



Open Session
Minutes

February 1, 2023

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 9:00 am on February 1 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, Jack Lyburn, Heidi Condon, Todd Beaty, Deion Condon, Susan Rasche

II. Approval of Minutes

Mr. Bohn made a motion to approve November 2022 minutes (with a minor revision to a name).

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

III. Treasurer Report

Ms. Lynn noted that CD's have matured and she has researched interest rates for a new account.

Mr. Bohn made a motion to approve the Treasurer's Report.

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



Open Session
Minutes

IV. North Carroll Business Park update

- a. Mr. Lyburn reviewed the progress of construction work.
- b. Clear Channel lease – Paige Sunderland
 - a. Ms. Sunderland said Clear Channel accepted the IDA terms of \$2750 per year. They want a two year term. She is waiting on a revised contract from them.
- c. Hampstead Welcome Sign
 - a. Mr. Bowersox has been working with the town attorney to ensure that the required land is deeded to the town.

VI. Beaty Property update

Mr. Lyburn briefed the Board on this property. St. John Properties had a contract to purchase the mixed-zoned 100 acres but recently terminated it. A new developer has expressed interest in the property, but they are not interested in developing the 25 acres of I-1 zoned land. He asked if the IDA would like to consider developing this parcel. The Board agreed that Mr. Lyburn should explore the opportunity and report back with more information.

VII. Watersville Road House

Ms. Sunderland reviewed the status of the house and repairs the agent has suggested. The Board discussed the cost of repairs and how to approve these expenses.

Ms. Lynn made a motion for Ms. Chambers and Mr. Dertzbaugh to approve up to \$20,000 in repairs.

RESULT: ADOPTED

MOVER: Wanda Lynn

SECONDER: Carroll Yingling

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

VIII. Economic Development Update



Open Session
Minutes

Mr. Lyburn briefed the Board on highlights including the ribbon cutting at Hexagon.

MOTION TO CLOSE MEETING (pursuant to OMA 3-305(b)4 & 14)

Mr. Yingling made a motion to close the meeting.

RESULT: ADOPTED

MOVER: Carroll Yingling

SECONDER: Steve Bohn

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

IX. MOTION TO OPEN MEETING

Mr. Dertzbaugh made a motion to open the meeting.

RESULT: ADOPTED

MOVER: Frank Dertzbaugh

SECONDER: Steve Bohn

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

Meeting adjourned at 10:30 am.

Frank Dertzbaugh
Secretary