

**Kent Narrows Development Foundation
Board of Directors Meeting (in person & via Zoom)
March 22, 2022**

Board Members Participating

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

Absent with Notice

Mike Foster
Jason Tuel

Commissioner Liaison

Phil Dumenil absent with notice

Guests

Scott Davies, Narrows Pointe

Queen Anne's County Staff

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 Zoom video call.

Minutes

The board reviewed and ratified the February 25 and March 15 meeting minutes, corrected to reflect that Kelly Phipps attended on February 25 and was absent with notice on March 15.

RESOLUTION

Joe Pomerantz made a motion to accept the February 25 and March 15 meeting minutes, as amended. The Board unanimously approved.

Financial Report

Victoria Hoffman reported the following balances from the February 2022 financial reports from QAC: KNDF 570 Fund, due from QAC, \$186,735; KNDF Amenities Fund, due from QAC, \$50,000. Future payment due from Amenities Fund. The reports from ASG were not delivered in

time for the meeting and will be sent out later. Victoria will contact ASG about the contract for 2022 that is under negotiation.

Public Comment

none

Commissioner's Report

None

Economic Development

QAC will be redirecting growth to the northern part of the County and will be helping incorporated communities, because they have the most potential for future growth.

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

EDC is still working with the Visit Annapolis group on the idea of a passenger ferry that would connect key points from Annapolis to Queen Anne's County. They will not be using the EDA grant fund and are looking at other sources to fund a \$250,000 feasibility study. They have met with other counties that may be interested in participating. The new Target store is scheduled to open on April 3.

Director's Report

Comp Plan/Community Plan

A considerable amount of time was spent this month cross-checking data and recording all the changes and corrections to the January 25 Community/Comp Plan, since changes had been made to that plan that the KNDF had not yet seen. Also, changes that KNDF submitted by the agreed upon deadline of November 5, 2021, were not properly recorded. Some items that were previously submitted that the Foundation believed should have been included were omitted. Especially problematic were the necessary ongoing items like the capital improvement language that had continuously appeared in the KN Community Plan Implementation Schedule in both the 2006 and 2010 plans. Other new items that were added to the Kent Narrows Community Plan were not properly synchronized with the rest of the Comprehensive Plan, so more time is needed to carry through the changes into the rest of the document.

A meeting was held with the Planning and GIS Departments (Amy Mordock, Stephanie Jones, and Sam Stanton) on 3/4/22 to work through the technical corrections and mapping issues. Sam Stanton of QAC's GIS department will help to correct the W&M generated maps. Universal changes to the base maps must be made, so most of the maps must be remade because the centerlines and the overlays are incorrect and, in some cases, illegible on the W&M generated maps. A document that summarizes all the map corrections was emailed to Amy and Sam on 3/6/22. They will supervise those changes directly with W&M. A document with all technical changes went directly to W&M and the planning office, but not to the Commissioners. The only items that will go to the Commissioners will be those that were identified and agreed upon

during the public hearings and during KNDF's review at the March 15 Special Plan Review meeting.

Maintenance Issues

Landscaping Bids

The bids for the landscaping were updated and sent to Todd Mohn for inclusion in the FY 23 budget. A discussion is in progress regarding possible start dates of the maintenance contracts.

Clean Ups

To better inventory and monitor all clean-up activities scheduled for the Kent Narrows, we held a coordinating meeting with Kirsten Weed (Kent Island Beach Cleanup) and Bente Cooney (Plastic Free QAC). They shared the following schedules with us:

3/19 PFQAC: Kent Narrows Northeast Bridge and Trail Areas (about 12 people participated)

4/22 PFQAC Earth Day Clean-up, details TBA

5/7 KIBC: Clean up Kent Narrows Fishing Pier and Public Landing

9/17 KIBC Ocean Conservancy International Coastal Clean Up (all trash and debris are measured and reported)

Kirsten is interested in making the 9/17 event larger to include PFQAC and the Foundation.

The United Shellfish property adjacent to the Kent Narrows South Bridge Parking lot needs a major cleanup. Jody will contact the management and ask that they clean it.

