



Open Session
Minutes

June 3, 2021

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The virtual meeting was called to order at 9:00 am on June 3 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, Dave Bowersox, Mike Ensor and Jack Lyburn.

II. Approval of Minutes

Due to a technical issue, the April minutes were not available for review. They will be reviewed for approval at the next meeting.

III. Treasurer Report – Wanda Lynn

Ms. Lynn reviewed the financial report. She noted that CD's are maturing this year and the Mr. Lyburn noted that by early fall the Board will need cash available for the NCBP development.

Mr. Bohn made a motion to approve the Treasurers Report.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Frank Dertzbaugh

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



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IV. NCBP
a.) Covenants

Mr. Bowersox said that Ridge wants to acquire a sliver of land from the IDA. He noted that this acquisition would be beneficial to the IDA as it would bring the grade up. He also discussed including this in a separate development agreement (that would not include Shamrock). Mr. Dertzbaugh stated the SWM pond should be completed before Ridge starts moving dirt or there could be issues with the soil compaction. Mr. Lyburn concurred and said timing is important for both sides.

Mr. Bowersox presented a rough draft of covenants for the NCBP. He used the Westminster Technology Park covenants as guidance. One important factor is to decide if the IDA wants to retain the developer responsibilities or if they want to eventually turn this role over to a Landowner's Association until a TBD future date. Ms. Chambers noted the difficulties associated with organizing an engaged Landowner's Association.

b.) Solar Lease

Ms. Sunderland had a recent discussion with the town of Hampstead. The solar use is not permitted on this land per town zoning (though this could be appealed to the Public Service Commission). The town has water for the northern parcel and the town may be able to revise the sewer maps to get sewer capacity for the property. If public infrastructure is available, the site could be developed for industrial use.

Board members concurred that the property should be utilized for its best and highest use and want to explore this possibility. They directed Mr. Bowersox to notify the solar interest that the IDA is pursuing alternative uses.

V. Dulaney Property

Mr. Lyburn gave a briefing on the history of this property. With efforts currently focused on the NCBP, he recommended the Board delay the vote on taking ownership of the property until the fall. Ms. Sunderland will send the Employment Campus zone to the Board so they are familiar with the regulations that would regulate the property development.

VI. Grants

Mr. Lyburn asked the IDA to accept \$30k from Economic Development to be earmarked as a reimbursable engineering grant to be held for the prospect at the Stansbury Kriel property.



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Mr. Yingling moved that the IDA accept the grant and reimburse to the prospect under a separate grant agreement to be drafted by the IDA.

RESULT: ADOPTED

MOVER: Carroll Yingling

SECONDER: Steve Bohn

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

Mr. Lyburn asked the board to accept a TBD end of year grant to be earmarked for the NCBP development.

Mr. Yingling made a motion to accept an end of year grant with the final amount still to be determined.

RESULT: ADOPTED

MOVER: Carroll Yingling

SECONDER: Steve Bohn

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

VII. Future meetings format

Mr. Lyburn said the County has reopened for public meetings. He asked the Board if they wished to continue to meet virtually or to convene in person as done prior to COVID. The Board would like to meet in person. The next meeting is scheduled for July 28.