



Open Session Minutes

August 26, 2020

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The virtual meeting was called to order at 2:30 pm on August 26 by Sue Chambers.

Attendee Name	Title	Status
Sue Chambers	Chair	Present
Frank Dertzbaugh	Secretary	Present
Wanda Lynn	Treasurer	Present
Steve Bohn	Board member	Present
Carroll Yingling	Board member	Present

Other: Paige Sunderland, Isaac Menasche, Jack Lyburn, Brian Wagner and several Mt. Airy citizens

II. Approval of Minutes

Wanda Lynn made a motion to approve the June minutes.

RESULT: ADOPTED

MOVER: Wanda Lynn

SECONDER: Steve Bohn

AYES: Sue Chambers, Wanda Lynn, Frank Dertzbaugh, Steve Bohn, Carroll Yingling

III. Treasurer's Report

Wanda Lynn provided an update of the IDA financials.

Steve Bohn made a motion to approve the Treasurers Report.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Carroll Yingling

AYES: Sue Chambers, Wanda Lynn, Frank Dertzbaugh, Steve Bohn, Carroll Yingling



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IV. Mt. Airy Business Park

Mr. Menasche reported that the annexation resolution was finalized and submitted to the town. Draft documents regarding well sharing, etc. were submitted as exhibits. The town has 120 days from application to approve or deny the annexation.

V. NCBP/Ridge Engineering

There was a discussion on the proposed land swap and road access with Ridge, the IDA and Shamrock Communications. Brian Wagner said he has had discussions with Shamrock on the proposed access and they seem to be amenable to the proposed new access to their property. The IDA would like the road/access issue to be formally resolved and then presented to the IDA for approval.

VI. 10-acre land purchase next to Dart Cup

Mr. Menasche shared that the prospective purchaser has asked for a 10- day extension on the contract for due diligence.

Wanda Lynn made a motion to extend the due diligence period as requested.

RESULT: ADOPTED

MOVER: Wanda Lynn

SECONDER: Steve Bohn

AYES: Sue Chambers, Wanda Lynn, Frank Dertzbaugh, Steve Bohn, Carroll Yingling



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VII. North Carroll Business Park – northern section

Mr. Lyburn reported that there is an interest from a solar company to lease land in the “northern section”, north of the Natural Resource Protection Area. The land cannot be developed with the southern piece because of the Protection Area. In addition, there is no water on the site and the town estimates it could be 15 years before water is available. Mr. Lyburn recommended the IDA consider leasing 20 acres for this use. He recommended terms of \$2700 per acre for 20 years.

Steve Bohn made a motion to approve Mr. Menasche to work with the prospective purchaser on a lease contract with the terms Mr. Lyburn recommended.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Frank Dertzbaugh

AYES: Sue Chambers, Wanda Lynn, Frank Dertzbaugh, Steve Bohn, Carroll Yingling

Meeting adjourned 3:37 pm.

Approved and adopted

Frank Dertzbaugh, Secretary