invoice (Attached) through February 28, 2022
- E. Recommendation for approval of payment to Creekside Agency, LLC in the amount of \$728.49 (\$589.00 for services and \$139.49 for expenses) for an unpaid Invoice from June 2021 (Attached)
- F. Recommendation for approval of payment to Kirk Avenue Consulting, LLC Invoice (Attached) through February 28, 2022 in the amount \$7,500.00
- G. Recommendation for ratification of payment to Dorchester Chamber of Commerce in the amount of 840.00 for two tables at their Annual Meeting & Dinner based on Invoice (Attached)

- H. Recommendation for ratification of payment made to BCT in the amount \$\$20,785.27, passthrough from reimbursement of grant funds from DHCD
- I. Recommendation for payment of \$73,715.08 to BCT for invoices through January 15, 2022, out of operating funds to partially satisfy CWDI's required \$100,000 grant match requirement for professional services.
- J. Adopt a Resolution authorizing Matthew Leonard, as Executive Director, to execute documents related to the Award and Management of the State of Maryland FY 2022 Operating Assistance Grant (Attached)
- K. Approve a release of Lease for Sailwinds West / Grady Wilson (Attached)

V. COMMITTEE REPORTS

- A. Finance Committee, Frank Narr, Chairman. Last meeting held March 7, 2022
 - 1. Present Financials for Acceptance (Board Action Required)
 - 2. Discuss Practice and Procedures Changes Based on Two-entities
 - 3. Discuss FY and Audit Considerations
- B. Planning Committee, Jeff Powell, Chairman. Last meeting held March 1, 2022
 - 1. Community Branding Event
 - 2. Draft Chart of Real Property Assets
 - 3. Site Security and Management Matters
- C. Executive Committee, Rich Zeidman, Chairman. Last meeting held March 10, 2022
 - 1. DHCD Funding Request & Other Considerations
 - 2. Proposed Changes to Board Membership and Selection Process
 - 3. Proposed Bylaws Changes to facilitate Board Changes and Process (Attached)
 - 4. Proposed TIF Feasibility Study
 - 5. RFP/REOI Status and Timing

VI. NEW BUSINESS / BOARD MEMBER OPEN COMMENTS

- A. Chamber of Commerce Annual Dinner, March 16th

VII. ADJOURN (Board Action Required)

NOTE: Agendas and Minutes are available at choosecambridge.com and upon request from Matt Leonard, Executive Director, at: (434) 579-0374; or matt.leonard@cwdimd.org