

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
Minutes of the Regular Meeting of Board of Directors
Thursday, October 21, 2021
Cambridge-Dorchester Regional Airport

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 October 21, 2021 at the Cambridge-Dorchester Regional Airport.

In attendance at the meeting were Daryl Butcher, Mike Frenz, Donna Lane, Frank J. Narr, Jr. (via Zoom), Jeff Powell, 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, Gwen Fike, Assistant to Executive Director, and guests – Mike Detmer of Star Democrat and Pat Escher, Cambridge City Planner. David Deutsch was absent.

Ms. Tripp-Jones called the meeting to order at 9:03 a.m.

Approval of the Agenda

Ms. Tripp-Jones requested a motion to approve the agenda. The motion was approved –Zeidman/Powell (4/0).

Introduction of Guests

Ms. Tripp-Jones welcomed Mike Detmer and Pat Escher to the meeting.

Approval of Minutes:

Ms. Tripp-Jones asked for any comments on the minutes submitted for the August 26, 2021 and September 30, 2021 Board meetings. There being no comments, a motion was made to approve the minutes – Powell/Zeidman (4/0).

Mr. Butcher arrived at the meeting at 9:06 and Ms. Lane arrived at 9:08.

Report on Closed Sessions:

Ms. Tripp-Jones reported on the August 26 and September 15, 2021 closed sessions as follows:

Report on Closed Session: August 26, 2021

Present: Daryl Butcher, Donna Lane (via zoom), Frank Narr, Jr., Jeff Powell, Richard Zeidman, Sandra Tripp-Jones and Charles MacLeod, Esq.

Absent: Patrick Comiskey and Mike Frenz

No reportable action was taken.

Report on Closed Session: September 15, 2021

Present: Daryl Butcher, David Deutsch, Frank Narr, Jr., Jeff Powell, Richard Zeidman, Charles MacLeod, Esq., Rod Lawrence, Bob Northfield, Ed Johnson, and Ken Kozel

Absent: Mike Frenz and Donna Lane

No reportable action was taken

Mr. Detmer and Ms. Escher left the meeting at 9:08.

Closed Session:

A recommendation was made that the Board take action to go into closed session:

Adopt a motion closing the meeting pursuant to:

- a. Maryland Open Meetings Act Sect. 3-305(b)(1) personnel matters because public discussion would violate privacy of candidates (Executive Director Candidate Interviews); and
- b. Maryland Open Meetings Act Sect. 3-305(b)(3) to discuss and consider real property acquisition because public discussion could negatively impact effective negotiation in the interest of CWDI. (Dorchester Hospital Property, Port Property);
- c. Adopt a motion to end the closed session and return to open session, stating that reports on the closed sessions will be made at the next regular meeting.

This motion to go into closed session was approved with no objection: Zeidman/Powell (6/0).

The closed session began at 9:09 a.m. All Board members at the regular meeting, Daryl Butcher, Mike Frenz, Donna Lane, Frank J. Narr, Jr. (via Zoom), Jeff Powell, and Richard Zeidman, were in attendance. Also in attendance were Sandra Tripp-Jones, Charles MacLeod, Esq., and Gwen Fike. David Deutsch was absent.

Mr. Frenz left the closed session at 12:26pm

There being no additional information to be discussed, a motion was proposed to end the closed session at 12:30p.m. - Zeidman/Butcher (5/0).

Consent Calendar:

Receive September 2021 Financial Reports - Ms. Tripp-Jones presented the September 2021 financial reports. A motion was made and approved to accept the September 2021 financial reports – Zeidman/Powell (5/0).

Report from Planning Committee and Team:

Meeting with Larry White, Shore Resiliency Project – The Planning Committee summarized the meeting with Mr. White. They indicated that the grant for shore resiliency does not apply to undeveloped property.

Meetings with City Planning Director and Planning Commissioners – The Planning Committee, Rod Lawrence, Sam Hullman and Bob Northfield met with Ms. Escher and members of the planning commission (two at one meeting and three at another meeting) to provide them with an overview of the project. They were unable to meet with Mary Losty.

Grant Opportunities – Ms. Tripp-Jones indicated she had submitted a draft grant to the Chesapeake Conservatory for \$1 million to extend the boardwalk.

There being no additional information to be discussed, the meeting was adjourned at 12:42pm.