

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.

Minutes of the Regular Meeting of Board of Directors Jointly with the Cambridge City Commission
Wednesday March 24, 2021 – 6:00 pm
Cambridge City Commission Chambers – 305 Gay Street, Cambridge, MD 21613

Accessed by the Public via townhallstreams.com and by calling the Mayor during the meeting at 410-228-5808 or by logging into the meeting by calling 408-418-9388 and entering the meeting number and password.

A special 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 March 24, 2021 via Zoom. In attendance Daryl Butcher, Mike Frenz (via Webex), 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 was Sandra Tripp-Jones, Executive Director. Also in attendance were Mayor Andrew Bradshaw, Commissioners Brian Roche, Lajan Cephas, Jameson Harrington, Sputty Cephas, and Chad Malkus. Also in attendance were City Manager and CWDI Board Member Patrick Comiskey and Assistant City Attorney Patrick Thomas. Also in attendance until 7:30 pm were Robert Northfield and Troy Marrocco of BCTDesign Group.

The meeting was called to order at 6:05 pm.

Sandra Tripp-Jones introduced the meeting thanking the City Commissioners for the opportunity to meet with them and to present the results of the Citizen Input Survey that was requested by the prior City Council. She introduced Robert Northfield and Troy Marrocco of BCTDesign Group. After introductory remarks from Mr. Northfield, Mr. Marrocco presented the results of the Citizen Survey using visuals for the Commission and the Public to see (copy attached.) The presentation was followed by questions about the survey results from the Mayor and several Commissioners.

Commissioner Sputty Cephas commented that the CWDI Board and consultants were all white male and indicated that he does not want to deal with the CWDI board until it includes members who look like him [Afro-American]. Commissioner Lajan Cephas raised issues about a seeming conflict between the CWDI Articles of Incorporation and By-Laws about how vacancies were filled. Sandra Tripp-Jones responded that the Board was appointed by the prior City Council, the County Council and the Governor, not by the members themselves. She pointed out that the Board Members terms are staggered, and vacancies will come up in September 2021.

At approximately 7:30 pm Sandra Tripp-Jones asked for a motion to go into closed session under the Maryland Open Meetings Act General Provisions Article 3-305(b) to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the state. Motion by Mr. Powell, seconded by Mr. Butcher and approved 6/0.

At approximately 9:30 pm, Sandra Tripp-Jones asked for a motion to end the closed session with no actions to report Motion by Mr. Powell, seconded by Mr. Butcher and approved 6/0. and adjourned the meeting.