

**Minutes for Board Review
Kent Narrows Development Foundation
Board of Directors Meeting (in person & via Zoom)
January 25, 2022**

Board Members Participating

Jody Schulz, Chair
Pat Worns, Secretary
Justin Kiernan
Jeff Smith
Jason Ruth
Walt Thompson
Jason Tuel

Absent with Notice

Joe Pomerantz, Vice Chair
Victoria Hoffman, Treasurer
Mike Foster
Sheryl Jaros
Judy Wink

Commissioner Liaison

Phil Dumenil

Guests

Linda Friday, QAC Chamber of Commerce
Bente Cooney, Plastic Free QAC
Marc LaCoste, Best Western
Lisa Schrader, Schrader's Outdoors
Kenny Schrader, Schrader's Outdoors
Jack Kemp, Schrader's Outdoors

Queen Anne's County Staff

Nancy Scozzari, QAC Parks and Recreation (via Zoom)
Heather Tinelli, QAC Tourism & Economic Development

Call to Order

The regular meeting of the Kent Narrows Development Foundation commenced at 9:00 a.m. The meeting was conducted in person and via a Zoom video call. In the absence of Jody Schulz, Joe Pomerantz opened the meeting.

Minutes

The board reviewed and ratified the minutes of its January 25, 2022, meeting.

RESOLUTION

Jason Ruth made a motion to accept the December 21, 2021, meeting minutes. The Board unanimously approved the minutes.

Financial Report

Gigi Windley reported the following balances from the December 31, 2021, financial reports: Shore United Bank checking account, \$47,181; KNDF 570 Fund, due from QAC, \$186,681; KNDF Amenities Fund, due from QAC, \$50,000. Future payment due from Amenities Fund, \$17,191. The Chesapeake Charities Fund, \$8,243.00. Gigi is working on creating an upgraded annual report.

Public Comment

Linda Friday reported that the 2022 Chamber of Commerce Business **Directory** is now available. The cover shot is by Jay Fleming. Bente Cooney reported on the Shore Friendly Restaurant Initiative. She is looking for 3-4 restaurants to participate in the Last Straw Project.

Commissioner's Report

Commissioner Dumenil reported on the recent joint meeting with the Planning Commission on the Comp Plan and the Kent Narrows Community Plan updates. He will schedule a meeting with the KNDF to make sure the Foundations concerns and corrections to the plan are made. With the increase in traffic and visitation, the maintenance of the land and bridges in Kent Narrows should increase significantly. The following items were discussed and will be addressed.

Economic Development

Heather Tinelli reported that the office is working with Chesapeake Whalertown on financing for improvements for their expansion into Cedar Point Marina. They are also working with Annie's owners to find a new location. The office is participating in this year's Bay Bridge Boat Show which will be held on April 21-24. She is in touch with Corrigan Sports and monitoring the progress on the 2023 Bay Bridge Run. The run is dependent on permission from MDOT.

Community/ Comp Plan Update

Amy Moredock stated that KNDF's letter of December 13 was received. The letter had explained that KNDF would not be able to vote to support the plan until it had received and reviewed the full draft that included the Technical Committee's revisions.

The draft that was circulated to the public did not include those revisions and was missing some key elements. The letter also emphasized that the changes involving information related to Kent Narrows that appear in other parts of the Comp Plan should be carried through to the appropriate areas in the plan.

Amy Mordock stated that all of the comments that KNDF has submitted will be included in the final draft, almost all of the comments are being addressed, and most all of the updates are being incorporated into the updated plan. However, KNDF will not be able to review those changes before the workshop. The Planning Commission hearing is in January, so anything that KNDF will want changed or corrected will have to be done at the Commissioner level.

KNDF can write a position letter and point out anything additional that we would like to see in the Comp Plan and the Community Plan.

Amy stated that the public review comment period has ended. The draft for the 60-day review is the official draft.

KNDF's comments (made between October 15 and November 5) do not go into the public comment review, so the Planning Commission and the Commissioners do not see the KNDF's comments; they are absorbed as edited by the staff technical committee. She stated that they are being addressed in a separate spreadsheet. KNDF will be advised of every action taken on every comment.

On January 11, 2022, a joint workshop will be held to make sure that the Commissioners and the Planning Commission are in alignment.

