



Open Session
Minutes

June 8, 2022

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 9:00 am on June 8 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	Absent

Other: Paige Sunderland, Dave Bowersox, Mike Ensor and Jack Lyburn

II. Approval of Minutes

Mr. Bohn made a motion to approve February 2022 minutes.

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

III. Treasurer Report

Ms. Lynn reviewed the financial report. Of note is the movement of money in CD accounts and the proceeds from the land sale at NCBP.

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

IV.



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V. North Carroll Business Park update

- a. Paige Sunderland gave a briefing on the status of construction work by White Pine.
- b. Dave Bowersox updated that the land sale to Ridge has been recorded and he is waiting on payment.
- c. Dave Bowersox reviewed terms of the new lease with Lippy's for the northern section of the NCBP. This lease is not automatically renewed as in the previous lease. If the IDA chooses to lease for 2023 a new lease will need to be prepared.

VI. Dulaney Property

Jack Lyburn addressed the Board. There is a text amendment being prepared to allow solar farms in the Employment Campus district. Once this is adopted the County will be subdividing the 20-acre parcel for a future solar farm. Mr. Lyburn recommends the IDA wait for this process to be completed before taking ownership of the remainder of the property.

VII. Grant to IDA

Mr. Lyburn asked the Board to accept a grant for an amount TBD for the NCBP project.

Ms. Lynn made a motion to accept the grant for the NCBP project.

RESULT: ADOPTED

MOVER: Wanda Lynn

SECONDER: Frank Dertzbaugh

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



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VIII. Economic Development Update

Mr. Lyburn shared potential property sales in the County. Based on that information, he asked the Board to consider the asking price of \$300k per acre for the remaining land at the Westminster Technology Park.

Mr. Dertzbaugh made a motion to approve the asking price of \$300k per acre.

RESULT: ADOPTED

MOVER: Frank Dertzbaugh

SECONDER: Steve Bohn

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

The meeting adjourned at 10 am.

Approved and adopted:

Frank Dertzbaugh
Secretary