

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.  
Minutes of a Special Regular Meeting/Work Session with Cambridge City Council and Dorchester  
County Council  
February 26, 2021 11:00 am to 1:00 pm  
Hyatt Regency Hotel – Chesapeake Rooms B\_C\_D, 100 Heron Blvd., Cambridge, MD

A special regular meeting/Work Session of the Board of Directors (the “Board”) of Cambridge Waterfront Development, Inc., a Maryland non-stock corporation (the “CWDI or Corporation”), was held on February 26, 2021 at the Hyatt Regency Hotel.

In attendance at the meeting were Daryl Butcher, Donna Lane, Frank J. Narr, Jr., Jeff Powell, Patrick Comiskey, and Richard Zeidman, appointees to the Board as specified in the Articles of Incorporation of the Corporation. Also in attendance were Sandra Tripp-Jones, Executive Director, Charles MacLeod, Esq., Counsel of the Board, and Gwen Fike, Assistant to Executive Director. Mr. Zeidman called the meeting to order at 11:05 a.m.

Introductions were made by Maryland DHCD Secretary Kenneth Holt, Mayor Andrew Bradshaw, County Council President Jay Newcomb, and CWDI President Richard Zeidman. Presentations were made by Secretary Kenneth Holt and his staff, by Charles MacLeod, Esq., and Sandra Tripp-Jones, according to the attached agenda. Attached are power point presentations used during the presentations.

The meeting closed at 1:00 pm.

Attach:  
Agenda  
Proposed List of Attendees  
PPT Presentations

## County Council Member **February 26<sup>th</sup> List of Attendees (proposed)**

### Maryland State Department of Housing and Community Development

1. Kenneth Holt, DHCD Secretary
2. Caroline Varney-Alvarado, Special Assistant to the Secretary
3. Cindy Stone
4. Member Kevin Baynes
5. Garland Thomas
6. Greg Gates
7. Matt Heckles

### City of Cambridge

8. Andrew Bradshaw, Mayor
9. Brian Roche, City Commissioner Ward 1
10. Lajan Cephas, City Commissioner Ward 2
11. Jameson Harrison, City Commissioner Ward 3
12. Sputty Cephas, City Commissioner Ward 4
13. Chad Malkus, City Commissioner Ward 5
14. Patrick Comiskey, City Manager and CWDI Ex Officio Board Member

### Dorchester County

15. Jay Newcomb, President, County Council
16. Ricky Travers, County Council Member
17. William Nichols, County Council Member
18. Lenny Pfeffer, County Council Member
19. Donna Lane, Acting County Manager and CWDI Ex Officio Board Member

### Cambridge Waterfront Development, Inc.

20. Richard Zeidman, CWDI Board President (City appointee)
21. Daryl Butcher, CWDI Board Member (City appointee)
22. Frank Narr, CWDI Board Member (Sailwinds Park, Inc. representative)
23. Jeff Powell, CWDI Board Member (County appointee)
24. Mike Frenz, CWDI Board Member (Governor's appointee) (?)
25. Sandra Tripp Jones, CWDI Executive Director
26. Charles (Chip MacLeod), City Attorney and Counsel to the Board of CWDI
27. Gwen Fike, Assistant to the Executive Director and CWDI Board

