



## **MEETING OF THE BOARD OF DIRECTORS**

### **AGENDA**

SEPTEMBER 11, 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**  
August 2025 Regular Meeting (Board Action Required)
- III. COMMITTEE REPORTS**
  - A. OCC: Angie Hengst - Chairperson**
    - 1. Trash Free Park Signage
    - 2. Partner Meeting recap
    - 3. Public Info Requests
  - B. Finance Committee: Frank Narr - Chairperson**
    - 1. YTD Financial Statements Thru July
    - 2. Use of Property Sales Proceeds Report to City/County - August
    - 3. August/September Disbursements (Board Action Needed)
  - C. Planning Committee: Tim Crosby - Chairperson**
    - 1. Hotel Update
    - 2. Zoning Overlay Progress
    - 3. Commercial Broker RFP (Board Action Requested)
    - 4. Yacht Maintenance
    - 5. Promenade Update

**D. Executive Committee: Angie Hengst - Chairperson**

1. Fishing Pier Letter of Support (Board Action Needed)
2. CAO
3. Meeting with DHCD Secretary Day
4. Richardson Maritime Museum

**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**



## **MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS**

**Tuesday August 19, 2025**

**Cambridge City Council Chambers**

### **CALL TO ORDER, ROLL CALL & CONFIRMATION OF QUORUM**

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 August 19, 2025, at the Cambridge City Council Chambers. The Open Meeting was called to order at 4:13pm.

Voting Board Members in attendance at the meeting included Angie Hengst, Frank Narr, Tim Crosby, Bernard Brathwaite, Michael Frenz and Gaver Nichols. Ex-officio non-voting Board Member, Glen Steckman, City Manager, was also in attendance.

Natalie Chabot and Jerry Jones were absent.

Community Guests: Sharon Smith, and Donald Park

Ms. Angie Hengst took the roll call and confirmed a quorum was present.

### **APPROVAL OF AGENDA**

Motion made to accept and approve agenda as presented. Narr/Hengst (6/0)

### **APPROVAL OF July 24, 2025, BOARD MEETING MINUTES**

Motion was made, seconded, and duly carried to approve the minutes. Crosby/ Narr (6/0)

### **OUTREACH AND COMMUNICATIONS COMMITTEE (OCC) -Hengst**

**Signage.** The signs for a trash free park have been ordered and trash cans will be removed once the signs are installed. The signs will direct the public to take trash with them when leaving the park.

**Community Meeting.** The Community meeting held on July 31, 2025 was not well attended, due mostly to inclement weather conditions. From those in attendance, questions and conversations were productive and informative. The meeting is available to review on

Townhall Streams.

**Partner Meeting.** Next Partner meeting is scheduled for August 27, 2025 at 6pm at the County Council chamber. The public is invited, and it will be available via Townhall Stream.

**FINANCE COMMITTEE** -Narr

Mr. Narr presented the YTD Financials statement through June for CWDI and CWDI Holdings. The Finance Committee is still projecting a \$39,000 surplus for the year for the operating entity (CWDI), which would be available to hire a full-time staff person.

A motion was made, seconded and duly carried to accept the financials through the end of June. (Narr/Crosby)

Mr. Narr noted that the City and County continue to receive the Property Sales Proceeds Report for July.

Mr. Narr presented the July/August expenditure report. A motion was made, seconded and duly carried to approve the expenditure for the month. Narr/Crosby (6/0)

**Line-of-Credit Status.** Mr. Narr stated that CWDI went to settlement on August 16, 2025, for the \$2 million line-of-credit. Mr. Narr reported the fees were less than expected (\$16K vs \$20K)

**PLANNING COMMITTEE** -Crosby

**Hotel Meeting.** Mr. Crosby reported Mr. Narr, Mr. Steckman, Ms. Susan Webb (on behalf of Mr. Jones) and he met with the hotelier, Tauhid Islam, owner of Pinnacle Hospitality Group. Mr. Crosby was impressed with Mr. Islam though he acknowledges there is a lot of work to do on the agreement/project. Mr. Narr stated he believes that Mr. Islam can deliver the product once we agree on the product; he is encouraged. Mr. Steckman feels Mr. Islam knows the hotel business and how to deliver a quality hotel. He feels we have the right guy who sees the value in the site. Path forward, CWDI must finalize the design guidelines and zoning and revisit the agreement which was last reviewed in 2024. Mr. Crosby stressed that it is imperative to include in the agreement Mr. Islam's commitment to the brand and the soft brand associated with it. Goal is to have agreement finalized by the end of October. Proposed timeframe is to break ground by January 2027.

