



City of Cambridge

City Hall

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October 24, 2023

Matt Leonard
Executive Director
Cambridge Waterfront Development, Incorporated
306 High Street
Cambridge, Maryland 21613

RE: Growing Concerns about Cambridge Harbor Proposal and CWDI Governance

Dear Mr. Leonard,

The City Council has serious concerns about the current direction and governance of Cambridge Waterfront Development, Inc. (“CWDI”). Simply put, the City Council is not in support of the current plans CWDI has proposed for Cambridge Harbor. The City Council’s concerns can be summarized in four general points.

First, CWDI seems determined to serve as its own site developer instead of finding a capable master developer. The redevelopment of a site of this size and complexity requires a private sector development partner with a proven track record of success in similar projects.

Second, CWDI’s Cambridge Harbor proposal does not generate enough economic value to successfully develop the Cambridge Harbor site without an unacceptably large public subsidy. CWDI has too much non-tax generating space on its proposed site, including but not limited to the proposed location of the YMCA at Cambridge Harbor.

Third, CWDI has proposed a tax increment finance district that captures too much tax revenue for too long from too large of an area from the City of Cambridge. Under this proposal, the City and Dorchester County will not receive any meaningful tax revenue benefit from the project for decades. The City and County need to be involved in shaping these public financing plans from the start.

Fourth, CWDI’s governance is not acceptable. CWDI is acting without transparency, accountability, and responsiveness to the City Council. It is vital that CWDI change its approach given the public’s interest in this potentially transformative project.

Given these concerns, the City Council believes that the proposed meeting on November 13th, with expensive development consultants to go over specific details of a plan which the City Council does not support, is premature. Instead, the City Council will be reaching out to the County Council to discuss how to get the Cambridge Harbor project back on track.

Should you have additional questions please contact me at (410) 228-4020 or by email at TCarroll@ChooseCambridge.com.

Sincerely,

A handwritten signature in blue ink that reads "Tom M. Carroll". The signature is written in a cursive style.

Tom Carroll
Cambridge City Manager

XC: The Honorable Jake Day, Secretary, Maryland Department of Housing and Community
Development
The Honorable Dorchester County Council
Jeff Powell, Interim County Manager