

**CAMBRIDGE WATERFRONT DEVELOPMENT, INC.**  
Minutes of the Regular Meeting of Board of Directors  
Thursday, January 21, 2021  
Via Zoom

A regular meeting of the Board of Directors (the “Board”) of Cambridge Waterfront Development, Inc., a Maryland non-stock corporation (the “CWDI or Corporation”), was held on January 21, 2021 via Zoom.

In attendance at the virtual meeting were Daryl Butcher, Mike Frenz, Donna Lane, Frank J. Narr, Jr., Jeff Powell and Richard Zeidman, appointees to the Board as specified in the Articles of Incorporation of the Corporation. Also in attendance were Charles MacLeod, Esq., Counsel of the Board, Gwen Fike, Assistant to Executive Director and Sharon Smith.

Mr. Zeidman called the meeting to order at 9:05 a.m.

Introduction of Guests

Mr. Zeidman welcomed Sharon Smith to the meeting.

Approval of the Agenda

The Board proceeded with the meeting agenda. Mr. Zeidman indicated that the agenda would be amended to remove the MacLeod Law Group invoice from the agenda. A motion was made to approve the agenda as amended. The motion was approved – Powell/Zeidman (6/0).

Approval of Minutes

Mr. Zeidman asked for any comments on the minutes submitted for the December 17, 2020 Board meeting. Mr. Narr requested the date be corrected for when the BCT survey went live. A motion was made to approve the minutes of December 17, 2020, with the date correction. The motion was approved – Powell/Zeidman (6/0).

Report on December 17, 2020 Closed Session

There were no reportable actions at the December 17, 2020 Closed Session.

Executive Director’s Report

- a. In Ms. Tripp-Jones’ absence, Mr. Narr provided an update on several items. He reported that the BCT survey has been closed to responses, and they estimate that approximately 350 people responded to the survey. BCT will now compile the survey results. He indicated that he and Ms. Tripp-Jones have met virtually with all but one of the new city council members. They hope to meet with the remaining council member and the mayor soon. Mr. Narr indicated that they have a goal to communicate the preliminary results of the survey and answer any outstanding questions at the February Council meeting. Mr. Powell indicated that he would like to review the raw data from the survey.
- b. Receive December 2020 Financial Reports.
- c. Approve BCTDesigngroup proposal for Additional Services Authorization (ASA) #01 – Public Engagement Project #: 20-224 in the amount of \$15,000.00.

Mr. Zeidman made a motion that the Board approve items b and c. The motion was made and approved with no objection – Powell/Zeidman (6/0).

Mr. Zeidman stated that there was no additional business to discuss and the open portion of the meeting would end. Any reportable action taken at the closed session would be reported at the next CWDI meeting.

#### Closed Session

A recommendation was made that the Board take action to go into closed session:

- I. Adopt a motion closing the meeting:
  - a. Pursuant to Maryland Sect. 3-305(b)(3) to discuss and consider real property acquisition because public discussion could negatively impact effective negotiation in the interest of CWDI. (Port Property and Dorchester Hospital Property)
  - b. Pursuant to Maryland OMA Sect. 3-305(b)(4) to consider and discuss a preliminary matter that concerns proposals for businesses to locate, expand, or remain in the State because public discussion could negatively impact confidentiality of a business proposal (Yacht Maintenance, RAR, and Peregrine Senior Living).

This motion was approved with no objection: Zeidman/Butcher (6/0).

The closed session began at 9:24 a.m. All Board members at the regular meeting, Daryl Butcher, Mike Frenz, Donna Lane, Frank Narr, Jr., Jeff Powell and Richard Zeidman, were in attendance at the closed session. Also in attendance were Charles MacLeod, Esq. and Gwen Fike.

There being no additional information to be discussed, a motion was proposed to end the closed session at 10:19 a.m. Narr/Powell (5/0)

#### Report on Closed Session

The results of the closed session will be reported at the next CWDI Board Meeting on February 18, 2021.

There being no additional information to be discussed, the meeting was adjourned at 10:21a.m. Zeidman/Narr (5/0)