

MINUTES

Kent Narrows Development Foundation Board of Directors Meeting
Chesapeake Heritage and Visitors Center
February 25, 2020
For Board Review

Board Members Present

Jody Schulz, Chair
Joe Pomerantz, Vice Chair
Victoria Hoffman
Sheryl Jaros
Butch Pearson
Jason Ruth
Jeff Smith
Walt Thompson

Board Members Absent with notice

Jerry Dammeyer
Michael Foster
Pat Worns, Secretary

Commissioners

Phil Dumenil, KNDF Liaison

Guests

Linda Friday, QAC Chamber of Commerce
Richard Goodchild, Narrows Pointe Bd. of Directors
Tom Poindexter, Narrows Pointe Bd. of Directors
Jason Tuel, Safe Harbor Narrows Point
Sherrie Oertel, Owner, Harris Crab House

KNDF Staff

Gigi Windley, Executive Director

QAC Staff

Amy Moredock, Principal Planner, Queen Annes County Planning Department
Heather Tinelli, Economic Development and Tourism
Nancy Scozzari, Chief Queen Anne's County Environmental Resource Planner
Mike Wisnosky, Director Planning and Zoning

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 9:03a.m.

RESOLUTION

Joe Pomerantz moved to accept the minutes. The Board unanimously approved the Minutes from the January 28, 2020, regular meeting of the KNDF.

Jody Schulz welcomed new board members Judy Wink, from the Chesapeake Bay Environmental Center; Jeff Smith from the Kent Island Yacht Club; and Butch Pearson from Oyster Cove.

FINANCIALS

The balance in the Queenstown Bank as of 1/31/2019 was \$23,141.09. The KNDF 570 Fund was at \$159,449.00 on December 31, 2019. Chesapeake Charities balance is \$9,661.92.

These figures reflect the transfer of \$35,000 from the KNDF 570 Fund. The fund will be replenished by at least \$40,000 in July when the tax revenues come in. That shows up on the balance sheet from the 570 Fund that was run in January.

The new checking account at Shore United Bank will be opened with \$5,000; the Queenstown Bank account will be closed out progressively once the auto withdrawals are transferred. Signatories are Joe Pomerantz, Pat Worns, Gigi Windley, and Victoria Hoffman.

Gigi mentioned that the funds that were spent for the TIF feasibility study would be fully reimbursable, should the TIF project eventually move forward. Gigi will find that amount and report back to the Board. A footnote will be added to our financial reports so that that information is accurately reflected. In-kind donations will also be added.

The Foundation has its Certificate of Good Standing from the Maryland Department of State. Victoria Hoffman was able to do the filings for 2019 and 2020 through her system.

The effort that was started last summer to rework the Chesapeake Charities accounts and become more involved with the Mid-Atlantic Community Foundation will continue to be pursued.

COMMISSIONERS' REPORT

Commissioner Dumenil reported that the County budget hearings will be starting.

ECONOMIC DEVELOPMENT AND TOURISM

Heather Tinelli reported that she has been in Annapolis several times for various advocacy days. There are many bills in the General Assembly this year that could affect Queen Anne's County Businesses. The RFP has gone out for the renovation of the visitor center. The Slippery Hill development in Grasonville is open. It offers good workforce housing for the community.

The development offers one, two, and three bedroom apartments and some retail. The Economic Development Office plans to set up business-listening sessions related to the congestion caused by the bridge traffic in March. 563 visitors used the Chesapeake Heritage and Visitor Center in January. The warmer weather and Presidents' Day helped to drive business.

Enterprise Zone

The Economic Development Office is exploring the possibility of expanding the existing Enterprise Zone in Queen Anne's County to include the Kent Narrows WVC. The Zone was established in 2016 and was mainly designed to stimulate businesses in the business parks. That did not include properties and businesses in the Kent Narrows because the Kent Narrows was in most in need of infrastructure improvements and was working establishing the Tax Increment Finance Fund to finance sewer, water, road improvements and other public amenities in the Kent Narrows WVC.

Heather has a call in to the Maryland Department of Commerce's Finance Office to find out

- 1) If the area meets the demographic requirements, and
- 2) If the proposed state legislation that sunsets the current Enterprise Zone program is likely to pass.

If it does pass, time is of the essence.

The legislation working its way through Maryland's General Assembly proposes an elimination of the program. Existing zones will continue until their designate sunset date, which is ten years after the zone is established. If it is found that the area is eligible, the County may amend its existing zone to include the Kent Narrows. It must do so prior to mid April.

The primary purpose of the state of Maryland's Enterprise Zone Program is to help to alleviate poverty. There is a question as to eligibility, and Heather is checking with the Maryland Department of Finance to determine if demographics for levels of poverty associated with the area around the Kent Narrows area fall within the designated threshold.

The Enterprise Zone program provides real property and state income tax credits for businesses located in an Enterprise Zone in return for job creation and investments. Eligible projects can receive a ten-year Real Property Tax Credit based on the increase in the assessed value as a result of new construction, redevelopment, and renovation. The benefit of the Enterprise Zone is that certain businesses can apply to receive property tax credits, job creation incentives, and income tax credits.

