

**Minutes for Board Review
Kent Narrows Development Foundation
Board of Directors Meeting (in person & via Zoom)
February 22, 2022**

Board Members Participating

Jody Schulz, Chair
Joe Pomerantz, Vice Chair
Pat Worns, Secretary
Victoria Hoffman, Treasurer
Sheryl Jaros
Justin Kiernan
Kelly Phipps
Jeff Smith
Walt Thompson

Absent with Notice

Mike Foster
Jason Ruth
Jason Tuel
Judy Wink

Commissioner Liaison

Phil Dumenil

Guests

Linda Friday, QAC Chamber of Commerce
Bente Cooney, Plastic Free QAC
Marc Lacoste, Best Western

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 9:02 a.m. The meeting was conducted in person and via a Zoom video call.

Minutes

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

RESOLUTION

Pat Worns made a motion to accept the January 25, 2022, meeting minutes. The Board unanimously approved the minutes.

Financial Report

Victoria Hoffman reported the following balances from the January 31, 2022, financial reports: Shore United Bank checking account, \$38,378; 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, \$8,207.

Public Comment

Linda Friday reported that the 2022 Chamber of Commerce Directories are now available. The Chamber is working with a committee of the EDC to provide welcome packets to new businesses. A Chamber mixer is planned at the Kent Island Yacht Club on March 24. Bente Cooney reported that the Plastic Free QAC is planning a clean-up in Kent Narrows on Saturday, March 19.

Commissioner's Report

Commissioner Dumenil reported that he is working with Todd Mohn to have the KNDF bids for landscaping of certain public areas included in the FY 23 budget. He reported that Delegate Hartman of Wicomico and Worcester Counties was considering sponsoring a bill that would allow the public accommodations tax to be raised from 5% to 6% in home rule counties. It is unlikely that the bill will be considered this session. It would not mean that the tax in Queen Anne's County would be raised. That could only happen by action of the County Commissioners if the bill was passed.

Two citizen text amendments related to Kent Narrows were submitted in February.

- To permit limited recreational vehicle parking as an accessory use to bona fide fraternal organizations within the WVC.
- To allow for bonus provisions for residential density in the WVC that are part of a redevelopment of dilapidated or abandoned structures.

Economic Development

Heather Tinelli reported that the 2023 Bay Bridge Run is scheduled for November 11, 2022. The Bay Bridge Boat Show is April 21-24. The County will have a booth there and the KNDF may distribute promotional materials at the booth.

A meeting was held with Douglas Development at their office in Washington. Representatives from Economic Development Commission, the KNDF and Economic Development staff attended. The purpose was to initiate a conversation about property improvements on the two sites that Douglass holds in the Kent Narrows.

Parks, Recreation and Public Landings

Nancy Scozzari reported that the weed control contract that will help to control the Phragmites in Ferry Point Park and in other key spots in Kent Narrows will begin. The new bathrooms along the Cross Island Trail at Macon Creek will be opening soon. A water bottle refilling station will be available.

Significant shoreline erosion has occurred at Ferry Point Park. Nancy would like a letter of support from the Foundation to go to DNR for shoreline improvements. She will supply the information needed for the letter.

Director's Report

Gigi Windley reported on the following:

Maintenance Issues

The sunken vessel in the public marina was removed.

Business Updates

Bill Dougherty is the new general manager of the Hyatt Place Hotel. Bill works for TKO Hospitality, the Management Company for the new Hyatt Hotel.

Harrisons was sold and is now a part of Safe Harbor Narrows Point. This gives Safe Harbor a presence in the southeast quadrant of Kent Narrows. This brings the total number of annual and transient slips to 500. Safe Harbor will now have three, 3-ton travel lifts and one, 80-ton lift. The parking lot off Wells Cove Rd. will be leased to the Jetty. That lease will begin in May.

The construction on the Dock House at the Boatel is moving along at a rapid pace. A May opening is anticipated. The new awnings were installed on the façade of Swan Cove Spa and over the other retail units on the east side of the Boatel. The parking lot is paved, and the boardwalk is being installed.