Delmarva Power

KNDF and Jody have been working with Delmarva Power to replace lights in the WVC lots with LED lights.

Business Updates

Dock House Restaurant

A May opening is anticipated. Dock House will be open year-round and will feature coastal cuisine including fresh seafood, fresh ingredients, and seasonal produce, locally and sustainably sourced, whenever possible. Outdoor seating and a wrap-around deck are planned. The website and coordinates are:

<https://dockhouserestaurant.com/>

38°58'22.4"N 76°14'54.0"W

Swan Cove Spa

An Open House is scheduled for Friday, March 25 from 10-4. All are welcome.

Safe Harbor Narrows Point Improvements

Annie's was demolished. The site will be leveled and readied for other improvements. The Safe Harbor Office and reception area are also being renovated.

In addition, the lot on the former Harrison's property at 206 Wells Cove Rd., will be improved, and will be known as Safe Harbor Narrows Point South. A portion of the property will be leased to the Jetty for additional parking.

Hyatt Place

The parking lot across the street from the building is complete and the curbs and sidewalks are finished.

New Business Development

SIP Ahoy Tiki Boats

Randy Wade has partnered with Safe Harbor Marina and Red Eye's to operate a tiki boat out of the Marina this summer. SIP Ahoy will be operating tiki boats in both Kent Narrows and Kent Island for the 2022 season. The boats offer 90-minute cruises and can fit 10-16 people.

Participants bring their own food and drinks. Bathroom and sound systems, party lighting and coolers (without ice) are provided. Passengers must be at least 21 years old. They plan to cater to the wedding and reunion markets.

Douglas Development Meeting

Commissioner Wilson, EDC Chair Jessie Parks, Heather Tinelli, Rebecca Lepter and EDC Board Member Jim Reilly, and KNDF Director Gigi Windley, traveled to D.C. to meet with Douglas Jemal and Paul Millstein to discuss the situation with the two properties in the WVC. The meeting was mainly a meet-and-greet to rekindle the conversation about improvements to the properties. A follow-up meeting was held with Todd Mohn, Heather and the Planning and Zoning staff.

Douglas Development does not believe that a mixed-use project will be economically feasible due to current economic conditions that are negatively affecting commercial retail space. A conversation was had about improving the gateway area at the entrance to Piney Narrows Road and illustrations from the KNDF's wayfinding project were shared and seemed to illicit a favorable response. It is hoped that the entities can work together to enhance the entrance way to Piney Narrows Road at Exit 42.

Jemal has introduced a citizen-sponsored text amendment which will be considered by the Commissioners in April. TA/CO #22-07 would allow bonus provisions for residential density in the WVC that are part of a redevelopment of dilapidated or abandoned structures.

Promotion and Community Outreach

2022 Campaigns

Delmarva Life

Sia Lappin has contacted the suppliers in the Kent Narrows area to sell commercial advertising. The board suggested that new spring and fall versions of a Delmarva Life show featuring Kent Narrows may be more effective than the commercials.

The Small-Town Series could include six of the businesses that are part of the sponsorship, and promos and commercials funded by the Foundation and/or with QAC Tourism. The final Small-Town Series could include new businesses or whatever we wanted to promote. Radio and digital advertising, in addition to our television promotions, prior to the airing of the episodes would also be included. Gigi will contact Sia to determine if a new Delmarva Life show could be

produced in time for boating season. Gigi will work on also producing a uniform Kent Narrows text overlay that could be used on future promotions.

Motorcoach Marketing

KNDF prepared special bags, handouts, and giveaways for QAC Tourism to take to the Pennsylvania Bus Group Leader Show. KNDF normally attends the Maryland Motorcoach Marketplace in the Spring, but that was postponed until this fall.

Kent Narrows Travel Guide update of the PDF and print version will be posted on KentNarrowsMd.com. Prices on an updated print version will be presented at the next board meeting. Ideally, the new print version will be made available by Memorial Day.

