



**Queen  
Anne's  
County**

MARYLAND

## Business Meeting Minutes for January 26, 2022

### I. **Call to Order and Determination of Quorum:**

The business meeting was called to order by Chairman, Jesse Parks at 9:00 a.m. at The Chesapeake Heritage & Visitors Center, 425 Piney Narrows Rd., Chester, MD. Due to COVID-19 social distancing restrictions being lifted, the meeting was held in-person, with the option to participate via Zoom.

The following Board Members were present and represented a quorum:

Jesse Parks, Chairman  
Lee Bridgman, Secretary (via Zoom)  
Ed Beres, Treasurer  
Larissa Costello  
Heather Bacher (via Zoom)  
Jim Reilly  
Brian DeMoss  
Shawna Truitt (via Zoom)  
Jamie Thompson (via Zoom)  
Deayna Ewell  
Lara Wilson (via Zoom)  
Jeremy Reynolds

Not Present:  
Jon Cook  
Hazen Arnold

Staff Present:  
Heather Tinelli, Director,  
Connie Dean, Career Technology  
Rebecca Lepter, Economic Development Coordinator  
Katie Clendaniel, Marketing & Destination Dev. Specialist  
Lisa Gallow, Office Coordinator (via Zoom)

#### **Economic Development Commission:**

Jesse Parks, Chair  
John R. Anderes III  
Hazen S. Arnold IV  
Heather L. Bacher  
Edward Beres  
Lee A. Schnappinger Bridgman  
Jonathan Y. Cook  
Larissa Costello  
Brian R. DeMoss  
Rob Marsh  
Jim Reilly  
Jeremy Reynolds  
Shawna Truitt

#### **County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiaro, District 4

Others present:

Jack Wilson, Commissioner, Queen Anne's County (via Zoom)  
Linda Friday, President, Queen Anne's County Chamber of Commerce  
Gigi Windley, Director, Kent Narrows Development Foundation  
Steve Johnson, Planner, QAC Planning & Zoning  
Grayson Middleton, Eastern Shore Outreach Coord., OFC of the Governor (Zoom)  
Nancy LaJoice, Sr. Business Dev. Representative, Dept. of Commerce (via Zoom)  
Dave Harper, VP of Workforce & Academic Programs, Chesapeake College  
Jenny Rhodes, Comm. Liaison, Univ. of MD Extension Program (via Zoom)  
Stephanie Jones, Long Range Principal Planner, QAC Planning & Zoning  
Paige Tilghman, Economic Dev. Manager, Town of Centreville (via Zoom)  
Rob Tracey, Long Range Principal Planner, QAC Planning & Zoning  
Robert Woolley, Owner, The Edge Training Academy and Arena (via Zoom)  
Amy Moredock, Principal Planner, QAC Planning & Zoning (via Zoom)  
Mike Arntz, Community Liaison, Congressmen Andy Harris (via Zoom)  
Lanette Power Waters, Communication Specialist, QAC Schools  
Kevin & Lisa Schrader, Owners, Schrader's Outdoors  
Brian Chupek, Commercial real Estate Agent  
Jack Kemp, Mgt. Team Member at Schrader's Outdoors

**II. Approval of Agenda and Minutes:**

Agenda: On a motion made by Ed Beres and seconded by Brian Demoss, the January meeting agenda was approved by a unanimous vote of all members present.

Minutes: On a motion made by Jim Reilly and seconded by Ed Beres, the November meeting minutes were approved by a unanimous vote of all members present.

**III. Treasurers Report:** Mr. Beres, Treasurer, reported that the account managed by Chesapeake Charities has a current balance of \$2,815.40. He further stated that \$950.03 was used to pay for the December Holiday Breakfast at Annie's Restaurant.

**IV. Commissioners Report:** Queen Anne's County Commissioner Jack Wilson updated the board on behalf of the County Commissioners:

- A.** The FY23 budget season is in process and the Commissioners do not anticipate any tax increases.
- B.** The Comp. Plan was presented to the Commissioners, and they will begin to review all comments and make changes to present to the Planning Commission on March 22, 2022.
- C.** We currently have 3 Bills that are being presented to Legislation.
  - i.** Liquor License Bill- allows a specific number of businesses to come to QAC without requiring the owner be a resident of the county. This would open opportunities to chain type restaurant options. The Kent Narrows Region would be excluded.

