

MINUTES
Kent Narrows Development Foundation
Board of Directors Meeting
Chesapeake Heritage and Visitors Center
July 16, 2019

Board Members Present

Jody Schulz, Chair
Joe Pomerantz, Vice Chair
Pat Worns, Secretary
Jerry Dammeyer
Michael Foster
Victoria Hoffman
Sheryl Jaros
Sue Kamp
Justin Kiernan
Peggy Young

Board Members Absent with Notice

Mike Harris, Treasurer
Jason Ruth
Walt Thompson

Commissioners

Phil Dumenil

Guests

Judy Basil-Burns, Hilton Garden Inn
Tom Davis, Davis, Moore, Shearon & Associates
Lucy Kruse, Citizen
Marc Lacoste, Best Western Hotel
Karen Sutter, Citizen
David Thompson, VP, Shore United Bank
Ralph Twilly, VP, Shore United Bank

KNDF Staff

Gigi Windley, Executive Director

QAC Staff

Steve Chandlee, Director, QAC Parks and Recreation
Brennan Tarlton, County Planner
Todd Mohn, County Administrator
Jean Fabi, Economic Development Coordinator
Nancy Scozzari, Chief of QAC Parks and Parks Resource Planning
Mike Wisnosky, Director, QAC 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 9:01 a.m.

RESOLUTION

Minutes

The Board unanimously approved the Minutes from the June 25, 2019, regular meeting of the KNDF.

FINANCIALS

The balance in the Queenstown Bank as of 6/31/2019 was \$207.81. According to the most recent statement provided by the County, the KNDF balance is \$192,369. A new statement was received from Chesapeake Charities on 6/24/19 and the balance in that fund is now \$9,661.92. The Foundation received a letter from the County notifying that a grant of \$35,000 was awarded as a result of the grant request. That check will be received and deposited on July 17. The funds from the special tax district also are expected to come in between July and August.

PUBLIC COMMENT

None

COMMISSIONER DUMENIL

Phil Dumenil donated his time to County Administrator Todd Mohn.

PARKS AND RECREATION

Steve Chandlee and Nancy Scozzari reported on the Independence Day Celebration. While the family fun activities were disrupted by the lightning, the fireworks were launched as scheduled. The Cross Island Connector Trail construction is moving ahead as expected and is about 60% complete. The trail is scheduled to be finished by December of 2019.

The bushes around the Watermen's Monument were trimmed by the County but the maintenance of the area around the monument is the responsibility of the Watermen's Association. Nancy will call George O'Donnell to check on the association's efforts to maintain the monument. Pat Worns mentioned that the bushes around the monument are not cut low enough. The original landscaping design was for the greenery around the monument to represent waves through a combination of low standing bushes in the front and taller bushes in the back.

Steve reported that Parks is working with DPW engineers on the Heritage Center bulkhead project. Construction is scheduled to begin this winter.

ECONOMIC DEVELOPMENT AND TOURISM

Jean Fabi reported that an agricultural tour of the County is being arranged by the Economic Development Commission for August 20. The EDC met to review pending applications. Kelly Schulz, the new Commerce Secretary for the State of Maryland, is touring every county and meeting with key business and political leaders. She recently visited Queen Anne's County to learn about important issues facing the county. Broadband expansion, traffic congestion and public infrastructure projects were identified as high priorities by elected officials and business leaders.

PRESENTATION: TODD MOHN

County Administrator Todd Mohn reported on the State of the County. The operating budget for FY 2020 is \$144.2 million. The capital budget is \$25 million. The budget increased this year by 4% from \$138.1 million to \$144.3 million. The property tax rate remains the same as in 2019 at .8471 cents per hundred dollars of assessed value. This property tax rate ranks as the fourth lowest in the State of Md. The counties with lower tax rates are Worcester, Montgomery, and Talbot. On the expenses side, 46 % of the budget is allocated to the Board of Education, 10% to

Public Safety, and 8% to Public Works. The balance goes to fund other departments and agencies. The County has achieved a AAA bond rating from two of the three major bond rating agencies.