She noted that Queen Anne's County has a similar program which offers a property tax credit to eligible businesses located outside the QAC Enterprise Zone, provided that the investment is \$25,000 or more in real property improvements and that a minimum of 12 jobs is created.

PRESENTATION FROM JASON TUEL OF SAFE HARBOR MARINA NARROWS POINT

Jason Tuel, the marina general manager, reported that Meisel and Cohen Properties sold Mears Point and Great Oak Marina to Safe Harbor Marinas out of Dallas, Texas. Safe Harbor is the largest marina owner-operator in the world. They now own 101 marinas, and by the end of 2020 they are projected to own 200 marinas. Jeremy Rose, the regional vice president, oversees 13 properties from New Jersey to North Carolina. Safe Harbor will not be pursuing the plan to build apartments, but instead will work to improve the buildings in which Annie's and Red Eye's currently operate. Retail space is projected to be added.

Safe Harbor has a large capital improvement budget dedicated to the Narrows Point site which must be spent over the next two years. Safe Harbor will be investing in new floating docks and bulkheads in the back of the marina. He noted that Meisel and Cohen still own the marina in Eastport.

Safe Harbor currently owns and operates the following marinas in Maryland:

- Safe Harbor Bohemia Vista, Chesapeake City (235 slips) Bohemia River
- Safe Harbor Carrol Island, Baltimore (525 slips) Chesapeake Bay
- Safe Harbor Great Oaks Landing (350 slips) Fairlee Creek
- Safe Harbor Hack's Point, Earleville (160 slips) Bohemia River
- Safe Harbor Narrows Point, Grasonville (540 slips) Chester River
- Safe Harbor Oxford, Oxford (182 slips) Tred Avon River
- Safe Harbor Zahnisers, Solomans (230 slips) Back Creek

Bids are currently in for additional marinas located Maryland. Jody suggested that it would be important for Safe Harbor to hold on to the existing approvals for infrastructure, including sewer allocation, at Narrows Point.

DIRECTOR'S REPORT

Board Orientation

An orientation session was held for new board members and new board books and other materials were prepared. Part of the orientation included a presentation on KNDF's accomplishments. This presentation can be used to update the County Commissioners in the future.

KNDF put in a grant application to the County for completing the way-finding system that was begun last year. The County's grant program has changed from previous years and it will no longer fund operations; it will fund capital and special projects. Gigi will meet with Commissioner Dumenil to go over the application.

Mears/ Safe Harbor Transition

KNDF and the Economic Development Commission (EDC) attended a meeting with Jeremy Rose, Jason Tuel, and representatives from the businesses within the Narrows Point complex. The purpose of the meeting was to brief tenants (Red Eyes, Annie's, Island Athletic Club, C&C Charters, etc.) on the transition and future improvements.

Proposed State Legislation

KNDF, along with EDC, is following a variety of bills that have been introduced in Annapolis. If passed, the bills will affect local businesses and the Foundation.

A series of bills specific to Queen Anne's County would allow numerous changes to the Counties' liquor licensing and control. Also introduced was the County's initiative to enable local law enforcement to control traffic on some State-owned roads during periods of heavy congestion.

Directly affecting KNDF is SB 13, which changes the composition of the Chesapeake Bay Reconstruction and Advisory Group (BBRAG) and adjusts its scope of work. Within that emergency legislation is a section that would require entities that conduct studies on the impacts of Bay Bridge traffic on certain areas of Queen Anne's and Anne Arundel Counties to submit the results of all studies to BBRAG. That means when KNDF conducts a survey of business related to the impacts of traffic congestion, it would be required to submit the results to BRAGG.

Gigi or Heather can supply more details of the bills to those who are interested.

Dept of Commerce Budget Presentation

The KNDF director attended the Maryland Dept of Commerce budget hearing and spoke on the importance of the state's investing in travel and tourism development, research, and promotion.

Maryland Tourism Day

Gigi, Ashely, and Heather attended the Maryland Tourism Coalition's tourism day in Annapolis. This half-day event highlighted the impact of visitor spending and of travel and tourism to industry to our economy. Delegate Arntz led the Committee with whom the group of Eastern Shore Representatives spoke.

Comp Plan Update

A memo was sent to the KNDF board with the links needed to provide background information for the upcoming Comp/Community Plan sessions. Gigi, Jody, and Sheryl attended the Stevensville Visioning Session. Upcoming sessions are scheduled for Kent Narrows and Grasonville. A special workshop for KNDF is scheduled for our March meeting.

