

**MINUTES**  
**Kent Narrows Development Foundation**  
**Board of Directors Meeting**  
**Chesapeake Heritage and Visitor Center**  
**April 23, 2019**

**Board Members Present**

Jody Schulz, Chair  
Joe Pomerantz, Vice Chair  
Mike Harris, Treasurer  
Pat Worns, Secretary  
Jerry Dammeyer  
Sheryl Jaros  
Justin Kiernan  
Sue Kamp  
Jason Ruth  
Walt Thompson  
Peggy Young

**Board Members Absent with Notice**

Michael Foster  
Victoria Hoffman

**Commissioners**

Phil Dumenil  
James Moran

**Guests**

Mike Irons, Area President, K. Hovnanian Homes  
Doug Shipe, Community Manager for Four Seasons at Kent Island  
Linda Friday, Queen Anne's County Chamber of Commerce

**KNDF Staff**

Gigi Windley, Executive Director

**QAC Staff**

Jean Fabi, Economic Development  
Daniell Dutra, Administrative Assistant

**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 9:05 a.m.

**RESOLUTION**

**Minutes**

*The Board unanimously approved the Minutes from the March 26, 2019, regular meeting of the KNDF.*

**FINANCIALS**

Mike Harris: The balance in the Queenstown Bank as of 3/31/2019 was \$2599.80. The balance in that account as of 3/26 is \$4,759. According to the most recent statement provided by the County, the KNDF fund balance is \$204,589.00. The Chesapeake Charities account has a balance of \$9,876.41.

**PUBLIC COMMENT**

none

## **PRESENTATION ON THE FOUR SEASONS DEVELOPMENT**

### **Mike Irons and from K HOV made a presentation on the Four Seasons Development**

Four Seasons is a 55 plus community with significant water views of Chester River and the Macum Creek.

K. Hovnanian Homes is actively building Phase 1 of a project consisting of four phases. 21 homes are currently under construction. The average home price of the 31 homes sold to date is \$600,000. The hope is to build 100 homes a year. The project is approved for 1,100 homes.

Plans have been submitted to Queen Anne's County for Phase Two, which includes a 24,000 square foot amenities center. The building, will have a state-of-the-art fitness center and indoor and outdoor pools. A formal lawn equipped for outdoor cooking and amphitheater for outdoor music will have river views. Also included are several pickle ball courts, a multi-purpose area, a dog park and play ground. A pier with 10 daytime outdoor boat slips will also be constructed. The phase two plan will go before the Planning Commission this summer. The goal is to have Phase Two finished by 2021 and to have final approval of all subsequent phases by then.

Later phases include condos starting at 2000 square feet. Condos are oriented toward the water. They will be for sale later this summer. The base price of the condos will start in the \$400,000 range.

A petition was recently presented in the court system to extend the Developer's Rights and Responsibilities Agreement that was signed in 2002. The current agreement expires in 2022. K. Hovnanian Homes is asking for that agreement to be extended by the amount of time, that was lost due to development approval delays that were caused by external entities. That time period is approximately eight years.

Through the DRRRA, K. Hovnanian Homes has agreed to 27 million dollars in projects that benefit the public which include:

\$500,000 water tower and pump station that serves the County owned public water system. This has improved water pressure and capacity for the surrounding communities. Also included is a new water treatment plant.

Other improvements that benefit the public include:

A larger roundabout at Castle Marina Road and a turn lane off of Piney Creek Road off of 18. Bike paths for Bayside and Queens Landing. A 5.7 acre park with an all season restroom and access to Macum Creek for kayaking. Support for the Fire Department is also included.

To date, \$8.5 million in public improvements has been completed. A 131 acre parcel of waterfront land for an Eco Park will be donated to the county, once the condo permits are approved. The park donation is in addition to the 27 million. All the homes do not have to be built to vest the DRRRA.

Irons commented that last year's flooding event affected most water systems on the shore. In order to avoid an event like that from occurring again, K. Hovnanian Homes installed a state of the art water filtration system to ensure there are no more issues with storm water. The new system had pumped filtered. 67 million gallons of water since February of 2018. The water that is discharged is clear water.