The Hilton Garden Inn was acquired by Chesapeake Hospitality.

Kent Narrows was represented in the Hunt and Fish Maryland Booth at the Great American Outdoor Show in Harrisburg. In exchange for helping to staff the booth for a day the Maryland Office of Tourism Development displays the KNDF's promotional materials for the entire duration of the nine-day show. A table in front of the booth features the Kent Narrows promotional items on the day that Kent Narrows and QAC staff is there. The only cost to participate is related to the costs for travel and promotional materials.

An annual report for the KNDF is in progress. The publication is 12 pages and has photos, charts, and other key information.

Legislative Matters

Letters of support were mailed from the County on the following bills that affect Kent Narrows:

HB0546 (Arentz)

For prohibiting a pedestrian from catching or attempting to catch a fish by any means on or under the Maryland Rt. 18 Drawbridge over the Kent Narrows in Queen Anne's County. Commissioner Moran and Delegate Steve Arentz testified in favor of the bill at the committee hearing. There was no opposing testimony. The effective date if ratified is July 1, 2022.

HB 0555/ SB 340 (Hershey)

A bill regarding Queen Anne's County Alcoholic Beverages-License applications authorizes the Board of License Commissioners for Queen Anne's County to exempt up to four licenses held on behalf of corporations or limited liability companies from certain ownership requirements. It prohibits the board from granting an exemption within the Kent Narrows.

SB0342 (Hershey)

This Bill authorized DNR to allow a person in QA to hunt any game bird (like wild turkey, not waterfowl, like geese and ducks) or game mammals (like a whitetail deer) on Sunday during the open season for that game bird or game mammal. The effective date if ratified is July 1, 2022.

The Commissioners have written a letter in support of these bills. The TTAC also voted to advise the Commissioners to support the Sunday hunting bill.

County Legislation

The Planning Commission rejected the proposed changes to the text amendment to change the definition of a Shooting Club. KNDF sent a letter indicating there should be no change. Only one person testified in favor of the change. The text amendment moves on to the Commissioners to consideration.

New Business Inquiries

KNDF aided a Jet Ski business and a Tiki Boat business looking for operational sites in the Kent Narrows.

Administrative Item

A new Certificate of Good Standing was downloaded as a backup for grant requests.

Comp Plan/Community Plan

The materials for review of the January 25 version of the Community Plan were sent out to the Board. A subcommittee will review the final version. Changes must be presented to the Commissioners for consideration at the March 22 meeting. An e-mail from the KNDF was sent to the Planning Office seeking clarification on all deadlines and procedures for submitting corrections and edits/comments on content that was changed by the technical committee. A suggestion that QAC's GIS dept work with the KNDF and the Planning Office to review and correct the W&M generated maps was offered. The KNDF cannot accept the current maps as presented.

Some KNDF edits included content that was to be carried through to other Chapters was not, so those areas of the Comp Plan must be corrected, too.

The point was made that the implementation schedule for the Community Plan has always included a section on Capital Improvements and the Board felt strongly that those elements of the plan should remain intact.

In addition, since some of the Tourism elements that were expected to be included in the Economic Development and Tourism Chapter related to Coastal and Maritime Tourism and

Niche Markets were not included, they should be inserted back into the Kent Narrows Community Plan Chapter. Some elements should be added into the Economic Development and Tourism Implementation schedule to better reflect the abundance of Coastal and Maritime Tourism in the County.

The board reviewed all corrections in detail and will develop the final documents to be reviewed at a Special KNDF Workshop and ratified at the upcoming Board Meeting. A letter coupled with the change documents will be submitted to the Commissioners. A separate document will be submitted to Planning and the GIS office so they can make the appropriate corrections on the maps.

The Board determined that a letter would be written to the Commissioners that articulates the specifics about all corrections, additions, and changes.

Adjournment

Sheryl Jaros moved to adjourn; all approved. The meeting ended at 11:10 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 March 22, 2022.

Patricia P. Worns, Secretary, KNDF