- ii. Agritourism Bill- allows agritourism based businesses to increase their occupancy for events from 50 to 200 without requiring additional permits from Planning & Zoning.
- iii. Kent Narrows Public Fishing Restriction- restricts people from fishing under the Kent Narrows bridge.

Commissioner Wilson stated he will have more details regarding the bills at the February EDC Board meeting. Ms. Tinelli offered to email details to board members.

**V. Department of Economic & Tourism Development Update:** Heather Tinelli, Director of Economic & Tourism Development provided a department update for the EDC:

- A.** The Bay Bridge Run was a huge success and included over 12,000 participants. The tentative date for the run this year is November 12, 2022.
- B.** The Bay Bridge Boat Show will return to Stevensville from April 21 through April 24<sup>th</sup> this year.
- C.** The department is currently working on the RFP for the Sudlersville Middle School feasibility study.
- D.** The QACTD staff have been working to create an updated Strategic Plan for both Economic Development and Tourism departments. The plan focuses on the mission, projects, goals, and future of QACETD. Ms. Tinelli plans to present the plan to the QAC Commissioners in late February.
- E.** Ms. Tinelli provided an update for new projects in our region:
  - i. Aspen Institute property is under contract. Hole in the Wall Gang, which currently operates out of Connecticut, will expand to QAC to host camps for seriously ill children and their families.
  - ii. Hunter's Oak golf course is still for sale for 9.6 million dollars.
  - iii. Big Truck Brewing is a farm brewery and tasting room that is under construction on Rt. 50. Mrs. Tinelli shared that she had spoken to the owners several times and is planning to tour the facility in the next few weeks.
  - iv. The second Phase of Slippery Hill is expanding and will have 66 apartments.
  - v. Queenstown Assisted Living is expanding with 27 beds.
  - vi. Addition of ABC Supply Co. on 301 near the truck stop will offer building supplies.
  - vii. Swan Cove Day Spa has relocated to the retail space located at The Boatel.
  - viii. The Dock House Restaurant, located on the waterfront of The Boatel, is well into construction and planning for an opening in summer of 2022. The County Commissioners recently approved a commercial property tax credit, which is available to businesses with capital improvements of over \$25,000 and plan to hire 12+ employees over a 5-year period.
  - ix. Lippincott Marina was recently sold to Whalertowne and will be called Cedar Point. QACETD is working with the company to guide them as they apply for tax credit and loans for improvements.

- x. Red Eyes Dock Bar will be re-opening in the spring.
- xi. The construction on the new Hyatt in Kent Narrows continues with an anticipated opening in fall of 2022. Recently, the QACETD team was able to tour the new facility.
- xii. There is interest in the Grasonville property that was formerly Parks Tire, however, they are trying to work through the issues with flooding.
- xiii. Possible sale of the property on Rt. 8 near the VFW. This would potentially be utilized for a gas station.
- xiv. Property located by 7-Eleven on Chester River Beach Rd. in Grasonville has a potential buyer.
- xv. There is interest in the property that was formally Hunters Seafood.
- xvi. The Stevensville property that was formally D'Alessio's Brick Oven Pizza was purchased by Kent Island Orthodontics. Construction to upgrade has begun.
- xvii. BOE Marine and RV Center, located in Stevensville, has expanded their Sales Dept. to what was previously Blackwater Tavern.
- xviii. The QACETD team toured the new Target in Stevensville. They are actively advertising for jobs, setting up interviews and planning for an April opening.
- xix. The BDC property in Sudlersville has purchased by an investor. The property is still zoned agricultural at this time.
- xx. Friel property located in Sudlersville is under contract.
- xxi. Centreville YMCA construction is moving forward.
- xxii. Annie's Paramount Steak House has officially closed.