**Zoning Overlay.** Mr. Crosby reported that he, Mr. Narr and Ed Johnson (CWDI's development consultant) had a good meeting with Brian Herrmann and Dean Gunderson (City Planning Department). They discussed design guidelines, the regulating plan, zoning and the Cambridge Harbor site and development plans. Next meeting will be within the next two weeks. The goal is to have the design guidelines and zoning amendments approved by City Council by the end of the year.

**Commercial Broker RFP Status.** Mr. Crosby reported preliminary and exploratory discussions are taking place amongst Ed Johnson, Brett Summers and possible commercial



brokers. The broker RFP is being developed and should be issued by the end of September.

**Yacht Maintenance.** Frank Narr reported work is progressing on the travel lift project. Mr. Robinson has engaged an engineer to develop a site plan for expansion area. The Board encouraged Yacht Maintenance and Richardson to work together to look at their programs long term. The two will have to look at the impact of the new boat building locations on YM's ability to provide services to the Richardson property. A decision on additional land needed by YM is needed by the end of the year.

**Ed Johnson (Network Realty Partners).** He is a consultant hired by CWDI and is our lead development advisor. He is currently assisting with the hotel agreement, the design guidelines and zoning overlay process and retaining a commercial broker. Once design development (DD) plans for the public infrastructure are completed, he and his team will assist with estimating cost for the public infrastructure and amenities. He is on an hourly rate contract, and the total cost should not exceed \$10,000 per month

**Promenade Update.** Frank Narr reported the project is still on schedule to be completed by end of September and with the landscaping completed by November.

#### **EXECUTIVE COMMITTEE** -Hengst

**CAO Job Announcement:** Angie Hengst stated the job announcement for the new Chief Administrative Officer, (CAO) is posted. It is available on the CWDI website and various job boards in Maryland. The deadline to apply is August 31,2025.

**Meeting with DHCD Secretary Day.** The meeting with Secretary Day is scheduled for September 4, 2025.

**Richardson Maritime Museum.** Richardson Museum asked for approval of erecting a temporary structure (see details in packet) under which they can repair the Peregrine (skipjack). It is not clear as to how long the term is or the exact location of the temporary structure. Tim Crosby made a motion to approve pending exact location of the structure and city approval Crosby/Hengst (6/0)

#### **PUBLIC Q&A**

Angie Hengst opened the floor to public comment/questions for a period of approximately 15 minutes.

Questions/Comments noted:

Sharon Smith

- Will the hotelier be bonded in case he does not complete the project
- Donald Park

- Are there plans for docking along the rip rap
- Can stage in Cannery Park be moved to the waterfront park area
- Can Sequoia be used as an attraction or homage to JFK

**NEW BUSINESS/BOARD MEMBER OPEN COMMENTS**

City Manager Glenn Steckman proposed a “Welcome to Historic Cambridge” sign on the CWDI property at Route 50 (Gateway East).

Brett Summers is speaking and meeting with brokers who are expressing an interest. Meeting with broker Thursday at 11 am at the boat ramp

**OPEN MEETING ADJOURNMENT AND RETURN TO CLOSED SESSION**

There being no additional discussion, the open meeting was adjourned at 5:35 pm. A motion was made to begin Closed Session, seconded and duly carried.

Next board meeting scheduled for September 11, 2025, at Cambridge City Council Chambers.

No actions were taken during the Closed Session.

Minutes submitted by Natalie Chabot, Secretary



**TRASH FREE PARK**



Welcome and enjoy the park.