## **COMMISSIONER DUMENIL**

Commissioner Dumenil reported that the Commissioners are holding budget hearings and in discussions related to the constant yield rate. The proposed budget maintains the existing property tax rate at \$0.8471 per \$100 of assessed value. The constant yield rate is slightly higher, at \$0.8472 per \$100 of assessed value. The constant yield rate is the tax rate needed to result in the same amount of revenue from one year to the next.

Commissioner Dumenil spoke to Todd Mohn about the letter from the Foundation that was written to the Commissioners in August of 2018 requesting that the speed limit on Rt. 18 between Oyster Cove and the Yacht Club. Commissioner Dumenil will work with the Commissioners to draft a letter of support to encourage MDOT to

conduct a study. The he suggested the study be conducted during the peak season to account for the higher amount of vehicular traffic.

Walt Thompson suggested that a lower speed zone between the drawbridge to the area just past Lippincott be considered because this is where most of the pedestrian traffic walks. Jody Schulz suggested that many of the pedestrian safety issues in the area arose when the SHA took away a portion of the Cross Island Trail and put in the turn lanes at Kent Narrows Way South and Rt.18. The appropriate crossings should be constructed, linked to the existing trail, and signed appropriately. The current crossing poses a danger to pedestrians. Gigi Windley suggested that since safety is of concern that the request should be could be prioritized at all levels.

The KNDF funding request for \$30,000 for the next fiscal is currently in the 2020 budget at \$10,000.

Commissioner Dumenil is requesting that Todd Mohn present a State of the County presentation to the KNDF in July. The Commissioners are in the early stages of discussing the possibility of earmarking the hotel taxes so that they can be apportioned in a manner that benefits the traveling public and those host destination that serve visitors. Legislation at the State level was recently passed to enable counties to tax Air BnBs, which means the County may be involved in constructing the taxation policy and associated legislation and the collections process. The issues associated with the recently published County Travel Guide are being addressed.

#### **UPDATE: ECONOMIC DEVELOPMENT AND TOURISM**

Jean Fabi reported the submittal of a concept plan for the 44 bed Queenstown Assisted Living Facility next to the Emergency Center in Grasonville.

Ms. Fabi also reported that parts of Queen Anne's County are now included in the Baltimore Foreign Trade Zone #74. The Baltimore Development Corporation serves as administrator of the FTZ on behalf of Baltimore City and surrounding counties. To be included, the companies must be located within 90 road miles, or 60 miles as-the-crow-flies, from the U.S. Customs and Border Protection Port of Entry in Baltimore. Foreign trade zones are areas where international goods can be stored and turned into products without becoming subject to taxes or duties until they are put on the U.S. market. They can also be re-exported. This designation will help certain manufacturing businesses in the county.

#### **OLD BUSINESS**

Jody Schulz suggested the Foundation could work with the County and other agencies to draft a letter to Congressman Harris to request a study to determine if improvements in breakwater could reduce the flooding in the south side of Kent Narrows which is associated with southerly winds. Gigi will work with James Wood to move the effort forward.

#### **UPDATE: ON THE SEAFOOD INDUSTRY**

Jason Ruth reported that Harris Seafood's Aquaculture tanks have been moved to the old Angler's property and it will be easier for people to see the project in action from that spot.

He reported that several bills introduced this legislative session were aimed at shutting down the oyster fisheries. Two of those bills were vetoed by the Governor and were overridden by Maryland's General Assembly. One bill calls for the five primary oyster sanctuaries in the Chesapeake be off limits for oyster fishing forever. This bill removes about 27,000 acres out of the fishery. He discussed another bill that was passed in 2016 which called for a study to measure the oyster population in the Chesapeake Bay. That study came out in December. Much of the the legislation that was passed this year was based on the outcomes of that study. The study indicated that there were 300 million adult oysters in the Chesapeake Bay. Ruth noted that the study didn't take into consideration baby oysters and any restoration efforts. For example, what was not counted were the one half a billion oysters that the University of Maryland planted last year. Jason stated that his organization also planted 100 million oysters that weren't counted. This means the decisions made at the State House were made on based on an incomplete count.

Record rainfall in 2018 adversely affected the seafood industry in our region. The heavy rain fall caused record mortality with both the clams and the oyster populations. The fresh water release from the Conowingo Dam reduced the harvest across the board. There was about 50% mortality on the Razor Clams that are typically used for bait. The soft shall clam population that is native to the Kent Narrows area (five miles either way) was completely wiped out.

