

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
Minutes of Regular Meeting of Board of Directors
Thursday, July 15, 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 July 15, 2021 at the Cambridge-Dorchester Regional Airport.

In attendance at the meeting were Daryl Butcher, Frank Narr, Jr., and Jeff Powell, 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, Mike Detmer, Reporter from Star Democrat, and Carlos Eston, Guest (President of the Deep Harbor Homeowners’ Association). Patrick Comiskey, Donna Lane, Mike Frenz and Richard Zeidman were absent.

Ms. Tripp-Jones called the meeting to order at 9:06 a.m. without a quorum present, therefore the group conducted discussions as a “committee of the whole”, meaning any vote made during the meeting will need to be ratified when the board has a quorum present.

Introduction of Guests

Ms. Tripp-Jones welcomed Mr. Detmer and Mr. Eston to the meeting.

Approval of the Agenda

Ms. Tripp-Jones requested a motion to approve the agenda. The motion was approved – Narr/Butcher (3/0)—pending ratification.

Approval of Minutes

Ms. Tripp-Jones asked for any comments on the minutes submitted for the June 3, 2021 and June 17, 2021 Board meetings. There being no comments, a motion was made to approve the minutes – Narr/Butcher (3/0)—pending ratification.

Report on Closed Session:

Ms. Tripp-Jones reported on the July 1, 2021 closed sessions as follows:

Report on Closed Session: July 1, 2021

Present: Daryl Butcher, Frank Narr, Jr., Jeff Powell, and Richard Zeidman.

Absent: Patrick Comiskey, Mike Frenz and Donna Lane.

No reportable action was taken.

Consent Calendar

- a. Approve payment of MacLeod Law Group invoice number 10939 in the amount of \$5,123.00 for June 2021 legal services.
- b. Receive June 2021 Financials

Ms. Tripp-Jones presented the MacLeod invoice and June 2021 financial statements to the Board, and there were no questions. A motion was made to approve items a and b on the Consent Calendar, and it was approved – Narr/Butcher (3/0)—pending ratification.

Report from Planning Committee

Mr. Powell and Mr. Butcher reported that they met with representatives from MacKenzie and are awaiting a proposal from them for preparation of an RFP. A follow-up meeting will be held on July 23.

Mr. Narr reported that the planning committee has met with Sailwinds Park, Inc. and Mike Diaz, Dorchester County Parks and Recreation Director. Sailwinds Park, Inc. has been charged with activation of the site, and Mr. Diaz is exploring adding a floating waterpark and splash pad at the beach area. The County Council has approved forming a steering committee to pursue further. Mr. Narr responded to various questions from the group.

Mr. Powell informed the group that the Oyster Ball Building project has begun. The days for the Dorchester build will be in late August and September.

Executive Director's Report

Board Diversity – Ms. Tripp-Jones presented a draft letter to the Board members for review. The letter outlines several options to alter the Board makeup. The group discussed the items in the letter. A motion was made to send the letter to the Mayor and City Council – Narr/Powell (3/0)—pending ratification. The draft letter will be sent to absent Board members for review prior to sending it to the Mayor and City Council.

Mr. Detmer and Mr. Eston left the room at 10:04a.m.

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

Recommendation that the Board adopt a motion closing the meeting pursuant to Maryland Open Meetings Act (14) Article §3-305(b) (14) to discuss a matter directly related to a proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive proposal process. (Network Realty Partners, MacKenzie)

The motion to go into closed session was approved with no objection: Powell/Butcher (3/0) pending ratification.

The closed session began at 10:10 a.m. Board members in attendance at the closed session were Daryl Butcher, Frank J. Narr, Jr., and Jeff Powell. Also in attendance were Sandra Tripp-Jones, Charles MacLeod, Esq., and Gwen Fike. Patrick Comiskey, Donna Lane, Mike Frenz and Richard Zeidman were absent.

There being no additional information to be discussed, a motion was proposed to end the closed session at 11:16 a.m. - Narr/Butcher (3/0) pending ratification.

There being no additional information to be discussed, the meeting was adjourned at 11:16 a.m.