Please take all your trash  
with you when you leave.

*No trash cans onsite*



# Cambridge Waterfront Development, Inc.

## Balance Sheet

As of July 31, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
10000 BayVanguard Operating	29,905.21
10010 BayVanguard Grants	340,962.31
10020 BayVanguard Property Acquisition	190,041.35
<b>Total Bank Accounts</b>	<b>\$560,908.87</b>
Accounts Receivable	<b>\$1,326,001.71</b>
Other Current Assets	
12075 Prepaid Insurance	43,706.69
12079 Other Prepaid Expenses	1,325.43
12080 Deposits	9,815.00
<b>Total Other Current Assets</b>	<b>\$54,847.12</b>
<b>Total Current Assets</b>	<b>\$1,941,757.70</b>
<b>TOTAL ASSETS</b>	<b>\$1,941,757.70</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	<b>\$4,362.53</b>
Other Current Liabilities	
20200 Deferred Grants	734,776.48
20500 Due to CWDI Holdings	1,010,471.36
<b>Total Other Current Liabilities</b>	<b>\$1,745,247.84</b>
<b>Total Current Liabilities</b>	<b>\$1,749,610.37</b>
<b>Total Liabilities</b>	<b>\$1,749,610.37</b>
Equity	
32000 Retained Earnings	160,460.56
Net Income	31,686.77
<b>Total Equity</b>	<b>\$192,147.33</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,941,757.70</b>

# Cambridge Waterfront Development, Inc.

## Budget vs. Actuals: 2025 Operating Budget - FY25 P&L

January - July, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40100 State Government Grants				
40125 State of Maryland FY 23 Appropriation	39,308.59	41,000.00	-1,691.41	95.87 %
<b>Total 40100 State Government Grants</b>	<b>39,308.59</b>	<b>41,000.00</b>	<b>-1,691.41</b>	<b>95.87 %</b>
40200 Local Government				
40210 City of Cambridge	87,155.06	87,000.00	155.06	100.18 %
<b>Total 40200 Local Government</b>	<b>87,155.06</b>	<b>87,000.00</b>	<b>155.06</b>	<b>100.18 %</b>
40250 Operating Income				
40260 Property Leases	24.00		24.00	
40265 Docking Fees		6,000.00	-6,000.00	
<b>Total 40250 Operating Income</b>	<b>24.00</b>	<b>6,000.00</b>	<b>-5,976.00</b>	<b>0.40 %</b>
<b>Total Income</b>	<b>\$126,487.65</b>	<b>\$134,000.00</b>	<b>\$ -7,512.35</b>	<b>94.39 %</b>
<b>GROSS PROFIT</b>	<b>\$126,487.65</b>	<b>\$134,000.00</b>	<b>\$ -7,512.35</b>	<b>94.39 %</b>
Expenses				
62100 Contract Services				
62110 Legal Services	55,062.00	40,000.00	15,062.00	137.66 %
62130 Administrative Services	42,000.00	42,000.00	0.00	100.00 %
62140 Audit/Tax Services	18,550.00	25,000.00	-6,450.00	74.20 %
62170 Other Professional Services	2,800.00		2,800.00	
<b>Total 62100 Contract Services</b>	<b>118,412.00</b>	<b>107,000.00</b>	<b>11,412.00</b>	<b>110.67 %</b>
62300 Administrative Expenses	6,769.47	7,276.00	-506.53	93.04 %
62750 Public Relations & Marketing	300.00	1,250.00	-950.00	24.00 %
63000 Property Expenses	76,167.68	88,708.00	-12,540.32	85.86 %
<b>Total Expenses</b>	<b>\$201,649.15</b>	<b>\$204,234.00</b>	<b>\$ -2,584.85</b>	<b>98.73 %</b>
<b>NET OPERATING INCOME</b>	<b>\$ -75,161.50</b>	<b>\$ -70,234.00</b>	<b>\$ -4,927.50</b>	<b>107.02 %</b>
Other Income				
40300 Transfer from CWDI Holdings	540.95		540.95	
40700 Insurance Recovery	103,000.00		103,000.00	
49000 Interest Income	3,307.32		3,307.32	
<b>Total Other Income</b>	<b>\$106,848.27</b>	<b>\$0.00</b>	<b>\$106,848.27</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$106,848.27</b>	<b>\$0.00</b>	<b>\$106,848.27</b>	<b>0.00%</b>
<b>NET INCOME</b>	<b>\$31,686.77</b>	<b>\$ -70,234.00</b>	<b>\$101,920.77</b>	<b>-45.12 %</b>

