

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
MEETING OF THE BOARD OF DIRECTORS

MEETING AGENDA

AUGUST 25, 2022, 11:30AM To 12:30PM

DORCHESTER CHAMBER OF COMMERCE

306 HIGH STREET, CAMBRIDGE, MD 21613

CALL TO ORDER

I. ROLL CALL & CONFIRMATION OF QUORUM

R. Zeidman, J. Powell, D. Butcher, F. Narr, M. Frenz

II. RECOGNIZE MISSION PARTNER REPRESENTATIVES

Tom Carroll, City of Cambridge; Donna Lane, Dorchester County

III. APPROVAL OF AGENDA

(Board Action Required)

IV. APPROVAL OF MINUTES FROM JULY 28, 2022 BOARD MEETING

(Board Action Required)

V. CONSENT AGENDA

(Board Action Required)

Approval is requested for payments made since July 28th, or in process as follows:

A. Google.....	\$97.23
B. Arthur Gallagher Risk Management.....	\$30,289.91
C. Ginger Jenkins: For Services Rendered.....	\$841.75
D. Creekside Agency: For Services Rendered.....	\$592.49
E. USPS.....	\$24.00
F. Kirk Avenue, LLC: For Services Rendered.....	\$7,500.00
G. Simmons Market.....	\$90.50
H. UHY.....	\$2,750.00
I. Portside.....	\$317.74
J. MacLeod Law Group: For Services Rendered.....	\$799.00
K. Arthur Gallagher Risks Management Insurance.....	\$82,267.13
L. James G. Davis Construction.....	\$348,772.30
M. Network Realty Partners.....	\$130,000.00
N. MUC.....	\$2,998.50
O. MUC.....	\$2,500.00
P. Lewis Security.....	\$3,185.00
Q. Morris & Ritchie.....	\$14,137.50
R. Network Realty Partners.....	\$30,000.00
S. GTA.....	\$2,552.28
T. BCT.....	\$9,457.50
U. Lewis Security.....	\$3,430.00

V. LP Maintenance.....	\$ 280.00
W. REVPAR.....	\$3,090.00
X. Warrior Consulting.....	\$2,925.00
Y. Kenzie Electric.....	\$5,367.00
Z. Cambridge House.....	\$777.00

VI. COMMITTEE REPORTS

A. FINANCE COMMITTEE, Frank Narr, Chairman. Last meeting held August 18, 2022

1. Cash Flow Sources & Uses

- a. Predevelopment Soft Costs: Scope & Outcomes (Ed Johnson NRP)

2. Status: CY 2021 Review: Roy Geiser, Partner UHY (Board Action Requested)

3. Present Financials for Acceptance (Board Action Requested)

4. Status: LOC

B. PLANNING COMMITTEE, Jeff Powell, Chairman. No Meeting Held This Month

1. Status: REOI

2. Status: Master Plan Schematic Design / Horizontal (By NRP & BCT)

3. Status: Gateways & Wharf Landscaping Schematic Designs (By NRP & BCT)

4. Status: Master Plan Schematic Development / Vertical (By NRP & Lew Oliver)

5. Status: Demolition

C. EXECUTIVE COMMITTEE, Rich Zeidman, Chairman. Last meeting held August 25, 2022

1. Strategic Plan Save the Date: September 29, 2022

2. Status: New Board Member Selections by City and County

3. CWDI Appointed Board Member (Board Action Requested)

4. New Board Member Orientation & Board Reference Book

VII. NEW BUSINESS / BOARD MEMBER OPEN COMMENTS

VIII. ADJOURN

(Board Action Required)

NOTE: Agendas and Minutes are available at choosecambridge.com and upon request from Matt Leonard, Executive Director, at: (434) 579-0374; or matt.leonard@cwdimd.org