

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: March 11, April 23, May 7, and May 20
- III. Report on Closed Session: May 20, 2021
- IV. Consent Calendar
 1. Recommendation that the Board approved invoices from MacLeod Law Group for legal services in the months of April and May.
 2. Receive financial statements for the months of March and April
 3. 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.
 4. 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 Transfer Agreement – required follow-on actions (MacLeod)
- VII. RFP
 1. Process:
 - a. Process and Schedule
 - b. Proposal Review Committee

2. Options for development of RFP and marketing of RFP:
 - a. In-house: Executive Director leads; MacLeod Law Group and DHCD support. No proposal marketing capability.
 - b. Development Firms: seek proposals from national development firms for proposal development and marketing.

VIII. Executive Director's Report

1. Receive the Executive Director's Task List Update.
2. Approve the FY 2022 Budget - attached

IX. 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 choosecambridge.com and upon request from Sandra Tripp-Jones, Executive Director at: phone: 805-453-4480 and email: sandra.trippjones@CWDIMD.org.