



Open Session
Minutes

October 21, 2020

225 N. Center Street, Westminster, MD 21157

On October 21, 2020 the Board met in closed session to discuss the investment of public funds 3-305(b)(5)

I. Call to Order

The virtual meeting was called to order at 3:00 pm on October 21 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, Dan Kenney and several Mt. Airy citizens.

II. Approval of Minutes

Steve Bohn made a motion to approve the August minutes.

RESULT: ADOPTED
MOVER: Steve Bohn
SECONDER: Wanda Lynn
AYES: Sue Chambers, Wanda Lynn, Frank Dertzbaugh, Steve Bohn, Carroll Yingling

III. Mt. Airy Business Park

Isaac Menasche briefed the Board on the current status of the project. The annexation petition has been filed. It was referred to the town's Planning Commission (PC) for comments. The PC is requesting the IDA consider a well protection agreement for the adjoining neighborhood should any wells fail due to the IDA project, a larger buffer area between the business park and residential neighborhood and limiting access onto MD 27 only. Mr. Menasche said the IDA has already conducted a draw down well test which is required by MDE. While regulations only require a three-day test, the town asked, and the IDA agreed, to a 30-day monitoring period of area wells. The test determined zero negative impacts. As to the other items, Mr. Menasche noted these issues are normally addressed during a site plan review – not at annexation. The Board discussed appointing a sub-



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committee to review these requests and determine if any of the town's requests are acceptable. The town would like to have items addressed in writing.

Mr. Menasche suggested it would be appropriate for the Board to make a motion to appoint a subcommittee to review the town's requests.

Mr. Yingling made a motion to form a subcommittee for the purposes of reviewing the town's requests.

RESULT: ADOPTED

MOVER: Carroll Yingling

SECONDER: Frank Dertzbaugh

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

IV. Audit Presentation

Dan Kenney from Cohn Reznick presented the 2020 audit. The auditors found no deficiencies, false material or non-compliance issues. Mike Ensor will ensure each Board member gets a hard copy of the full audit.

V. Treasurer's Report

Ms. Lynn gave the financial report.

Mr. Yingling made a motion to approve the financial report.

RESULT: ADOPTED

MOVER: Carroll Yingling

SECONDER: Frank Dertzbaugh

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

VI. Shamrock road access/Ridge/IDA joint development project

Mr. Menasche reported that Shamrock is agreeable to relocating their access easement as long as they have an entrance to their tower. The Board needs to decide how to allocate costs related to Ridge Engineering's road access plan and Ridge's request to dump dirt on the IDA's NCBP.

The Board would like more information on the request to dump dirt on the IDA site. That decision will be tabled at this time.



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The road issues were voted on as follows:

Ms. Lynn made a motion to relocate the easement for Shamrock Communications access.

RESULT: ADOPTED

MOVER: Wanda Lynn

SECONDER: Frank Dertzbaugh

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

Mr. Bohn made a motion that the IDA to pay for the construction of the main access road from MD 30 into the NCBP. Ridge will be solely responsible for the cost of the road beginning at the point where the main access road splits into the road that will be used exclusively for Ridge.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Frank Dertzbaugh

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

- VII. The Board would like the minutes to reflect that the 10-acre contract on IDA land near Dart Cup fell through.
- VIII. Wanda Lynn made a motion to close the meeting for provision 3-305(b) "to consider the investment of public funds".

RESULT: ADOPTED

MOVER: Wanda Lynn

SECONDER: Frank Dertzbaugh

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

- IX. Frank Dertzbaugh made a motion to open the meeting.

RESULT: ADOPTED

MOVER: Frank Dertzbaugh

SECONDER: Carroll Yingling

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



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Meeting adjourned 3:45 pm.
Approved and adopted

Frank Dertzbaugh, Secretary