



**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  
June 14, 2021**

**MEMBERS PRESENT:** Dawn Balinski, Terry Burka, Dana Jones, Theresa Kuhns, Warren Rice, Scott Russey, Terri Wolfley

**MEMBERS ABSENT:** Michael Benton, Commissioner Hance\*

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

**I. Call to Order**

The meeting was called to order at 7:59 a.m., by Terri Wolfley, Chair.

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

A **motion** was made by Scott Russey 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 May 10, 2021, Regular Meeting and Closed Session Meeting**

On a **motion** by Dana Jones, seconded by Dawn Balinski, and carried, the Regular Minutes and the Closed Session Minutes from the May 10, 2021, meeting were approved as submitted. (All in favor, none opposed)

**IV. Approval of Minutes from the May 20, 2021, Unscheduled Meeting**

On a **motion** by Balinski, seconded by Russey, and carried, the Regular Minutes from the May 20, 2021, meeting was approved as submitted. (All in favor, none opposed)

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

On a **motion** by Jones, seconded by Rice and carried, (all in favor, none opposed) the Economic Development Authority (EDA) recessed into closed session at 8 a.m., pursuant to General Provisions Article 3-305 of the Annotated Code of Maryland, to discuss two (2) items:  
Business Matters – [3-305(b)(4)] - The EDA will discuss two (2) matters that concern the proposal for a business or industrial organization to locate, expand or remain in the state.  
Closed Session adjourned at 8:26 a.m.

**VI. Old Business**

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

Kelly Robertson-Slagle reported that she and Bill McKissick are meeting the next day to review the drafted letter. In the meantime, the importance of having a Property Owners' Association has been discussed with several property owners including those located at the Jibsail Road entrance. A timeline of implementing the new POA will be provided.

**B. Calvert Industrial Park – Jibsail Road Entrance**

Danita Boonchaisri reported on the temporary construction easement from EDA to clear trees at the Jibsail and Route 231 intersection. The engineer reported that trees have been removed and they are working on a survey to certify the sight distance and determine if removal of trees provided greater line-of-sight of Route 231. If so, this can avoid the need to reroute traffic at the intersection which affected the businesses in the area. Within a few weeks, we should know whether the State Highway Administration approves the plan, leaving the intersection as-is which is preferred by the business owners.

**C. Status of American Rescue Fund Grants**

Slagle reported that Calvert County received a total of \$18 million which will be broken into two 50% allotments. The county received the first allotment of \$9 million; the second allotment is scheduled for next year. Funds are to be utilized within 4 years.

The County Administrator requested each department provide a plan of ways to utilize the funds and to request a dollar amount. After the plans are narrowed down, there will be a work session with the BOCC to decide where to invest the funds. A combination of additional grant rounds was included in our plan.

Chesapeake Beach and North Beach received their own allotment. The BOCC expressed the importance of providing the public insight of the process.

**D. TDR program update.**

The BOCC decided on a different route by seeding funds through a separate mechanism. The good news is that the TDR program is back up and running.

**VII. New Business**

A. Jones raised the concern that the poor vegetation management on Calvert County roadways and secondary roads has a negative impact on promoting tourism. Surrounding areas provide clean roads, clear passages and are more appealing. Maintaining roadway vegetation management should be made a priority. The EDA members agreed to Slagle’s recommendation to draft a letter from EDA to the BOCC.

**Public Comment**

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

**Announcements**

1. At the May 10, 2021, meeting, three (3) items were discussed in closed session.

**Next Meeting**

The next EDA meeting is tentatively scheduled for Monday, July 12, 2021, at 8 a.m. EDA members agreed to continue meeting via Zoom.

**Adjournment**

There being no further business for the EDA, a **motion** to adjourn was made by Russey at 8:40 a.m. The motion was seconded by Jones and carried. (All in favor, none opposed.)

# ECONOMIC DEVELOPMENT AUTHORITY

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

Date: JUNE 14, 2021

Time: 8:00 A.M.

Location: VIRTUAL MEETING VIA ZOOM

Motion to close meeting by: **DANA JONES**

Seconded By: **WARREN RICE**

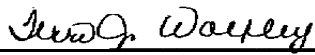
### STATUTORY AUTHORITY TO CLOSE SESSION, General Provisions Article, §3-305(b) (check all that apply):

- (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 06/14/2021 OPEN SESSION MINUTES FOR LIST OF ATTENDEES**

TOPICS ACTUALLY DISCUSSED: **Discussed confidential matters pertaining to status of existing loans. Discussed confidential matters pertaining to Patuxent Business Park lot sales.**

ACTION(S) TAKEN (IF ANY) AND RECORDED VOTES: DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO PATUXENT BUSINESS PARK LOT SALES. VOTE WAS CONDUCTED TO APPROVE NEW LOAN REQUEST WITH PROVISIONS (ALL IN FAVOR, NO OPPOSED).

TIME CLOSED SESSION ADJOURNED: 8:26 A.M. PLACE OF CLOSED SESSION VIRTUAL MEETING VIA ZOOM

PURPOSE OF CLOSED SESSION: DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO PATUXENT BUSINESS PARK LOT SALES. DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO ONE NEW BUSINESS LOAN.

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

MEMBERS WHO VOTED TO CLOSE: **MOTION TO CLOSE BY DANA JONES, SECONDED BY WARREN RICE. (ALL IN FAVOR, NO OPPOSED)**