The oyster mortality rate was at about 75%. This is mostly due to the fact that the fresh water intrusion causes can't be controlled.

This is the first year in about ten years, that all of the local crab picking houses in the State of Maryland are fully capitalized. They have all of their employees for the year. The numbers for this year's crab harvest look good. This could mean, lower prices on crab meat. The Atlantic Coast Marine Fisheries Service that dictates the actual quotas of the striped bass in the bay reports that there will be 53% reduction in harvest guidelines this year.

## **DIRECTOR'S REPORT**

### **Exit 42 Closures and the Connector Trail Closure**

The work on the Cross County Connector Trail closed Exit 42 along Kent Narrows Road in front of the Holiday Inn Express. The County and the SHA were contacted because the Foundation receive several call from businesses who were concerned that the detour signs didn't not give drivers enough advance notice that there was a detour and also show clearly the ways to the alternative route. The contractor adjusted the signs to change to conform to the detour plan that was submitted and approved.

Since the approved detour sign plan didn't include a component that presented drivers adequate notice to take Exit 41 for Kent Narrows, the KNDF requested that lighted sign board be added to the detour program. This did not occur because a sign wasn't requested in the original detour plan.

The work on the exit ramp is projected to be completed by the end of the month. More work will happen along Kent Narrows Way North and flagging operations will occur there. This mainly affects the entrance to the Mears Point area. A project map and updates can be found on the QAC Roads website at <https://www.qac.org/1205/Cross-County-Connector-Trail-Grasonville> and on the Departments of Public Works' Facebook page.

### **Road Rally Event Canceled**

As a result of the Foundation's intervention, Sheriff Hofmann's Office reported that that the EuroGeeks event will not be held under the Kent Narrows Bridge this year.

### **Sign in Heritage Harbor**

Shore Signs is still waiting to install the interpretative sign in the small park located at the Watermen's Boat Basin. The hold-up was related to the insurance claim. This initiative will be revisited with Parks.

### **Ferry Point Sign**

The Ferry Point Park Sign that the Foundation donated needs refreshing.

## **PROMOTION**

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

The Queen Anne's County Visitor's Guide was published. The KNDF ad was placed on the inside back cover. The distribution plan was changed without notice. The new distribution plan has been requested from the Tourism Office. The Foundation designed the ad to reach the audiences that matched those distribution plan that was promoted.

### **Website**

KentNarrowsmd.com had been updated to reflect the Spring/Summer Season. Fishing Tournaments have been added.

### **Pad Map**

Designs were created for the concierge map of the Kent Narrows Waterfront the map is now in the proofreading stage.

## **Heritage Grant for the Cross Island Trail Map**

Due to the uncertainty in our funding match from the County, the grant application for the Cross County Connector Trail Map is postponed for submittal until the next grant cycle in January of 2020. The grant is written and ready to go. Updates will need to be made to the letters of support and the budget.

### **Maritime Heritage Project**

The final report is being prepared for submittal. The County extended the time the banners can stay up until next Fall. The Stories of the Kent Narrows website is being updated with new materials and photos.

### **Memo**

A copy of the Speed Limit Reduction Memo written in August 2018 to the Commissioners was sent to Commissioner Dumenil who agreed to advance the request through the system.

### **MuniCap**

Todd Mohn, Steve Cahoon, Johnathan Seeman, Alan Quimby and representatives from MuniCap met with the developers to review and validate the information and costs associated with each private sector project. The public infrastructure projects that would be funded through the TIF were also fine tuned.

### **Administrative Matters**

The O&D and general liability insurance policy is paid up through September.

The County was billed for the services from MuniCap that the Foundation paid for. The County made a partial payment on our first bill.

### **New Business**

Walt asked that the parking signs in front of the Hilton and Rt. 18 between Kevin Dey Realty and the Hilton Garden be replaced. Gigi will follow up with Public Works.

### **ADJOURNMENT**

*Sheryl Jaros moved to adjourn the meeting; Walt Thompson seconded. The motion was approved unanimously.*  
The meeting was adjourned at 11:23 a.m.

*The next meeting of the Foundation is scheduled for 9 a.m. Tuesday, May 28, 2019 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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