



MEETING OF THE BOARD OF DIRECTORS

AGENDA

JANUARY 22, 2026

4:00 PM

CAMBRIDGE CITY COUNCIL CHAMBERS

CALL TO ORDER, ROLL CALL & CONFIRMATION OF QUORUM

- I. APPROVAL OF AGENDA** (Board Action Required)
- II. APPROVAL OF MINUTES**
December 2025 Regular Meeting (Board Action Required)
- III. COMMITTEE REPORTS**
 - A. Executive Committee: Angie Hengst - Chairperson**
 - 1. Broker Selection
 - 2. Signage
 - 3. Richardson Maritime Museum update
 - B. Finance Committee: Frank Narr - Chairperson**
 - 1. YTD Financial Statements Thru November (Board Action Needed)
 - 2. Use of Property Sales Proceeds Report to City/County - December
 - 3. December/January Disbursements & Payables (Board Action Needed)
 - 4. 2026 Operating Budget (Board Action Needed)
 - 5. 2025 UHY Audit Engagement Letter (Board Action Needed)
 - 6. 2025 UHY Form 990 Engagement Letter (Board Action Needed)
 - C. Planning Committee: Tim Crosby - Chairperson**
 - 1. Design Guidelines Update
 - 2. Hotel Update
 - 3. Promenade Update
 - 4. Infrastructure Design Update

IV. PUBLIC Q&A

V. NEW BUSINESS / BOARD MEMBER OPEN COMMENTS

VI. CLOSED MEETING

CWDI is not subject to Maryland's Open Meetings Act. However, In deference to our public partners we voluntarily declare that CWDI will enter into Closed Meeting based on Open Meetings Act Exceptions.

VII. ADJOURN