# CWDI Holding LLC

## Balance Sheet

As of July 31, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
10000 BayVanguard Checking - Designated	5,001.41
10010 BayVanguard Savings - Designated	5,368.64
<b>Total Bank Accounts</b>	<b>\$10,370.05</b>
Other Current Assets	
12050 Due from CWDI	1,010,471.36
12070 Prepaid Expenses	52,305.00
12075 Prepaid Insurance	16,770.88
<b>Total Other Current Assets</b>	<b>\$1,079,547.24</b>
<b>Total Current Assets</b>	<b>\$1,089,917.29</b>
Fixed Assets	
15005 Gateway Property (East)	41,184.12
15015 Hospital Property	5,519,519.31
15025 Port Property	1,656,728.44
15035 Gateway Property (West)	890,387.17
<b>Total Fixed Assets</b>	<b>\$8,107,819.04</b>
<b>TOTAL ASSETS</b>	<b>\$9,197,736.33</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	\$708,169.52
Other Current Liabilities	
20200 Deferred Grants	16,770.88
20700 Retainage Payable	213,120.97
<b>Total Other Current Liabilities</b>	<b>\$229,891.85</b>
<b>Total Current Liabilities</b>	<b>\$938,061.37</b>
<b>Total Liabilities</b>	<b>\$938,061.37</b>
Equity	
32000 Unrestricted Net Assets	8,300,789.04
Net Income	-41,114.08
<b>Total Equity</b>	<b>\$8,259,674.96</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$9,197,736.33</b>

# CWDI Holding LLC

## Profit and Loss

January - July, 2025

	TOTAL
Income	
40000 Federal Government Grants	
40010 EDA	1,470,071.27
<b>Total 40000 Federal Government Grants</b>	<b>1,470,071.27</b>
40100 State Government Grants	
40125 State of Maryland FY 23 Appropriation	5,218.29
40126 State of Maryland FY 24 Appropriation	173,816.75
40180 Rural MD Economic Development Fund	258,305.28
<b>Total 40100 State Government Grants</b>	<b>437,340.32</b>
40200 Local Government	
40215 City of Cambridge - ARPA	36,023.00
<b>Total 40200 Local Government</b>	<b>36,023.00</b>
<b>Total Income</b>	<b>\$1,943,434.59</b>
<b>GROSS PROFIT</b>	<b>\$1,943,434.59</b>
Expenses	
70000 Predevelopment Expenses	
70030 Project Soft Costs	291,617.86
70040 Other Contract Services	22,955.00
70050 Project Hard Costs	1,669,435.52
<b>Total 70000 Predevelopment Expenses</b>	<b>1,984,008.38</b>
<b>Total Expenses</b>	<b>\$1,984,008.38</b>
<b>NET OPERATING INCOME</b>	<b>\$ -40,573.79</b>
Other Income	
49000 Interest	0.66
<b>Total Other Income</b>	<b>\$0.66</b>
Other Expenses	
70200 Transfer to CWDI	540.95
<b>Total Other Expenses</b>	<b>\$540.95</b>
<b>NET OTHER INCOME</b>	<b>\$ -540.29</b>
<b>NET INCOME</b>	<b>\$ -41,114.08</b>

