



**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
September 9, 2021**

MEMBERS PRESENT: Dawn Balinski, Larry Jaworski, Dana Jones, Warren Rice, Terri Wolfley
MEMBERS ABSENT: Michael Benton*, Terry Burka*, Theresa Kuhns*, Commissioner Hance*
STAFF PRESENT: Kelly Robertson-Slagle, Danita Boonchaisri, Kathy MacAdams, Dawn Wood

*Excused Absence

I. Call to Order

The meeting was called to order at 8:01 a.m., by Terri Wolfley, Chair.

II. Call for Agenda Revisions and Approval of Agenda

A **motion** was made by Dana Jones to approve the agenda as revised. The motion was seconded by Dawn Balinski and carried. (All in favor, none opposed)

III. Approval of Minutes from the June 14, 2021, Regular Meeting and Closed Session Meeting

On a **motion** by Balinski, seconded by Warren Rice, and carried, the Regular Minutes and the Closed Session Minutes from the June 14, 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 Balinski, seconded by Rice and carried, (all in favor, none opposed) the Economic Development Authority (EDA) recessed into closed session at 8:03 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 8:22 a.m.

V. New Business

- A. Terri Wolfley welcomed Larry Jaworski as the new EDAC Representative.
- B. Dawn Balinski asked if loan payments are current. Kathy MacAdams reported they are.

Public Comment

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

Announcements

- 1. At the June 14, 2021, meeting, two (2) items were discussed in closed session.

Next Meeting

The next EDA meeting is tentatively scheduled for **Monday, October 18, 2021**, at 8 a.m.

The October meeting was moved to the following week due to the county's closure on Monday, October 11th for Columbus Day.

The following month's meeting would have been scheduled for Monday, November 8 but Kelly Slagle and Kathy MacAdams will out of town for the Advanced Economic Development Leadership training. The EDA members agreed to tentatively schedule the following month's meeting for **Monday, November 15, 2021**, at 8 a.m.

Adjournment

There being no further business for the EDA, a **motion** to adjourn was made by Rice at 8:26 a.m. The motion was seconded by Jaworski and carried. (All in favor, none opposed.)

ECONOMIC DEVELOPMENT AUTHORITY

Written Statement for Closing a Meeting under the Open Meetings Act

Date: SEPTEMBER 9, 2021

Time: 8:03 A.M.

Location: VIRTUAL MEETING VIA ZOOM

Motion to close meeting by: **DAWN BALINSKI**

Seconded By: **WARREN RICE**

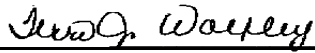
STATUTORY AUTHORITY TO CLOSE SESSION, General Provisions Article, §3-305(b) (check all that apply):

- (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 09/09/2021 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. Discussed confidential matters pertaining to Calvert Industrial Park Property Owners' Association.**

ACTION(S) TAKEN (IF ANY) AND RECORDED VOTES: DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO ONE NEW BUSINESS LOAN. VOTE WAS CONDUCTED TO APPROVE NEW LOAN REQUEST WITH PROVISIONS (ALL IN FAVOR, NO OPPOSED). DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO CALVERT INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION.

TIME CLOSED SESSION ADJOURNED: 8:22 A.M. PLACE OF CLOSED SESSION VIRTUAL MEETING VIA ZOOM

PURPOSE OF CLOSED SESSION: DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO ONE NEW BUSINESS LOAN. DISCUSSED CONFIDENTIAL MATTERS PERTAINING TO CALVERT INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION.

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

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