



**CALVERT COUNTY  
ECONOMIC DEVELOPMENT AUTHORITY**

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*Board of Commissioners*  
Kelly D. McConkey, President  
Mike Hart, Vice President  
Earl F. Hance  
Thomas E. Hutchins  
Steven R. Weems

**MINUTES  
Virtual Meeting Via Zoom  
April 12, 2021**

**MEMBERS PRESENT:** Dawn Balinski, Earl Hance, Dana Jones, Theresa Kuhns, Warren Rice, Terri Wolfley

**MEMBERS ABSENT:** Mike Benton, Terry Burka\*, Scott Russey

**STAFF PRESENT:** Kelly Slagle, Danita Boonchaisri, Kathy MacAdams, Tammy Bowen

**I. Call to Order**

The meeting was called to order at 8:00 a.m., by Terri Wolfley, Chair.

**II. Call for Agenda Revisions and Approval of Agenda**

With a call for agenda revisions being made by Wolfley, Kelly Robertson-Slagle requested that one additional agenda item be added under new business. A **motion** was made by Dawn Balinski to approve the agenda as revised. The motion was seconded by Warren Rice, and carried. (All in favor, none opposed)

**III. Approval of Minutes from the March 8, 2021, Regular Meeting and Closed Session Meeting**

On a **motion** by Balinski, seconded by Theresa Kuhns, and carried, the Regular Minutes and the Closed Session Minutes from the March 8, 2021, meeting were approved as submitted. (All in favor, none opposed)

**IV. Recess, subject to Motion of Privilege for Closed Meeting**

On a **motion** by Rice, seconded by Balinski and carried, (all in favor, none opposed) the Economic Development Authority (EDA) recessed into closed session at 8:01 a.m., pursuant to General Provisions Article 3-305 of the Annotated Code of Maryland, to discuss four (4) items:  
Business Matters – [3-305(b)(4)] - The EDA will discuss four (4) matters that concern the proposal for a business or industrial organization to locate, expand or remain in the state.  
Closed Session adjourned at 8:12 a.m.

**V. New Business**

**A. Latest Round of Grant Funding**

Kathy MacAdams reported on Relief Act funding received from the state in the amount of \$500,717.62. These funds will be disbursed through two grants targeted towards the hospitality and restaurant industries. Of these funds, \$154,061.42 will be allotted to hospitality and \$338,953.13 to restaurants. The remaining \$7,703.07 is slated for a third grant for telework and online sales.

**B. Economic Development's Strategic Plan**

Robertson-Slagle gave an update on the status of Economic Development's Strategic Plan. This plan will span the next three years. Several virtual focus group meetings hosted by the International

Economic Development Council (IEDC) have been conducted. Economic Development staff has also met with the consultants three times to date. IEDC is now working on compiling the information gleaned from all the meetings and will present a draft report to Economic Development around mid-May. It will then be presented to the Economic Development Advisory Commission for review and comments prior to finalization.

### **C. EDA Legislation/TDRs**

Robertson-Slagle reported that a TDR workgroup was set up by the Board of County Commissioners. She added that Dana Jones was a member of the workgroup. It was proposed that the EDA act as an intermediary between the farming community and the development community. The staffing aspect would fall under Planning and Zoning; the EDA's role would be strictly to provide bonding authority. Members of the EDA expressed their support of this initiative. Robertson-Slagle noted that she will confer with EDA's attorney to confirm that this falls under their legislative authority.

## **VI. Old Business**

### **A. Calvert Industrial Park Property Owners' Association**

Robertson-Slagle gave an update on the status of the stormwater pond cleanup at the Calvert Industrial Park (CIP) that was discussed at the March EDA meeting. The EDA's attorney is working with Robertson-Slagle to draft a letter to the business owners to notify them that the EDA approved to fund this project. The second purpose of the letter will be to notify them that discussions will be held in the near future concerning the establishment of a Property Owners' Association. Once the draft letter has been approved by the chair of the EDA, it will be forwarded to CIP business owners. Robertson-Slagle will also notify the Board of County Commissioners prior to sending out the letters.

## **VII. Public Comment**

With no one from the public being present, a call for public comment was not conducted.

## **VIII. Announcements**

1. At the March 8, 2021, meeting, three (3) items were discussed in closed session.

## **IX. Next Meeting**

The next EDA meeting is tentatively scheduled for Monday, May 10, 2021, at 8 a.m.

## **X. Adjournment**

There being no further business for the EDA, a **motion** to adjourn was made by Dana Jones at 8:48 a.m. The motion was seconded by Kuhns, and carried. (All in favor, none opposed.)

# ECONOMIC DEVELOPMENT AUTHORITY

## Written Statement for Closing a Meeting under the Open Meetings Act

Date: April 12, 2021 Time: 8:01 a.m. Location: VIRTUAL Meeting via ZOOM

Motion to close meeting by: **Warren Rice**

Seconded By: **Dawn Balinski**

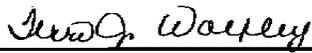
### STATUTORY AUTHORITY TO CLOSE SESSION, General Provisions Article, §3-305(b) (check all that apply):

- (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals;
- (2) To protect the privacy or reputation of individuals concerning a matter not related to public business;
- (3) To consider the acquisition of real property for a public purpose and matters directly related thereto;
- (4) To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) To consider the investment of public funds;
- (6) To consider the marketing of public securities;
- (7) To consult with counsel to obtain legal advice on a legal matter;
- (8) To consult with staff, consultants, or other individuals about pending or potential litigation;
- (9) To conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans;
- (11) To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- (12) To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- (13) To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

### FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

§3-305(b) (4) Discussed confidential matters pertaining to status of existing loans. Discussed confidential matters pertaining to the Patuxent Business Park, Armory Square and the Maryland Department of Commerce.

§3-305(b) ( ) \_\_\_\_\_

This statement is made by: **Terri Wolfley, Chair**, Presiding Officer:   
SIGNATURE

### WORKSHEET FOR USE IN CLOSED SESSION (CHECKLIST OF DISCLOSURES TO BE MADE IN MINUTES OF NEXT REGULAR MEETING- NOT A PART OF THE CLOSING STATEMENT)

PERSONS ATTENDING CLOSED SESSION: SEE EDA 4/12/21 OPEN SESSION MINUTES FOR LIST OF ATTENDEES

TOPICS ACTUALLY DISCUSSED: Discussed confidential matters pertaining to status of existing loans. Discussed confidential matters pertaining to the Patuxent Business Park, Armory Square and the Maryland Department of Commerce.

ACTION(S) TAKEN (IF ANY) AND RECORDED VOTES: Discussed confidential matters pertaining to status of existing loans. Discussed confidential matters pertaining to the Patuxent Business Park, Armory Square and the Maryland Department of Commerce. No Votes were conducted.

TIME CLOSED SESSION ADJOURNED: 8:12 A.M. PLACE OF CLOSED SESSION VIRTUAL MEETING VIA ZOOM

PURPOSE OF CLOSED SESSION: Discussed confidential matters pertaining to status of existing loans. Discussed confidential matters pertaining to the Patuxent Business Park, Armory Square and the Maryland Department of Commerce.

STATUTORY AUTHORITY FOR THE CLOSED SESSION: §3-305(b) (4); ( ) ; ( )

MEMBERS WHO VOTED TO CLOSE: MOTION TO CLOSE BY DAWN BALINSKI, SECONDED BY THERESA KUHNS. (ALL IN FAVOR, NO OPPOSED)