**F. Queen Anne's County Tourism:** Katie Clendaniel provided an update for the EDC Board.

- i. QAC Tourism recently applied for and received an ESHI grant for a self-guided tour app. The app will highlight historic and tourism related assets in the county.
- ii. The department has planned meetings with local breweries to discuss the upcoming FeBREWary campaign, individual and collaborative projects, challenges they face and ways in which QACETD can help to promote and support.
- iii. QAC Commissioners have approved QACETD to apply for a grant with Anne Arundel County and the City of Annapolis. The funds would be utilized for a feasibility study regarding a passenger Ferry Project.
- iv. Stevensville A&E District continues to work on their restructure and organization plan and will be applying for a Safety Grant to focus on the ongoing traffic issues in the district. They plan to approach the traffic calming through design with roadside art installations and temporary streetscape design elements. They are currently working with Dept. of Transportation and QAC Parks & Recreation.
- v. The department is currently finalizing the new format for the Metrics Report.
- vi. Tourism staff is focusing on how they can develop the group travel program and recently met with MD Tourism Group Travel Representative, Rich Gilbert, to discuss how we can put together a meaningful program that works best for our county

## VI. Liaison Reports

- A. Queen Anne's County Chamber of Commerce:** Linda Friday, President provided an update of behalf of the Queen Anne's County Chamber of Commerce.
- i. The new Chamber Directory is complete, the cover is a beautiful photo taken by Jay Fleming. Jay has recently moved his studio to Stevensville.
  - ii. The Chamber hosted the Celebration of Businesses event on 12/2 at Prospect Bay Country Club. The event will highlight businesses in QAC that are celebrating milestones. There were 71 awards given to local businesses celebrating milestones.
  - iii. The updates to the COC website are schedule to be completed by March 1, 2022. The Chamber has incorporated colors and other aspects of the new QAC branding.
  - iv. The Chamber is attending a ribbon cutting ceremony today for the grand re-opening of Compass Closet at their new location in Chester.
  - v. The QAC Chamber, along with other Maryland Chambers, signed a letter asking Legislators to not support the proposed House Bill 8-Senate Bill 275 that allows for a pool of money available to employees to take between 12 and 24 weeks of leave with little to no explanation and no input from the business.
- B. Kent Narrows Development Foundation:** Gigi Windley, Executive Director provided an update on behalf of the Kent Narrows Development Foundation:
- i. The Foundation continues to work on a pedestrian way finding project in partnership with Queen Anne's County.
  - ii. Queen Anne's County continues working on upgrades to public landing, and waterway improvements.
  - iii. Construction on the Boatel and Hyatt Place Hotel continues, and they have now hired a new manager.
  - iv. Focusing on promotion and outreach for new product due to many changes and the need to update materials.
- C. Career Technology Liaison Update:** Connie Dean provided an overview to the EDC on the progress that is being made to the program.
- i. Continue to work with school counselors to plan how to make the process run smoothly with scheduling and meet the expectations of both the student and businesses.
  - ii. Continue visits to high school students during lunch periods to share literature, answer questions, and make students aware of options for apprenticeships and internships programs. Scheduling local businesses owners to attend as well.
  - iii. The Culinary Program begins today at Chesapeake College.
  - iv. Continue conversations with YMCA in Centreville to include a Career Center in the new facility.
  - v. The plans for a Career Fair have been temporarily put on hold due to the rise in COVID cases.

- vi. Continue to meet with businesses in both Kent and Queen Anne's County to discuss potential apprenticeship and internship opportunities.
- vii. Scheduled visits to local companies and including CT Teachers and QACED staff. Will visit TechOps in coming weeks.
- viii. Continuing to work on website and social media content details.

**D. Chesapeake College:** Dave Harper, VP of Workforce & Academic Programs at Chesapeake College provided an update for the EDC Board.

- i. Chesapeake College recently received their largest single donation for 250,000,000 to be used to support the skilled trades.
- ii. Staff continues to consult with local manufacturer businesses to make sure they are purchasing the correct equipment, installing appropriate labs, and putting the right curriculum into place.
- iii. The QA Tech building is the last building in need of renovation on the campus. They intend to apply for a Capital Campaign Grant to upgrade or rebuild.

**E. QAC Planning and Zoning-**Steve Johnson, Planner with QAC Planning and Zoning, attended the meeting and provided a detailed list of upcoming projects with status updates.

**F. Office of Governor Larry Hogan-** Grayson Middleton, Eastern Shore Outreach Coordinator, shared that the Lt. Governor had recently taken a tour of the manufacturing sector of Kent Island to include PRS Guitars, Itaberco and TechOps Specialty Vehicles. He stated the Lt. Governor was very impressed and excited to see the growth in our county.