The public comments on from the 60-day review will be presented at that time.

Victoria asked if the suggested additional uses that came in from various sources to be considered in plan were being addressed. Amy stated that the inclusion of suggestions of new uses in the WVC would not be legal and a letter addressing that issue will be forthcoming.

That will be followed by the Planning Commission's public hearing on January 13; the Commission may vote to send the plans and the public comments to the Commissioners for review at that meeting.

She said that KNDF may make comments at both meetings if necessary. Victoria asked if the legal opinion on the issue has been provided. Amy said it had and that she would send a copy of the letter for the Foundation to circulate.

KNDF will get the final draft on January 25 and will have until March 8 to review. There will be a hearing then to offer the comments to the Commissioners.

The board discussed changes they expect to see in the revised draft of the Comp and Community Plans.

Gigi wanted to ensure that the changes in the Kent Narrows Plan that will affect the other parts of the plans, will be carried through as well.

Jody pointed out that the land math on the tables was incorrect. Jeff added that designation of the wetland overlays was wrong.

Gigi reiterated that the text did not align with the data sets presented in the tables. The requests to correct that have not been fulfilled. The overlay with the census data presentations is not truly representative. The overlay of the Census designated place that is used to present data on the area is inconsistent with the area being discussed in the plan. The yearly comparisons do not present an accurate picture of what is true to the area.

Most importantly, the economic impact information from the Beacon Study and the information on maritime and other types of tourism and tourism goals should be included. Currently, the plan only addresses heritage, agricultural, and eco-tourism.

Amy explained that land use designations aren't zoning changes. The comp plan has a map that holds land use designations. The land designation must be consistent with regulatory changes; that is why the comprehensive rezoning requests were recently considered.

After the Comp Plan is completed, the rezoning changes that were requested through the land use changes will be considered, followed by changes in the code and the zoning maps.

Parks, Recreation and Public Landings

Nancy Scozzari reported that the Corsica Yacht Club is hosting larger regattas during boating season.

She pointed out that the County leases the SHA property and is responsible for the maintenance. A lot of plantings have been added to the Kent Narrows WVC this year. They are fixing under-drains and irrigation and are looking at plants that can withstand saltwater intrusion. The Wells Cove lot will be improved in the Spring. The weed control contract was awarded and the phragmites at Ferry Point will be mowed so that water views are more accessible. She said that some mowing on the north side of the bridge slope will be done by the Parks Department. She is working with Economic Development and Tourism to prepare a trail map. The Macon Creek Trail hub will activate early next year. An SHA grant will fund connecting the trail from the crosswalk on Kent Narrows Way, through the right edge of the parking lot, to the boardwalk trail that goes under the bridge on the east side of the Kent Narrows. Nancy agreed to supply a map at the next meeting.

Pedestrian Wayfinding Plan Grant from the MD Heritage Trust

The board discussed the details of the Maryland Heritage Trust Grant of up to \$19,000 for the Wayfinding Project.

RESOLUTION

Jeff Smith made a motion to enter into the Grant Agreement from the Maryland Heritage Trust for the Pedestrian Wayfinding Project. Pat Worns seconded. The Board unanimously approved the contract.

Gigi presented the 2022 KNDF Board Calendar, with monthly meetings from 9 a.m. – 11 a.m. on the fourth Tuesday in January–October, and on the third Tuesday in November and December.

RESOLUTION

Jeff Smith made a motion to accept the 2022 Board Calendar. The board unanimously approved.

Press Materials on Positive Changes in Kent Narrows WVC

A discussion followed related to preparing press materials highlighting the new businesses and all of the positive changes happening in the Kent Narrows. Gigi will focus on doing that over the next several months.

Director's Report

Gigi Windley reported on the following:

Satellite Parking Area for Jetty

The distressed house on this lot was demolished and the parking area for the Jetty was improved. (This was originally reported as a project by Bridges)

New Business

Jody Schulz conducted a hardhat tour of the new Hyatt Place for the KNDF, Economic Development Staff, QAC TV, and EDC Chair Jesse Parks. The opening is slated for the Fall of 2022. The group also toured the new Dock House Restaurant site in front of the Boatel and Phase Two of the Boatel building project.

Business Closings

Safe Harbor Narrows Point is working with the County on developing plans to significantly improve the waterfront experience on the property where both Annie's and Red Eye's sit. Safe Harbor owns both structures.

