



**SPECIAL MEETING OF THE BOARD OF DIRECTORS
CAMBRIDGE HARBOR MEETING
NOVEMBER 13, 2023
THE PACKING HOUSE: DHCD COMMUNITY
MEETING ROOM DORCHESTER AVENUE, CAMBRI
DGE, MD 21613**

I. CALL TO ORDER, AND CONFIRMATION OF QUORUM

CWDI President, Richard Zeidman, called the meeting to order at noon. He asked CWDI Executive Director, Matt Leonard, to confirm a quorum. Mr. Leonard confirmed that CWDI did have a quorum present, which included Rich Zeidman, Frank Narr, Angie Hengst all in person, and Shay Lewis-Sisco virtually. Mr. Leonard noted that introductions of CWDI's invited development team members would occur in closed meeting.

II. ENTER CLOSED MEETING

Mr. Zeidman made a Motion to Enter Closed Meeting according to Maryland's Open Meeting Act, citing the following exceptions:

Exception 3-305(b)(4) to consider a matter that concerns the proposal for a business to locate, expand, or remain; and

Exception 3-305(b)(14) to discuss a matter where public discussion would adversely impact the public body's proposal process

Mr. Narr seconded the motion, and it was duly carried by 3:0 by the CWDI Board Members attending in person. Response from Shay- Sisco-Lewis, the fourth member participating virtually, was not audible due to technical difficulties. She is recorded as not-voting.

That completed, CWDI's Executive Director asked the representatives from the Press to leave. They cited their objection and intention to file an Open Meetings Act Complaint.

He then invited the other public entities to act as they deemed necessary to participate in the meeting.

A motion was made by Ward 1 City Commissioner Laurel Atkiss that the City Enter Closed Meeting citing exception 3-305(b) (4). Ward 5 Commissioner Brian Roche seconded the

motion. The City's Mayor, participating remotely, provided his legal opinion that November 13th CWDI meeting did not fall into the exception stated by the Ward 1 Commissioner. The City Council Members present voted 2:1 not to enter the CWDI Closed Session as a quorum as follows: Commissioner Atkiss and Ward 3 Commissioner Jamison Harrington voting "No," Commissioner Roche voting "Yes." City Commissioner Jameson Harrington left the meeting, and the rest of the City representatives entered the CWDI Closed Session.

All County Council Members were present. County Council President, George "Lenny" Pfeffer stated that the County Council was attending as invited guests of CWDI, and not in an official capacity. They would not take action or vote during the CWDI meeting. All entered the CWDI Closed Meeting.

III. RETURN TO OPEN MEETINGS

Upon returning to the Open Meeting, Mr. Leonard asked if any participants had any statements to make. They did not. No decisions were made, votes cast, or objections voiced that the Closed Meeting contents fell outside the exceptions cited.

IV. ADJOURN

CWDI President Zeidman declared the Meeting adjourned.

Submitted by: Matt Leonard, CWDI Executive Director

