



Open Session
Minutes

July 27, 2022

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 9:00 am on July 27 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, Jack Lyburn and Hahn's representatives

II. Approval of Minutes

Ms. Lynn made a motion to approve June 2022 minutes.

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

III. Treasurer Report

Ms. Lynn reviewed the financial report. June was year-end for the financials. The sale of land to Hahn's is noted as a gain. Cash position is down slightly as the IDA begins paying White Pine bills for work at the North Carroll Business Park.

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

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



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IV. North Carroll Business Park update
Paige Sunderland briefed the Board on White Pine’s progress on the site.

V. Watersville Road House

In preparation for the sale, and as directed by the Board, Paige Sunderland requested a value analysis from a local real estate agent and shared the results with the Board. She noted that the current tenant at the house expressed interest in buying the property. The Board discussed what price to offer the current tenant.

Mr. Yingling made a motion to offer the current tenant a reduced price if they purchase the property.

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

VI. Hahn’s Architectural Presentation

Covenants at the North Carroll Business Park require the IDA to approve architectural renderings for buildings in the Park. Representatives from Hahn’s presented renderings of their proposed new building. They requested the IDA Board decide within three weeks. The Board discussed the drawings at length. They had several questions/issues they requested Hahn’s to follow up on.

In order to make an informed decision the Board requested new drawings with more detail on the Metl Spec product as it would appear on the building, screening on HVAC units (to match façade) and how the roofline would look with and without screening from MD 482. Given the 10-year warranty on the Metl Span product, they asked the Hahn’s team to provide a case study of a building with the product after years of exposure. The Hahn’s team agreed to provide more detail.

VII. Dulaney Property

Mr. Lyburn discussed a potential interest in the property. He is waiting on the County to decide if they will be subdividing unusable acreage at the rear of the property for a proposed community solar project. That will determine what remains for the IDA to market.



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VIII. Other

Paige Sunderland informed the Board that the grant transaction from ED to the IDA (voted on in June's meeting) did not occur. The funds were used for another project.

Frank Dertzbaugh
Secretary