

**Minutes for Board Review  
Kent Narrows Development Foundation  
Board of Directors Meeting (in person & via Zoom)  
December 21, 2021**

**Board Members Participating**

Jody Schulz, Chair  
Joe Pomerantz, Vice Chair  
Victoria Hoffman, Treasurer  
Pat Worns, Secretary  
Sheryl Jaros  
Justin Kiernan  
Jeff Smith  
Jason Tuel

**Absent with Notice**

Jerry Dammeyer  
Mike Foster  
Jason Ruth  
Walt Thompson  
Judy Wink

**Commissioner Liaison**

Phil Dumenil

**Guests**

Linda Friday, QAC Chamber of Commerce

**Queen Anne's County Staff**

Todd Mohn, County Administrator  
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 November 16 meeting minutes.

***RESOLUTION***

***Once a quorum was reached, Sheryl Jaros made a motion to accept the November 16, 2021, meeting minutes. The Board unanimously approved the minutes.***

### **Financial Report**

Victoria Hoffman reported the following balances from the November 30, 2021, financial reports: Shore United Bank checking account, \$63,882; KNDF 570 Fund, due from QAC, \$186,681; KNDF Amenities Fund, due from QAC, \$50,000. The Chesapeake Charities Fund, \$8,243.00. The marketing expenditures must be corrected because the Gable expenditures for the Wayfinding Project are included. At the end of the year, the categories will be reviewed and adjusted. Once that is complete, projections for the coming year will be made. Victoria will follow up with Jody to ensure the amenities fund is reflected correctly. Gigi will be working on creating an upgraded annual report.

### **Public Comment**

Linda Friday noted that the Chamber's Celebration of Businesses event was a success. Seventy-one businesses in Queen Anne's County were recognized. She noted that Fisherman's Inn was recognized for 90 years in business and the Crab Deck for 30 years. The new business directory will be released soon.

### **Commissioner's Report**

Commissioner Dumenil reported on the joint meeting between County Officials, the KNDF, and District Two SHA staff. He reported that inadequate staffing, equipment allocations, and funding resources continue to be issues with District Two. There are only six staff to cover the area from the Delaware State Line to the Bay Bridge.

With the increase in traffic and visitation, the maintenance of the lands and the bridges in Kent Narrows should significantly increase. The following items were discussed and will be addressed.

- More frequent sweeping, especially the Rt 50/301 Bridge.
- Drains on the Rt.50/301 Bridge clogged with debris, grass and weeds posing a hazard to motorists during storm events.
- Slopes to be maintained, erosion control, debris removal, trash removal, mowing and/or landscaping.
- Exit 41 and 42 ramps additional and consistent trash removal services.
- Uncontrolled runoff from the Kent Narrows Bridge and the three parking lots under the 50/301
- Guardrails on the bridge and around the planting area need repair or replacement.
- The separators along the pedestrian walkway over the drawbridge are in constant need of repair.
- The Bay Bridge sign at the Exit 42 entrance for Kent Narrows Way North has been damaged for several years, the damage has been reported to SHA and it remains unattended to.
- Intersection at Kent Narrows Way North/South and Rt.18 an issue.
  - 1) Phrag blocking sight lines at intersection.
  - 2) Need for better traffic management
  - 3) Traffic calming needed from Wharf Road to Cedar Point Marina (formerly Lippincott's)

Overall, the meeting was positive and the SHA representatives agreed that they could focus more attention on the Kent Narrows. The meeting will help to keep the lines of communication open between the agencies. Gigi will write a follow-up memo so that progress can be made toward each of the items discussed.

In summary, SHA seems to be mainly focusing on things that need maintenance, but those items that would improve the area aesthetically are more difficult.

Joe asked about the guardrails. They are rusting and look bad. Some have holes in them. Guardrails are expensive to replace. (See Bullet #6 above).

Cleaning the retaining wall on the bridges seems to be problematic because of environmental concerns.

Opportunities for federal funds are projected to increase so all parties agree to monitor and react to funding opportunities.

Jody asked Todd Mohn and Phil Dumenil to revisit KNDF's maintenance proposal. Phil, Todd and the Commissioners will look at incorporating a focused maintenance program for the Kent Narrows into the budget process.

Phil said the partnership will have to be between the businesses and the County. Jody reiterated that the County has a leased State property and by default the County is supposed to maintain those areas.

### **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 Kent Narrows-related information that appears in other parts of the Comp Plan will 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 that anything the KNDF will want changed or corrected will have to be done at the Commissioner level.

The KNDF can write a position letter and point out additional things that the KNDF 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.

The 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. The KNDF will know 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 that address 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 had 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 info from the Beacon Study and the information on maritime and other types of tourism and tourism goals should be included. Currently the plan only addressed 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.

### **Economic Development**

Heather Tinelli reported that Connie Dean has arranged 12 apprenticeships for the CTE culinary program for Chesapeake College. The communication specialist for the school board is getting the word out. The division didn't get the EDA money for the Ferry Project, but they received good feedback that may be helpful. The division is looking at building Sports Tourism with QAC Parks and Rec. They are looking at working with Team Maryland (Maryland Sports Commission) to conduct a feasibility study for Sports Tourism. Team Maryland is a Sports Tourism Marketing Coop.

### **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 salt water 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 do 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 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 hard hat tour of the new Hyatt Place for the KNDF, Economic Development Staff, QAC TV and the EDC Chair, Jesse Parks. The opening is slated for the Fall of 2022. The group also toured the 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 December 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**

They will have 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, which will be held 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 and in a printable and electronic form on the Kent Narrows website. Social media was active, and KNDF provided live Facebook feeds of the tree building and the tree lighting. 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 Tree 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 teases. 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 business.*

### **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. 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

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*Patricia P. Worns, Secretary, KNDF*