

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
Minutes of the Regular Meeting of Board of Directors
Thursday, February 18, 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 February 18, 2021 via Zoom.

In attendance at the virtual meeting were Daryl Butcher, Patrick Comiskey, 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 Sandra Tripp-Jones, Charles MacLeod, Esq., Counsel of the Board, Gwen Fike, Assistant to Executive Director and Sharon Smith.

Ms. Tripp-Jones called the meeting to order at 9:03 a.m.

Introduction of Guests

Ms. Tripp-Jones welcomed Sharon Smith to the meeting.

Approval of the Agenda

The Board proceeded with the meeting agenda. Ms. Tripp-Jones made a motion to approve the agenda. The motion was approved –Narr/Butcher (5/0).

Approval of Minutes

Ms. Tripp-Jones asked for any comments on the minutes submitted for the January 21, 2021 Board meeting. A request was made to correct a typo under Executive Director’s Report (a). It should say 350 people responded not 250. The motion to approve the minutes of January 21, 2021, with the noted correction, was approved – Narr/Powell (5/0).

Mr. Comiskey joined the meeting at 9:10am.

Report from Planning Committee re Citizen Survey

Mr. Narr reported that approximately 350 individuals responded to the Citizen Survey. Not all of the 350 individuals responded to each question on the survey. The Planning Committee has reviewed the raw data received from BCT and will return their comments to BCT today. The Board members discussed various responses on the survey in detail. Mr. Powell suggested capturing email addresses from the survey to be used in future CWDI updates.

Executive Director’s Report

- a. Questions on Task List – Ms. Tripp-Jones reviewed several items on the task list for the Board members.
- b. Preparation for Meeting with City Council, County Council, and Secretary Holt and his Staff – At Secretary Holt’s request, Ms. Tripp-Jones has coordinated a meeting with CWDI, City Council, County Council and DCHD staff. The meeting will be held at the

Hyatt on February 26, 2021. The group reviewed and discussed the draft agenda for the meeting. This meeting will be an open meeting/work session.

- c. Consent Calendar – Recommendation that the Board:
 - i. Receive the January 2021 Financial Reports
 - ii. Approve payment of MacLeod Law Group Invoice No.10440 in the amount of \$2,279.50 for legal services in December 2020 and Invoice No. 10474 in the amount of \$752.00 for legal services in January 2021.
 - iii. Approve payment to the Hyatt for Feb. 26, 2021 lunches in the amount of \$1095.19 – see attachment.
 - iv. Approve submission of TAG Contract modification request to DHCD – see attachment.

Ms. Tripp-Jones reviewed with the group the items under the Consent Calendar (c). There were no questions, and a motion was made to approved items c – i, ii, iii and iv. The motion was approved – Powell/Narr (6/0).

Ms. Tripp-Jones indicated 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) and
 - 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 to go into closed session was approved with no objection: Butcher/Narr (6/0).

The closed session began at 10:05 a.m. All Board members at the regular meeting, Daryl Butcher, Patrick Comiskey, Donna Lane, Frank Narr, Jr., Jeff Powell and Richard Zeidman, were in attendance at the closed session. Also in attendance were Sandra Tripp-Jones, Charles MacLeod, Esq. and Gwen Fike.

There being no additional information to be discussed, a motion was proposed to end the closed session at 11:41 a.m. Zeidman/Narr (6/0)

Report on Closed Session

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

There being no additional information to be discussed, the meeting was adjourned.