Reminder: Annie's last day of operation from the building in Kent Narrows is December 24, 2021. The online auction of the contents of the building is now in progress at rasmus.com. The auction closes on December 22. The pick-up days and times are December 28 and 29 from 9 a.m.-3 p.m., so there may be increased traffic in the northeast quadrant those days.

Sunken Vessel

The sunken vessel still sits in the public marina. The County continues its work with DNR to get the funding to remove the sunken vessel from the public marina.

Wayfinding Project

Revised designs will be ready for board review in early January.

Letters of Support for CBEC

A letter of support for CBEC's grant application was sent to Gabe Cohee at DNR to support, in concept, the Coastal Resiliency grant application that CBEC has made to the Maryland Department of Natural Resources. The letter stated that the board's vote was conditional, dependent on approval of the Queen Anne's County Commissioners.

Keeping the CBEC peninsula intact is critical to the landowners and businesses in the Kent Narrows region because the property will serve as a buffer for wave energy along the Kent Narrows Waterfront.

KentNarrowsMd.com

The website has been updated to reflect the Watermen's Basket Tree events and the 6th Annual Chesapeake Motoring Festival at the Yacht Club, scheduled for the weekend of June 4 & 5, 2022. This month we will continue to update throughout the month of December to keep up with the business changes.

Holiday Promotions

The Holiday Shopping map for Kent Narrows was updated and is available in the Visitor Centers; printable and electronic versions are on the Kent Narrows website. Social media has been active, and KNDF provided live Facebook feeds of the construction and lighting of the crab basket trees. We also covered the Festival of Trains and promoted the event via social media.

Crab Basket Tree

KNDF continued to work with the Watermen's Association on the Basket Tree events and promotions.

Tommy McFly of NBC4 Washington did a piece focusing on the Crab Basket Trees in Kent Narrows. The segment aired during the 4PM and 11PM newscast on December 15, and during the 4AM, 5AM, and 6AM newscast on December 16. An estimated audience reach of 257,000 resulted from each airing and teasers. This came as a lead from the Maryland Office of Tourism Development.

KNDF also compiled the information for the media stories and for the program that was handed out the evening of the tree lighting. We designed, printed, and distributed the program prior to and the day of the event.

The lighting event was well attended, and the vendor fair went well. CBEC brought the KNDF-donated Kestrels to the event. They, as well as Santa and Mrs. Claus, garnered much attention.

Kent Narrows Travel Guide Update

With the major changes occurring in the WVC, the PDF and online version of the Guide will need to be updated soon.

The Board gave permission to allocate resources necessary to update the PDF of the Kent Narrows Travel Guide to reflect the new businesses.

Administrative Matters

The following Board members were confirmed by the Commissioners for a three-year term, ending December 31, 2026.

Victoria Hoffman

Justin Kiernan

Joe Pomerantz

Jason Ruth

Walt Thompson

Kelly Phipps, from The Narrows Restaurant, was also confirmed. A new board member orientation will be scheduled for Ms. Phipps prior to the January board meeting.

Financial Disclosure

Financial Disclosure forms are due on January 31, 2022.

Request for Support Letter from CBEC

CBEC is submitting a grant application to improve a part of its property. The improvements will positively affect certain shorelines in the WVC. They have requested that the KNDF write a letter of support for the project. More details are expected to be submitted in time for our meeting.

Chesapeake Bay Storyteller

Gigi discussed the Chesapeake Bay Storyteller program that is managed through the Maryland Office of Tourism. The Office published a promotional book wherein Kent Narrows is represented. Gigi participated in the program, as did Mark Galasso of Tuna the Tide Charter Service.

Prospective Infrastructure Funding

A meeting has been scheduled with Senator Cardin's staff to become familiar with the new infrastructure funding streams coming through the federal government.

Adjournment

Jeff Smith moved to adjourn; all approved. The meeting ended at 11:20 a.m.

Respectfully submitted,
Georgeanna (Gigi) Windley,
Executive Director
Kent Narrows Development Foundation

Certification:

I hereby certify that this is a true and correct copy of the Minutes that were adopted by the Directors of this Foundation on January 25, 2022

Patricia P. Worns, Secretary, KNDF