# Cambridge Waterfront Development, Inc.

## Bill Payment List

August 20 - September 8, 2025

DATE	NUM	VENDOR	AMOUNT
10000 BayVanguard Operating			
08/20/2025	2297	Dorchester County - Maryland	-425.17
08/20/2025	2298	Dorchester County - Maryland	-661.46
08/20/2025	2299	Dorchester County - Maryland	-445.55
08/20/2025	2300	Dorchester County - Maryland	-383.04
08/20/2025	2301	Dorchester County - Maryland	-631.34
08/20/2025	2302	Dorchester County - Maryland	-1,290.02
08/20/2025	2303	Dorchester County - Maryland	-272.27
08/20/2025	2304	Dorchester County - Maryland	-88.37
08/20/2025	2305	Dorchester County - Maryland	-401.41
08/20/2025	2306	Delmarva Power	-50.57
08/20/2025	2307	MacLeod Law Group	-150.00
08/20/2025	2308	P. Ryan Anthony	-100.00
08/20/2025	2309	Dorchester Chamber of Commerce	-6,200.00
09/02/2025	2310	Nichols Lawn & Landscape	-1,620.00
09/02/2025	2311	Miles and Stockbridge, PC	-1,138.50
09/02/2025	2312	City of Cambridge, MD	-1,939.59
09/02/2025	2313	Dorchester Chamber of Commerce	-6,200.00
09/08/2025	2314	P. Ryan Anthony	-100.00
09/08/2025	2315	Arthur J. Gallagher Risk Management Services, Inc	-619.03
<b>Total for 10000 BayVanguard Operating</b>			<b>\$ -22,716.32</b>



Cambridge Waterfront Development, Inc.

A/P Aging Summary

As of September 10, 2025

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Nichols Lawn & Landscape			2,500.00			\$2,500.00
TOTAL	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00

# CWDI Holding LLC

## Bill Payment List

August 20 - September 8, 2025

DATE	NUM	VENDOR	AMOUNT
10000 BayVanguard Checking - Designated			
08/20/2025	1221	Marshall's Professional Property Management, LLC	-1,250.00
08/20/2025	1222	GTA	-591.80
08/20/2025	1223	Network Realty Partners	-2,800.00
09/08/2025	1224	Earth Movers, LLC	-176,878.08
<b>Total for 10000 BayVanguard Checking - Designated</b>			<b>\$ -181,519.88</b>

# CWDI Holding LLC

## A/P Aging Summary

As of September 10, 2025

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Earth Movers, LLC	103,758.82					\$103,758.82
GTA	238.60					\$238.60
Jan Kirsh Landscapes LTD			125.00			\$125.00
Marshall's Professional Property Management, LLC	1,250.00					\$1,250.00
Morris & Ritchie			74,072.50			\$74,072.50
Network Realty Partners	11,975.00					\$11,975.00
<b>TOTAL</b>	<b>\$117,222.42</b>	<b>\$0.00</b>	<b>\$74,197.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$191,419.92</b>

Earth Movers, LLC  
4438 E New Market Hurlock Rd Ste B  
Hurlock, MD 21643 USA  
4109436298  
earthmovers21643@gmail.com

## Invoice



**BILL TO**  
CWDI  
306 HIGH STREET  
CAMBRIDGE, MD 21613  
United States

**SHIP TO**  
CWDI  
306 HIGH STREET  
CAMBRIDGE, MD 21613  
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10470	08/01/2025	\$176,878.08	08/16/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/01/2025	Services	EDA SITE UTILITY DEVELOPEMENT 7/4/25 to 8/1/25	1	196,531.20	196,531.20
	DISCOUNT	RETAINAGE	1	-19,653.12	-19,653.12
		BALANCE DUE			<b>\$176,878.08</b>

# APPLICATION AND CERTIFICATE FOR PAYMENT (EDA)

PAGE 1 of 3

TO CONTRACTOR: EARTH MOVERS, LLC  
5016 RIVER ROAD  
HURLOCK, MARYLAND 21643

PROJECT: CWDI / Chesapeake Conservancy

APPLICATION NUMBER: 10  
PERIOD FROM: 7/4/2025  
PERIOD TO: 8/1/2025

Distribution to  
☒ OWNER  
☐ ARCHITECT  
☒ CONTRACTOR  
☐ CONSTRUCTION  
MANAGER  
☒ ENGINEER

FROM SUBCONTRACTOR:

AGREEMENT NO.:  
EDA PROJECT NO. 01-79-15217

CONTRACT DATE: 8/21/2024

ENGINEER JOB NO. 21795X50

CONTRACT FOR: EXTENSION OF PUBLIC ACCESS PROMENADE  
BIKE AND WALKING TRAIL PROJECT

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.

