

**MINUTES**  
**for Board Approval**  
**Kent Narrows Development Foundation**  
**Board of Directors Meeting**  
**Chesapeake Heritage and Visitor Center**  
**January 22, 2019**

**Board Members Present**

Jody Schulz, Chair  
Joe Pomerantz, Vice Chair  
Mike Harris, Treasurer  
Pat Worns, Secretary  
Jerry Dammeyer  
Michael Foster  
Victoria Hoffman  
Sheryl Jaros  
Jason Ruth  
Walt Thompson  
Peggy Young

**Board Members Absent with Notice**

Sue Kamp  
Justin Kiernan

**Commissioners**

James Moran  
Phil Dumenil

**KNDF Staff**

Gigi Windley, Executive Director

**QAC Staff**

Nancy Scozzari, Parks and Recreation

**Guests**

Leanne Allen, Chesapeake College  
Charlie DuVall, Oasis Management, Piney Narrows Marina  
Lou Facciponti, HWP Insurance  
Marci Leach, Chesapeake College  
Rob Marsh, Wye River Marine, EDC Member  
Paul Millstein, Douglas Development  
Jim Reilly  
Joe Stevens, Stevens and Palmer, LLC

**CALL TO ORDER**

With a quorum of directors in attendance, Chair Jody Schulz called to order the regular meeting of the Kent Narrows Development Foundation at 9:04 a.m.

Jody welcomed Margaret (Peggy) Young to the Board. She has a marketing background and also serves as a Board Member of the Kent Island Yacht Club.

**RESOLUTION**

**Minutes**

*The Board unanimously approved the Minutes from the December 4, 2018, regular meeting of the KNDF.*

## **FINANCIALS**

Mike Harris reported the following: The balance in the Queenstown Bank as of 12/31/2018 was \$5,312.25. According to the most recent statement provided by the County, the KNDF fund balance is \$210,537.50. Corrected financial reports were distributed for 11/30/18. They reflect the corrected figure from the Kent Narrows 570 fund that was incorrectly recorded by the accountant. The Chesapeake Charities account has a balance of \$9876.41.

## **REPORTS**

### **Commissioner Moran**

Commissioner Moran stated that the Commissioners will be revisiting the TIF project. It has moved into the Governmental Phase.

### **Parks and Recreation**

Nancy Scozzari reported that the channel dredging project is complete and suggested that it's now time for DNF to do a new sounding of the channel.

Pre-Construction on the Cross County Connector Trail has started. The main staging area for the equipment is at the end of Jackson Creek Lane. The trail will connect the northeast side of the Kent Narrows to Long Point Park. (Jackson Creek Road near Royal Farms).

### **Economic Development and Tourism**

Economic Development staff were attending the EDIF meeting, scheduled at the same time as the KNDF meeting.

## **PRESENTATIONS**

Concept Plan Review: #CP-17-09-0003-C

Jamal's of Kent Narrows, LLC.

59 Piney Narrows Road.

Project Title: Kent Narrows Village Center, Douglas Development Corporation

Presenters: Kevin Sperry, senior principal, Antunovich Associates; Joe Stevens, Stevens Palmer, LLC; Paul Millstein, Douglas Development.

**Project Summary:** Redevelop the Jamal's Outlet Center with six new buildings that include mixed uses of retail/office space and residential apartments.

Key Information:

Zoning: WVC | Critical Area Land Classification is IDA

Located in the Kent Narrows Growth Area and in a priority funding area

15.8 acres on two separate parcels IDA, buffer exemption area

The larger parcel is 14.1 acres, also buffer exempt

Property across the street on Piney Narrows Road, in front of Piney Narrows Marina is 1.7 acres

Total of six buildings with a total area of 690,831 square feet

3 retail and 3 mixed use

Include 396 residential units, scaled over 4 buildings/ 10% is MPDU

**Summary of Uses:**

Non-Residential Use:

Retail 59,399+Office 56,746+116,085 square feet

Residential:

315,748 square feet

Commercial apartment use:

2 Bedroom: 58 Units

1 Bedroom 286

Studio 52 Units

Total: 396 Units

Total commercial space (residential and office): 116,085

Allowable residential (commercialX3) 348,255

Buildings a, b, and c requesting height up to 48 feet (4 stories); the other buildings are single story.

822 parking spaces — includes on-street parking and above-ground structured parking; requesting reduction of 265 spaces. (1087 spaces are required, 822 of shared parking are proposed.)

**Design Highlights:**

- Design has a “coastal feel,” and facilitates a “fun and active environment.”
- A boardwalk/nature walk will go around the perimeter of the property. Trail floats out onto the natural landscape with rest areas and benches. Interpretive signs that describe the natural environment will enhance the walk.
- Bike amenities with connections to the trail.
- Boulevard with lined with lush landscaping.
- Tot play lot
- Green roofs would be used where possible.
- Commercial space on ground floor with three levels of residential.
- Amphitheater with stage with no backdrop so the water view will be enhanced.
- Structured parking garages, not visible from Rt.50.
- Commercial space has high ceiling height of 18 feet to appeal to retail clients.
- Public village square/public plaza where people can gather.
- Designed so natural light can get into the public areas and buildings and views of the water are maximized.
- Places for restaurants with seating that spills out to the waterfront.
- The Cross Island Trail will be set back from the access road to improve safety. It will be enhanced and realigned.
- About 60% of the units have balconies.
- Pedestrian signage will complement the design of the development.