Promotional Efforts:

Great American Outdoor Show

Gigi attended the Great American Outdoors Show in Harrisburg and worked in the Maryland Fishing Booth for a day. She also prepared a Kent Narrows fishing newsletter as a handout,

which was well received. More of the newsletters will be printed and made available for distribution in key locations. DNR advises that the decline in the striped bass population will most likely result in a summer closure in August for recreational anglers. Also, Maryland's DNR has submitted its final Spring package to Atlantic States Marine Fisheries Commission. DNR's plan that calls for the rockfish season to open May 1. This means that the month of April will be lost to the anglers. The limit is one rockfish per day per person and the minimum size is 35 inches.

Gigi distributed the latest DNR handout with the proposed regs and limits for the upcoming fishing season. She discussed the problem with the catch-and-release situation and displayed an example of the circular hooks that can be used to reduce that mortality rate of the fish that are caught on traditional hooks. Jody suggested that KNDF invite a DNR representative to give a presentation. Victoria expressed concern over the loss of local business from anglers as a result. Many stay in our hotels.

Maryland Motorcoach Winter Meeting

Gigi attended the Maryland Motorcoach Association's winter meeting in New Bedford, Pa., and had one-on-one meetings with Tour Operators and Tour Planners. MMC does plan to have its annual crab feast again this year on Kent Island in September.

Coop Opportunities

WBOC Delmarva Life would like to produce a show on the Kent Narrows. Gigi will meet with EDC and WBOC later this week to discuss.

OLD BUSINESS

Jody Schulz turned the meeting to Vice Chair Joe Pomerantz to lead.

LETTER TO PLANNING COMMISSION

A discussion occurred re the KNDF's recommendation to the Planning Commission on the management and use of the \$30,000 from the Boatel project donation. The county set up a fund to hold the \$30,000 that the Boatel project contributed toward projects in the Kent Narrows. It was suggested that KNDF write a letter to the Planning Commission that:

- 1) asks the county to better define the process that will be utilized to request the dissemination of the funds, and
- 2) recommends how the funds should be held and spent.

Mike Wisnowsky stated that the conditions made by the Planning Commission were that the funds should be spent on public improvements in the WVC, but the conditions remained vague.

KNDF will send a letter to the Planning Commission saying that the issue has been discussed with County Officials and stipulated that the funds be used in the way that the KNDF recommends, and the funds could be transferred to the Foundation from the existing account.

Mike Wisnowsky will take the letter to the Planning Commission when the Boatel's Project goes before the Commission in May.

RESOLUTION

Victoria Hoffman moved that a letter be sent to the Planning Commission that recommends that the Boatel (public benefit) funds that have been and will be contributed for local improvements in Kent Narrows are deposited in the account that has been set up by the county. They are to be made available to be transferred to a special account established by KNDF for qualified public projects within in the Kent Narrows WVC Zoning District. Any future projects shall follow the same process.

Sheryl Jaros seconded. The motion was approved. Jody Schulz abstained from the vote.

Watermen's Monument

Nancy reported that a letter of intent was sent to the Maryland Heritage Authority to request a capital grant to pay for repairs to the monument. The Foundation will send a letter of support.

Bay Bridge Run

Jody announced that the the Bay Bridge Run may happen this year and the date being discussed is November 1.

Comprehensive Plan

Amy Moredock reported that that two more visioning sessions will be held, one for Kent Narrows on March 5, and in Grasonville on March 18. All visioning sessions are open to the public. The sessions give members of the community opportunities to express themselves. There was some confusion about how the voting for items should work; that will be corrected at future session. The visioning sessions also are opportunities to give feedback on the Community Plans.

The visioning session in the northern part of the county is planned for April. In addition, there will be stakeholder work group meetings. KNDF will be included in the economic development and sustainability development workgroup; the work sessions for KNDF are scheduled for March 24.

KNDF members also are invited to attend the larger session at the EDC meeting on March 25. Victoria suggested outreach to the Board of Realtors.

KNDF will schedule an internal workshop prior to the March meetings to review and mark up the existing Kent Narrows Community Plan. Maps of the WVC boundaries, the special taxing district, and ownership of public lands and Delmarva Power rights of way and easements have been requested from the GIS department.

More information can be found on the QAC Comprehensive Plan website.

It was suggested that at future visioning sessions, an instructional handout accompany the oral instructions. Large boundary maps of the WCC could be made available at the Kent Narrows sessions so that people understand the boundaries of the areas being studied. KNDF recommends that a separate book for the Community Plans remain.

The plan will inform the way the WVC Zoning language is ultimately constructed.

Trail System Map

Parks Department will be making a Countywide Trail Map in house.

Request to Department of Finance

Victoria suggested that KNDF receive an annual updated list of all properties and payments that contribute to the Special Tax District so that we can make sure the changes propagate through the county systems.

ADJOURNMENT *Walt Thompson made a motion to adjourn; Sheryl Jaros seconded. The motion passed unanimously.*

The meeting was adjourned at 11:35 a.m.

The next meeting of the Foundation is scheduled for 9 a.m. Tuesday, March 24, at the Chesapeake Heritage and Visitors Center.

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 _____, 2020.

Board Member, Kent Narrows Development Foundation (signed in absence of Board Secretary)

