



Open Session
Minutes

March 29, 2024

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 9:00 am on March 29 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 (virtual), Jason Azar

II. Presentation of engineering studies

Jason Azar reviewed his firm's work on the NCBP northern section and Dulaney property. He said the Employment Campus zoning presents an interesting development process. The idea of doing a market study on the property was discussed.

Mr. Bowersox described a commercial mixed-use zone development where frequently a property is co-developed by a residential developer and an industrial/commercial developer.

The NCBP northern property should have about 17.6 acres of usable flat ground.

Construction prices today are about 50% higher than when the southern section of the NCBP was developed. Costs could be minimized by marketing to a single user which would save money on paving and storm drain, etc.

The Board asked Ms. Sunderland to get an updated appraisal on Dulaney and to check on property sales around the Westminster Technology Park to see if the \$250k per acre is still a fair market value.

III. Approval of Minutes

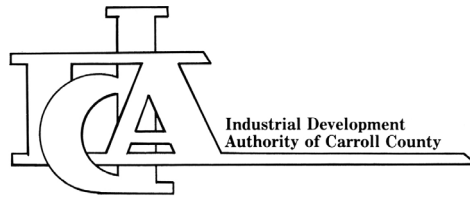
Steve Bohn made a motion to approve the January 2024 minutes.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Carroll Yingling

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



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- IV. Treasurer Report
Wanda Lynn reviewed the report. The ACNB Treasury Investment was rolled over.

Mr. Bohn made a motion to approve the Treasurer report.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Frank Dertzbaugh

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

- V. Taneytown property
Ms. Sunderland presented a property development option that Taneytown City sent to the IDA for consideration. Given the Board already has two potential projects, they did not act on this.
- VI. Other
Mr. Bowersox briefed the Board on a bill that went to the General Assembly that may have impacted how our IDA operates, however, the Bill did not move forward.
- VII. Adjourn
The meeting adjourned at 11am.

Frank Dertzbaugh
Secretary