He noted that QAC Public Schools report a 95 % graduation rate, the highest in the State.

The FY 2020 budget included funding for several new positions, most notable in the departments of Information Technology and Parks and Recreation. The county also allocated funds in Economic Development and is currently working with the EDC to recruit a director for Economic and Tourism Development.

Major projects on the horizon include the expansion of the Library in Stevensville, expansion of the Detention Center, and the continuance of the Southern Kent Island Sewer Project. The County is seeking funding for a study to identify possibilities for a pedestrian crossing over Route 50, which will link to the existing trail system.

Proposals to update the county's Comprehensive Plan are due in September. Also, an effort to fund a feasibility study for expanding countywide broadband service is in progress.

Plans for the Kent Narrows area include improvements to the Heritage Center waterfront and parking lot, and a facelift to the lobby and museum areas. The Kent Narrows main construction will begin this fall and will connect the Kent Narrows/Oyster Cove System to the Stevensville system. The 12-inch line will extend from the Boatel site to Dundee Avenue, running primarily along MD 18.

Jody Schulz and Victoria Hoffman requested that the County focus on building pedestrian connections along Rt. 18 in Kent Narrows to Dundee Road. It was suggested that the old railroad line be considered as a possible trail link.

DIRECTOR'S REPORT

Connector Trail

Flagging operations will occur on Tuesday, July 16, at Exit 42. It is possible that the Exit will be closed for up to 15 minutes. The project remains on schedule. Once the boardwalk trail is complete, a blacktop trail will join the boardwalk at the Holiday Inn Express.

Roadways

The speed limit between the eastern span of the drawbridge to the area just beyond Channel Marker Way has been reduced to 30 mph. The old speed limit signs have been replaced and are also complemented with new crosswalk signs.

Beacon Group Economic Impact Study

A meeting was held with Dr. Diriker to review the the first draft of the Economic Impact Study. It was determined that it would be helpful to include data on the county tax revenue generated in the district. The QAC Finance Department was asked supply as much of that information as they have available to supplement the study. Jason Ruth was asked to review the section related to the Commercial Fishing and Processing sector.

The Beacon Group also was asked to to add more detail on the methodology used, and to cite dates and other data and information that were imported from outside reports.

A supplementary page to help readers understand the technical terms used in the report also was requested. Beacon also was asked to make comparisons with the 2014 study, where possible.

The final version will be ready to present to the Commissioners in the fall.

Parking Lot Inventory

The KNDF was represented at the Planning and Zoning meeting on July 11. Rob Guntner, QAC senior planner, made a presentation on parking availability in the Kent Narrows. Referenced were the the 2008 Kent Narrows Parking Study and other information including maps generated from that time period. Parking allocations with the list of approved site plans also were presented. The KNDF considers the parking situation in the WVC to be more complex than in other districts. An updated study will be needed in order to obtain more information on the available spaces and their uses, and to construct updated parking management plans. The KNDF suggested that updated mapping of the WVC, as it relates to parking, is needed. A more study of Kent Narrows parking will be part of the Comprehensive Plan update.

Ferry Point Sign

Nancy Scozzari is working with Shore Signs to obtain estimates for refreshing the Ferry Point Park Sign.

Kent Narrows Best of the Eastern Shore

The KNDF issued a media advisory on the Kent Narrows winners. Six of the restaurants that received awards are located on the Kent Narrows Waterfront:

Annie's

Best Brunch

Bridges

Best American Waterfront Dining Restaurant

Harris Crab House

Best Steamed Crabs

The Narrows

Best Crab Cake

Best Special Occasion Restaurant

Crab Deck

Best Cream of Crab Soup

Best Appetizers

Fisherman's Inn

Best Maryland Crab Soup

Best Seafood

Best Place to Take Out of Towners

Communications for the July 2 Independence Day Celebration

The KNDF monitored the situation with the weather at the Independence Day event and provided regular and timely updates through kentnarrowsmd.com and on the Kent Narrows Waterfront Facebook page. Only the official information coming from the County Emergency Services Department was relayed. The Foundation fielded several inquiries asking about the status of the event.

