

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
Minutes of the Regular Meeting of Board of Directors
Thursday, May 20, 2021
Cambridge-Dorchester Regional Airport
And Via Zoom

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 May 20, 2021. Board members attended in person at the Cambridge-Dorchester Regional Airport and via Zoom.

In attendance at the meeting were Mike Frenz (Zoom), Donna Lane (Zoom at 9:17am), 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, Executive Director, Charles MacLeod, Esq., Counsel of the Board, Gwen Fike, Assistant to Executive Director, Dan Dunston (Zoom) and Bob Northfield (Zoom) of BCTDesign, and guest - Sharon Smith (Zoom at 9:15am). Daryl Butcher and Patrick Comiskey were absent.

Ms. Tripp-Jones called the meeting to order at 9:11 a.m.

Approval of the Agenda

The Board proceeded with the meeting agenda. Ms. Tripp-Jones requested a motion to approve the agenda. The motion was approved –Narr/Powell (5/0).

Introduction of Guests

Ms. Tripp-Jones welcomed Sharon Smith to the meeting.

Approval of Minutes

Ms. Tripp-Jones asked for any comments on the minutes submitted for the April 15, 2021 Board meeting. There being no comments, a motion was made to approve the minutes – Narr/Powell (5/0).

Draft Master Plan – BCT

The planning committee and BCT have been working together on the draft master plan. The draft master plan will accompany the transfer agreement when it is submitted to the City Council. Mr. Northfield provided a detailed summary of the draft master plan to the group. He walked the group through the plan describing the thought process to how the site layout has been designed.

After discussion of a timeline of items to be completed by BCT, Mr. Northfield and Mr. Dunston left the call at 9:47am.

Mrs. Smith inquired when the draft Master Site Plan will be available to the public input. Ms. Tripp-Jones indicated that a date and process has not yet been finalized.

Mrs. Smith left the meeting at 9:50am.

Closed Session

A recommendation was made that the Board take action to go into closed session:

- a. 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, Gateway Property).

This motion to go into closed session was approved with no objection: Powell/Zeidman (5/0).

The closed session began at 9:52 a.m. All Board members at the regular meeting, Mike Frenz (Zoom), Donna Lane (Zoom), 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, Esq., and Gwen Fike. Daryl Butcher and Patrick Comiskey were absent. Mr. Frenz left the closed session at 10:00am.

There being no additional information to be discussed, a motion was proposed to end the closed session at 10:38 a.m. Zeidman/Narr (4/0).

There being no additional information to be discussed, the meeting was adjourned at 10:38am.