

CWDI Announces Full Board of Directors as Cambridge Harbor Moves Forward

CAMBRIDGE, Md. — Cambridge Waterfront Development, Inc. (CWDI) now has a fully seated Board of Directors, bringing together a diverse group of professionals with expertise in community development, architecture, engineering, real estate, infrastructure, event management, and economic development.

CWDI is a nonprofit development corporation formed to facilitate collaborative planning and development of properties along and adjacent to the Cambridge waterfront. Its mission is to create and sustainably maintain the Cambridge Harbor complex in partnership with the community.

Professionally, **Angie Hengst** (president of the Board) oversees the planning and execution of the annual Eagleman and IRONMAN races in Cambridge and other IRONMAN events throughout the United States. She is a 23-year resident of Cambridge and holds a master's degree in Marine-Estuarine and Environmental Science. Hengst was appointed to the CWDI Board by the Dorchester County Council in 2023 and brought her experience in public event planning, funding, and activation.

Tim Crosby (vice president) has more than 40 years of experience as a master planner and architect. He is principal owner of Crosby & Associates in Cambridge and serves as the lead project design architect. He is a recognized expert in sustainable life-science facilities, medical cannabis facilities, and community projects. An alumnus of The Catholic University of America, Crosby was appointed to the CWDI Board by the Dorchester County Council.

Al Hughes (treasurer) brings more than 25 years of leadership experience in utility infrastructure and site construction. He owned East Coast Underground LLC and later founded the excavating, trucking, and recycling business Earth Movers LLC. His expertise and long-standing relationships with utilities, contractors, and municipalities provide valuable perspective on complex development initiatives. Hughes was appointed by Dorchester County.

A native of Maryland's Eastern Shore, **Carol Baker-Jones** has more than 40 years of experience in residential and agricultural real estate sales. She is an associate broker with Benson & Mangold and brings extensive knowledge of land use, real estate development, and the Eastern Shore's economic landscape. Baker-Jones was appointed by Gov. Wes Moore as the state representative to the CWDI Board.

Don Murphy holds a bachelor's degree in Real Estate and Finance from the University of Baltimore and brings to CWDI a long track record in commercial real estate, marketing, and economic development. He also served several terms in the Maryland House of Delegates, where he gained experience with public-private partnerships. Murphy was appointed by the City of Cambridge.

Retired civil engineer **Michael Wiercinski** led many major infrastructure and development projects. While president, CEO, and chairman of the board of an engineering consulting firm in Rockville, he provided high-level engineering and advisory services for the landmark Washington, D.C., Wharf redevelopment, as well as numerous infrastructure projects on the Eastern Shore. Wiercinski was appointed by the City of Cambridge.

Gaver Nichols is a licensed architect certified by the National Council of Architectural Registration Boards. A Virginia Tech alumnus, he is principal of Gaver Nichols Architect in Alexandria, Virginia, and has more than four decades of experience in residential and small commercial design. He is a member of the Northern Virginia chapter of the American Institute of Architects. Nichols was appointed by the City of Cambridge.

The Board of Directors is supported by Chief Administrative Officer **Tracy Ward**, founder and principal of Bluebird Enterprises LLC.

She has an extensive track record in community and economic development, strategic planning, and multi-stakeholder project management across Maryland. Her career includes leadership roles as executive director of several nonprofit and community organizations.

The breadth of experience represented on the Board positions CWDI to advance the planning and development of Cambridge Harbor while maintaining a strong focus on community partnership, economic opportunity, and long-term sustainability.

Cambridge Harbor is the transformative waterfront redevelopment project along the Choptank River. The larger vision for it includes restaurants and retail, a boutique hotel, residential and mixed-use buildings, maritime and tourism amenities, and public gathering spaces designed to create a vibrant destination while maintaining public access to the waterfront.

CWDI is a nonprofit organization created through a partnership between the City of Cambridge, Dorchester County, and the State of Maryland to guide the redevelopment of Cambridge Harbor.