# Cambridge Waterfront Development Inc.

February 26, 2021

# The Property



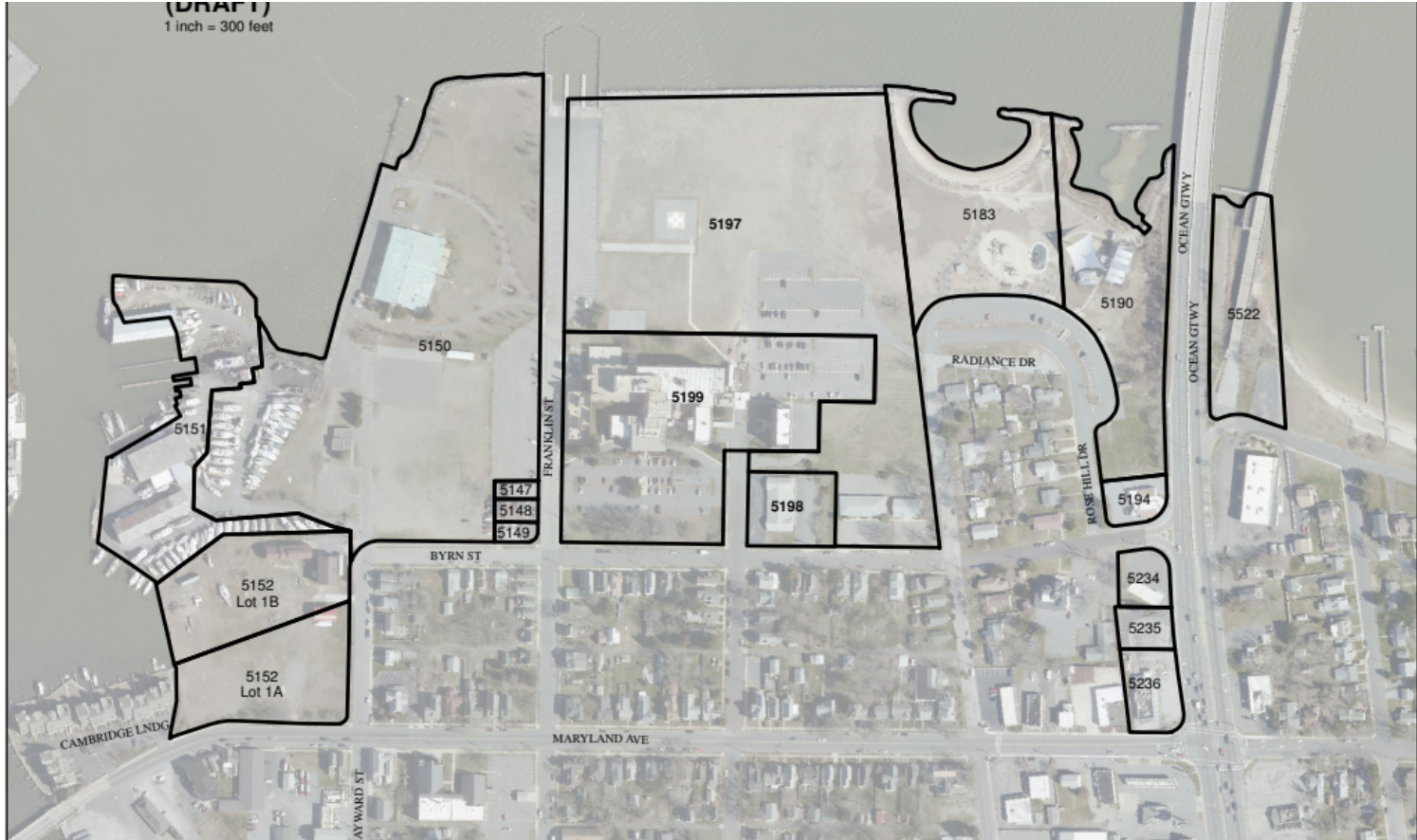
- 1. Move projects under consideration.**
- 2. Property transfers.**
- 3. Complete Site Master Plan**
- 4. Plan for Infrastructure Financing**

### Cambridge Shipyard Facility

- 5.5 acres/Port Property
- 820 ton travel lift
- 3 large maintenance buildings + office building
- Has invested in engineering and permit applications.

### RAR

- 2 acres +/-/Port Property
- 2 brewery and taproom
- At the promenade with open area for entertainment



# Port Property

- 12 acres including promenade
- City owns but State has authority to approve sales with approved development plan
- Intention since formation of CWDI has been to transfer the property to CWDI to manage development. (LOI in Nov. 2019)



# Port Property

- Once City gives approval to property transfer, the request will go to State for approval.
- Timing has become a critical issue for Cambridge Shipping Facility re willingness to proceed with additional engineering costs, financing of project, and construction window.
- Sale proceeds are needed for infrastructure financing (Phase 1).

# Hospital Property (Shore Health)

- 19 acres – includes 3 buildings (hospital, nurses quarters/offices, medical offices)
- Shore Health has completed a hospital decommissioning report but needs additional information.
- Negotiations for purchase of property to begin Mid March.
- Buildings to be vacated in Sept/October and available to CWDI about the first of the 2022.

# County Property

- Up to 2.7 acres – playground, parking and portion of amphitheater site
- CWDI contemplates moving outdoor performance venue closer to entertainment/commercial area
- Would add land area for open space and recreation development.
- May require DNR review.

- CWDI has done conceptual site plans, primarily for Port Property.
- BCT Design Group has just submitted final report on citizen survey to CWDI for review.
- Next steps:
  - virtual presentation to stakeholders
  - 2 Follow up meetings to share Master Plan concepts

- ◆ BCT/MRA to do preliminary engineering:
- ◆ Roadways, sidewalks, underground utilities, lighting, walkways and bikeways, fiber optic broadband.
- ◆ Est. \$8 million
- ◆ Maybe able to access federal \$ but will have to be matched 20% to 50% and produce jobs.
- ◆ Without grants, local financing will be required.