Pad Maps

Changes continue to come in on a rolling basis for the pad map; short runs are ordered and distributed as needed. Once all the final business changes are received, the map will be reprinted and distributed for the 2022 boating season.

Website and Social Media Update

Activated a special page for the Chesapeake Motoring Festival at the Yacht Club on June 4&5.

Annual Report

In progress. The board is currently working with ASG to finalize the financial info that will go in the report.

Pedestrian Wayfinding Project

The revised graphic elements and color choices are now available for board review. The preliminary costs for installation and fabrication of signs are also ready to be reviewed. A subcommittee will be formed to move the project to the next phase.

Legislative: Maryland General Assembly

The Foundation is tracking three bills that affect the Kent Narrows area.

HB0546/SB0981

Kent Narrows Bridge State Highway Right-of-Way (Arentz, Ghrist, Jacobs)

Pedestrian-Kent Island Drawbridge

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. The Bill was cross-filed in the Senate. (Hershey). This bill is moving forward and has no opposition. A letter of support was sent from QAC.

HB 0555

Cross-filed SB 340 (Hershey)

Queen Anne's County Alcoholic Beverages-License applications (Arentz, Ghrist, Jacobs)

Authorizing 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: and prohibiting the board from granting an exemption within the Kent Narrows. This bill is moving forward.

HB 556/SB0342

Queen Anne's County -Natural Resources-Sunday Hunting (Arentz, Ghrist, Jacobs)

This Bill authorized DNR to allow a person in QA to hunt any game bird or game mammals on Sunday during the open season for that game bird or game mammal. The bill is cross-filed in the Senate with: SB0342. This bill has opposition and will likely not be passed this session.

The bill would enable hunting to be expanded for up to 15 Sundays during the designated open season for the game birds and game mammals. The Commissioners wrote a letter in support of this bill. The TTAC also voted to advise the Commissioners to support this bill.

Other:

The Appropriations Bill for the Department of Commerce's Budget was fenced off. The additional \$2 million requested has been lowered to \$900,000 for the Tourism Board; the additional 1.1 million has been redirected to the Baltimore Redevelopment Corporation for non-promotional items. This means that less will be available for the County tourism agencies.

County Legislation

The Planning Commission rejected the proposed changes to the text amendment to change the definition of a Shooting Club, and it was not passed by the Board of County Commissioners.

Citizen Sponsored Text Amendments were submitted, including one that affects the Jemal property (see above) and one involving the Yacht Club to allow motorhomes and trailers to park on the KNYC property. They will be heard by the Commissioners in April.

Comp Plan and Community Plan Letter

Victoria presented the letter to the Commissioners and to Wallace and Montgomery with attachments A&B that specify the requested changes to the Comp Plan and the Community Plan. A draft of the letter with the changes and attachments that were agreed to at the March 15 KNDF Special Meeting. The only change that was made from the March 15 document was the addition to the vision statement (on attachment B on page 9 at the top). This change ensures that the vision statement that is in the Kent Narrows Community Plan is reflected correctly on the Comp Plan. (The 2006 vision statement had not been updated in the Comp Plan Chapter). On page 10, a paragraph was added to refer the reader to the maritime tourism section in the Kent Narrows Community Plan. The concern was that the bulk of the Tourism language in the Economic and Tourism Development Chapter was referring to agritourism, and that coastal and maritime tourism needed more emphasis since this type of business significantly drives the retail economy in much of the County.

RESOLUTION

Joe Pomerantz made a motion to approve the Letter to the Commissioners that was presented at the March 15, 2022, KNDF Meeting, to Lauren Goode at Wallace and Montgomery and to Amy Moredock and the Planning staff along with the attachments. Pat Worns seconded. The Board unanimously approved the motion.

Administrative Matters

Judy Wink has submitted a letter of resignation from the Board. The Board will discuss the replacement process at the next meeting.

Adjournment

Jeff Smith moved to adjourn; all approved. The meeting ended at 10:40 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 April 26, 2022.

Patricia P. Worns, Secretary, KNDF