Continuation Sheet, Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 2,548,013.27
2. Net Change By Change Orders.....	\$ -
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$ 2,548,013.27
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$ 2,095,186.74
5. RETAINAGE:	
a. 10% of Completed Work (Columns D & E on G703)	\$ 209,518.67
b. 0% % of Stored Material (Column F on G703)	\$ -
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 209,518.67
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$ 1,885,668.07
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 1,708,789.99
8. CURRENT PAYMENT DUE	\$ 176,878.08
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 662,345.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total Approved this Month	\$ -	\$0.00
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

BY:  DATE 9-1-25

State of: \_\_\_\_\_ County of: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public:

My Commission Expires: \_\_\_\_\_

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 176,878.08

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.).

CONSTRUCTION MGR:

By: \_\_\_\_\_ Date: \_\_\_\_\_ #

ARCHITECT: ENGINEER

By:  Date: 9/5/25

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**Earth Movers, LLC**

4438 E New Market Hurlock Rd Ste B  
Hurlock, MD 21643 USA  
4109436298  
earthmovers21643@gmail.com

**Invoice****BILL TO**

CWDI  
306 HIGH STREET  
CAMBRIDGE, MD 21613  
United States

**SHIP TO**

CWDI  
306 HIGH STREET  
CAMBRIDGE, MD 21613  
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10575	09/05/2025	\$103,758.82	10/05/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/05/2025	RETAINER	RETAINAGE REDUCTION FROM \$209,518.67 TO \$105,759.85 FOLLOWING COMPLETION OF SIGNIFICANTLY MORE THAN 50 PERCENT OF THE CONTRACT WORK	1	103,758.82	103,758.82

BALANCE DUE

**\$103,758.82**



# APPLICATION AND CERTIFICATE FOR PAYMENT (EDA)

PAGE 1 of 3

TO CONTRACTOR: EARTH MOVERS, LLC  
5016 RIVER ROAD  
HURLOCK, MARYLAND 21643

PROJECT: CWDI / Chesapeake Conservancy

APPLICATION NUMBER: 11  
PERIOD FROM: 8/2/2025  
PERIOD TO: 8/5/2025

Distribution to:  
☒ OWNER  
☐ ARCHITECT  
☒ CONTRACTOR  
☐ CONSTRUCTION  
MANAGER  
☒ ENGINEER

FROM SUBCONTRACTOR:

AGREEMENT NO.:  
EDA PROJECT NO. 01-79-15217

CONTRACT DATE: 8/21/2024

ENGINEER JOB NO. 21795X50

CONTRACT FOR: EXTENSION OF PUBLIC ACCESS PROMENADE  
BIKE AND WALKING TRAIL PROJECT

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1. ORIGINAL CONTRACT SUM	\$ 2,548,013.27
2. Net Change By Change Orders.....	\$ -
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 2,548,013.27
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$ 2,095,186.74
5. RETAINAGE:	
a. 5% of Completed Work (Columns D & E on G703)	\$ 105,759.85
b. 0% % of Stored Material (Column F on G703)	\$ -
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 105,759.85
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$ 1,989,426.89
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 1,885,668.07
8. CURRENT PAYMENT DUE	\$ 103,758.82
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 558,586.38

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total Approved this Month	\$ -	\$ 0.00
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

BY:  DATE 9-6-25

State of: \_\_\_\_\_ County of: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public:

My Commission Expires: \_\_\_\_\_

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 103,758.82

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:

By: \_\_\_\_\_ Date: \_\_\_\_\_ #

ARCHITECT: ENGINEER

By:  Date: 9/8/25

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.





