Yacht Club Packets

The KNDF is working with the Kent Island Yacht Club to provide welcome packets for visiting boats. If this effort is received positively, attempts can be made to prepare welcome packets for other marinas in 2020.

Bay Cove Event

A display of Kent Narrows materials was prepared for the June 15 open house event at Bay Cove.

Capital Region USA and Destination Maryland Guides

Commitment for next year's standard media buys will need to be made by August. Buys for the Destination Md. Travel Guide and the Capital Region USA Holiday Guide are due by August. The circulation timeframe is from 2020 to 2021. The publisher has agreed to bill the Foundation after the guide is published so it aligns with the KNDF's budget cycle. The arrangement with the County will be the same as last year. The design elements will remain the same, with some changes to photos and copy in order to portray a consistent image in the marketplace.

County Grant Program

The KNDF received a letter from the county indicating that the grant program for FY 21 will be changing. Grant applications are due in January of 2020. Funds are normally received in late July.

Next year the county has indicated that the grant program will be directed to capital projects. This means the KNDF must be prepared to have a project ready in order to request a capital improvement funds. The rules and regulations associated with the grant program have not yet been developed.

Concierge/Pad Map Printing

Designs are completed and ready to be printed. There will be a generic map for the district as well as individually marked maps for each hotel. The cost will be \$1,125.

RESOLUTION

Pat Worns made a motion to spend \$1,125.00 for the for the printing of the concierge maps; Peggy Young seconded. The motion passed unanimously.

RESOLUTION

Pat Worns made a motion to request the meeting be turned over to Vice Chair to lead. Sheryl Jaros seconded. The motion passed unanimously.

DESIGN REVIEW

Fisherman's Village Hotel and Conference Center

(Tax map-57, block 12, parcels 333,494, 329).

Tom Davis of Davis, Moore, Shearon & Associates presented an overview of the proposed changes to the Fisherman's Village Hotel and Conference Center Project. The Board was asked to review this project in advance to the upcoming STAC meeting. The proposed hotel has 120 rooms and a banquet facility. Davis presented the project background emphasizing that site plans were approved in 2014 and in February of 2015 (MSP #05-14-10-003). The project was delayed and some changes to the original project are being presented. The building height and the floor area ratio have changed:

- The original project plans were approved for a building height of 55 feet. The building height in updated project will be 52 feet.
- The Floor Area Ratio on the base site be increased from 30% to 50% which the county code allows.
- The 35 parking spaces that were underneath the structure have been moved to the property across the street.

The projected start date of the project is the third quarter of 2019. The project is expected to take 14-15 months, with a projected opening date of spring 2021. Site preparation may take up to six months.

Public Works has not yet reviewed the project; issues related to drainage will be addressed during that review. Landscaping design and connectivity issues will be addressed at the upcoming STAC review.

Discussion occurred around the following topics.

- 1) Drainage onto The Narrows property.

- 2) Public road improvements to the end of Kent Narrows Way. Can this improvement be included in the TIF project?
- 3) Parking lot design and connections to facilitate traffic flow between lots.

RESOLUTION

Sue Kamp made a motion to provide a letter of support to recommend approval of the requested height bonus to accommodate the ceiling in the proposed banquet facility, from 45' to 52', and also to recommend approval of the requested FAR bonus of 50%. An addendum is requested to further address drainage impact on the adjacent properties owned by Narrows Real Estate, LLC. Sheryl Jaros seconded. The motion passed unanimously.

Old Business

Joe Pomerantz suggested that the development of a signature event for the Foundation should continue to be pursued.

New Business

None

ADJOURNMENT

Pat Worns moved to adjourn the meeting; Peggy Young seconded. The motion was approved unanimously. The meeting was adjourned at 10:45 a.m.

The next meeting of the Foundation is scheduled for 9 a.m. Tuesday, August 27, at the Chesapeake Heritage and Visitors Center. (Note: this meeting was canceled.)

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 _____, 2019.

Pat Worns, Secretary
Kent Narrows Development Foundation