Would take 24 to 36 months to construct.

Estimates it will take about 12 months to absorb commercial and 3 to 4 years for residential absorption.

**RESOLUTION**

*Pat Worns made a motion to endorse concept the plan as it is well thought out, within the guidelines set forth in the Kent Narrows Community Plan and will be beneficial to the area. The Foundation also supports the height recommendations as presented and recommends that as much parking as possible be made available to the public. Walt Thompson seconded. The motion was approved unanimously.*

**Chesapeake College**

David Harper, Dean for Faculty and Teaching, and Leanne Allen, Director of Fiscal and Program Compliance, gave an update on the new developments at Chesapeake College. The College is interested in interfacing with the local businesses at an increased level. A discussion followed, related to the types of education and training programs that could help Kent Narrows businesses in the future. The Foundation will follow up by providing information on key employers who are interested in working with the college.

**Director’s Report**

Gigi Windley gave an update on the other new projects that are underway in the WVC.

KENT NARROWS MARINE, LLC: (BOATEL)

The QAC Board of Appeals approved the expansion of the Boatel from 72,000 sf to 82,000 sf.

## **PINEY NARROWS IMPROVEMENTS**

The Commissioners approved a 4,280 gallon daily water allocation for Piney Narrows Marina. The Marina will pay a one-time fee of \$81,320 to connect to the Oyster Cove plant. A significant amount of improvements is planned for Piney Narrows Marina in the future. New plantings have gone up along Piney Narrows Road.

## **MEARS PROJECT**

Monitoring the progress. Announcement on progress may be reported in February.

## **LEGISLATIVE ITEMS AFFECTING THE WVC**

### **TAX DISTRICT EXPANSION**

County Ordinance 19-01 was introduced by Commissioner Moran. It amends the boundaries of the Kent Narrows Commercial Management and Waterfront District and expands them to include Parcel 445, Grid 17, Map 57 as shown on the Sectional Zoning Maps of Queen Anne's County, Maryland. Assuming the tax rate remains the same in FY 20, the Yacht Club will add an additional \$2,537 to the base property tax. The amendment is scheduled to be voted on in February.

### **Outreach and Promotion**

Updated the Kent Narrows Pages in the QAC Chamber Directory.

### **Online Updates**

Kentnarrowsmd.com and Kent Narrows Waterfront on Facebook was updated on an ongoing basis to reflect openings and closing during the recent snow storm. A special update was posted and publicized entitled "5 Things to Do Here in the Wintertime."

### **Travel Media Placement for 2019**

The full page ad for Kent Narrows in the Queen Anne's County Visitor's Guide was designed, submitted, and paid for. The cost of the ad was \$1615.00. The ad was similar to the one placed in Destination Maryland. All restaurants, dock bars and hotels were listed by name. Because the distribution plan for the guide is heavy directed toward the drive market, it will mainly reach travelers who have already decided to visit MD, the Foundation positioned the ad message to align with the County's proposed distribution plan that was submitted with the advertising proposal. The guide will also be mailed in response to inquiries received by Queen Anne's County Tourism Office, and will be sent to Visitors' Centers throughout the State.

### **Maritime Heritage Grant**

The new website for Stories of Kent Narrows is now live; content will continue to be added.

We are still waiting on approval to place the banners on Piney Narrows Rd.

The Foundation was been encouraged to apply for a new project during the next grant cycle. The letters of intent are due on 1/31/19. Gigi will work with Parks to submit a project that helps to create a map for the Cross Island Trail and the new connector trail.

### **Wayfinding Program**

Gigi Windley, Nancy Scozzari, and Mike Wisnowsky are working with the Foundation to design pedestrian wayfinding signs throughout the WVC. The group is in the process of developing an RFP and a placement plan for the project.

### **Economic Impact Study**

A study for Kent Narrows is underway with the Beacon Group; over 70 businesses were contacted. The Foundation and the University are encouraging businesses to respond, but the response rate to date is low. The plan is to meet with Beacon to discuss alternative ways to collect the data.

### **Other News**

The 301 bypass around Middletown, DE, opened.

### **Administrative:**

Peggy Young will be filling Jason Tuel's term which ends Dec. 31, 2019.  
The following board members were approved for three-year terms to end Dec. 31, 2021.  
Jerry Dammeyer  
Victoria Hoffman  
Justin Kiernan  
Joe Pomerantz  
Walt Thompson

**Old Business**

Gigi requested that property owners who have constructions projects scheduled to begin, provide updates to the Foundation if disruptions will affect surrounding properties or the flow of traffic (vehicular and pedestrian).

**New Business**

The 10 K Across the Bay will not occur this year.  
The date of the County Independence Day Celebration, 2019, was changed to July 2, with a rain date of July 3.

**ADJOURNMENT**

*Sheryl Jaros moved to adjourn the meeting; the motion was approved unanimously.*

The meeting was adjourned at 11:14 a.m.

*The next meeting of the Foundation is scheduled for 9 a.m. Tuesday, February 26, at the Chesapeake Heritage and Visitors Center.*

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

**Certification**

I hereby certify that these are a true and correct copy of the Minutes that were adopted by the Directors of this Foundation on \_\_\_\_\_, 2019.

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