**G. University of MD Extension-** Lee Bridgman provided an update with some upcoming live events:

- i. February 11<sup>th</sup>- Mid-Atlantic Women in Agriculture
- ii. March 4<sup>th</sup>- Agronomy Day
- iii. March 30<sup>th</sup>-Agriculture Awareness Day

**H. QAC Real Estate Update:** Ed Beres provided a handout with updates on the year end statistics and current trends.

- i. QAC prices were up 6.6 % overall.
- ii. The actual sold rate to the original list price was 98.9%.
- iii. QAC transferred 1210 properties in 2021.

**VII. Old Business:**

**A. Introduction of New EDC Board Members:** Jesse Parks introduced the new EDC members, and each provided a brief description of their background.

- I. Deayna Ewell
- II. Lara Wilson
- III. Jaime Johnson

- B. New Board Member Recommendation:** The EDC Board currently has one opening available. The Executive Board, which acts as the Nominating Committee, met prior to today's meeting to discuss candidate options.
- I. The Nominating Committee would like to recommend Shelly Gross-Wade for the open position on the EDC Board.  
On a motion made by Ed Beres and seconded by Jim Reilly, the board approved the motion to present the nomination recommendation to the County Commissioners by a unanimous vote of all members present.
- C. Comp Plan Update:** Heather Tinelli provided an update for the EDC Board.
- I. The most recent version of the Comp Plan can be found online at [QACplan2020.com](http://QACplan2020.com). The 60-day comment period will end on March 22, 2022.
  - II.
- D. Old Outlet Property Sub Committee:** Jesse Parks stated that the EDC had reached out to Mr. Jamal to ask if he would be interested in discussing the property. Mr. Jamal was open to a meeting to discuss his plans and how the EDC could potentially support his efforts. Mr. Parks asked who would be interested in participating on a sub committee specific to this project. Jim Reilly and Gig Windley have shown interest. A committee will be formed, and a meeting will be scheduled. Any additional interested parties are to contact Jesse Parks.

## VIII. New Business:

- A. Financial Disclosures:** Mr. Parks and Ms. Tinelli urged any members that had not previously returned the form to please do so by the end of the month. The forms should be completed and emailed to [TMiles@qac.org](mailto:TMiles@qac.org).
- B. Ordinance 21-09 Definition of a Shooting Club:** Rob Tracy, Long Range Sr. Planner for QAC Planning & Zoning, provided an explanation of the proposed changes to the ordinance.  
On November 23, 2021, after many comments from property owners that were concerned about how this industry would have an adverse effect on residential property, the County Commissioners asked the Planning & Zoning Dept. to investigate the current ordinance to see if it was appropriate.
- I. The current ordinance states Shooting Clubs are conditional use in countryside and agricultural zoning districts.
  - II. The proposed text amendment seeks to protect residential properties by prohibiting shooting clubs from opening next to a residential development.

The original comments were spurred by plans for expansion at Schrader's Outdoors. To provide a better understanding of the project and how or if it

will affect economic growth in the county, the EDC was asked to discuss and make recommendation on the current text amendment language. Ken and Lisa Schrader, and Jim Kemp attended the meeting on behalf of Schrader's Outdoors. Mr. Kemp presented plans for the Millington facility to the Commission. Jay Falstad, Executive Director for Queen Anne's Conservation Association, also presented on the potential negative effects Shrader's Outdoors facility in Millington would have on the community and environment. Mr. Parks explained that the EDC would be basing their decision, to support or not support the text amendment based on the potential impact on economic growth in Queen Anne's County.

On a motion made by Brian Demoss and seconded by Jim Reilly, the board voted unanimously to recommend Option #5 that indicates no change to the proposed definition of a shooting club.

- C. Hospitality Committee:** Ms. Tinelli shared the goal to create a Hospitality Committee to welcome new businesses to the County. Heather Bacher has offered to chair the committee and, along with Ms. Tinelli, will plan begin to plan visits. Ms. Tinelli suggested they begin with a new company in Stevensville called Bay Dogs that manufactures lifesavers for pets. She urged anyone that would be interested in joining the committee to please let her know.
- D. Tours for 2022:** Ms. Tinelli explained that in prior years QACETD coordinate tours for EDC Board members to take to local agricultural, manufacturing, Agritourism businesses. There was also interest in touring the Skilled Trade facilities at Chesapeake College. QACETD staff will schedule the tours
- IX. Adjournment:** On a motion made by Mr. Reilly and seconded by Brian Demoss, the board unanimously approved the adjournment of the meeting at 11:09am.