

**Kent Narrows Development Foundation
Board of Directors Meeting (in person & via Zoom)
August 24, 2021**

Board Members Participating

Jody Schulz, Chair
Joe Pomerantz, Vice Chair
Victoria Hoffman, Treasurer
Jerry Dammeyer
Sheryl Jaros
Justin Kiernan (via Zoom)
Jeff Smith
Jason Tuel

Absent with Notice

Pat Worns, Secretary
Mike Foster
Jason Ruth
Walt Thompson
Judy Wink

Commissioner Liaison:

Phil Dumenil, Commissioner Liaison

Guests:

Bente Cooney, Plastic Free QAC
Jack Hulme, Gable
Ken Lay, Gable

Queen Anne's County Staff:

Nancy Scozzari, QAC Parks and Recreation (via Zoom)
Katie Clendaniel, Director, QAC Economic and Tourism Development

Call to Order

The regular meeting of the Kent Narrows Development Foundation commenced at 9:01 a.m. The meeting was conducted in person and via a Zoom video call. Note: The incoming screen share was not working properly.

Minutes

The board reviewed and ratified the July 27 meeting minutes. Joe Pomerantz asked that he be noted as absent at that meeting.

RESOLUTION

Joe Pomerantz made a motion to accept the minutes with the notation that he was not in attendance at the July 27 meeting. The Board unanimously approved the minutes with the changes.

Financial Report

Gigi Windley reported the following balances from the June 30 financial reports: Shore United Bank checking account is \$28,675.00; KNDF 570 Fund, due from QAC, is \$166,462; KNDF Amenities Fund, due from QAC, is \$50,000 (the remaining balance due to be collected by QAC to add to that fund is \$24,691, committed for future payments); and Chesapeake Charities Fund is \$8,279.00. The entry on the Financial Position Statement for the KNDF 570 Fund is incorrect: it should be \$249,604 as indicated on the 570 Fund spreadsheet. A corrected statement will be supplied to the board. Victoria will review the future payments due related to the Amenities Fund, since there may be a timing issue in the recording of these.

The revenue increased for FY 2022 as a result of the Special Tax District review.

Public Comment

Bente Cooney of “Plastic Free QAC” reported that the organization is continuing the idea of creating a Bay Friendly restaurant initiative. A University of Maryland graduate student has provided a comparison of like programs so QAC can select the best of those in developing their own.

The KNDF has supplied suggestions such as requesting support from the larger fast-food restaurants and providers like Sysco that sell supplies to local restaurants. These companies already have programs in place to help reduce plastic pollution.

Commissioner Dumenil

Commissioner Dumenil asked the Board to discuss the community issues for Kent Narrows WVC. The following topics and projects were discussed.

- A. Water and sewer capacity to support existing facilities and to accommodate new development remain unclear.
The sewer line that runs under Rt. 50 from the north to the south side of the Kent Narrows needs attention.

- B. The Comprehensive Plan
 - The impact fee promissory note incentive was taken away and this should be revisited.
 - Examine the fairness of the APFO/impact fees to make sure they are fair and equitable.
 - For sewer/water allocations. Evaluate actual use vs allocated use and what is being used. It appears that the fee structure could be re-evaluated.
 - Phil suggested that a team of experts could come in and evaluate the allocation issues.
 - Jody stated that it doesn't make sense to downzone properties just because the allocation is not available at this time. The problems could be corrected in the future, and it is not fair to downzone certain properties for ten years if a solution can be found prior to that time period.
 - Jody suggested that the public entities such as schools should be evaluated for their actual uses
 - Gigi mentioned that the background information on the sewer and water conditions specific to the Kent Narrows still were not in the drafts of the Community Plan. The

technical team is responsible for compiling that information. The information that has been communicated is broad in nature.

- B. Transportation issues related to the Kent Narrows WVC are the most concerning. With the projected growth in visitation it was recommended that road/ parking lot paving, stormwater improvements and trail connections a focus in the County Capital Budget over the next two years.

SHA appears to be unable to respond to response all maintenance requests. An example is the damaged green sign under the 50/301 bridge on the east side of Kent Narrows Way North, which has been reported several times and still isn't fixed.

The board urged that more resources and attention be paid to road and bridge maintenance, much of which is the responsibility of SHA District Two. That district appears to be underfunded, so it would be helpful if the Commissioners could address that with the SHA. Lack of attention to roads and bridges poses major challenges for the Kent Narrows community.

- C. Both Kent Narrows Bridges need a higher level of maintenance. They are central features in the community. The bridges, the bridge approaches, and the bridge slopes and right of ways are not properly maintained by the SHA. Both bridges need a higher level of maintenance and more frequent sweeping, cleaning, and painting. Slopes need erosion control, debris, and trash removal, mowing and/or landscaping. The drains on the taller bridge are clogged with debris and grass, posing a hazard to motorist during storms.

Uncontrolled runoff from the Kent Narrows Bridges and parking lots needs to be addressed. It causes environmental issues and is damaging the bridge. Guardrails on the bridge and around the planting area need repair or replacement.

- D. Pedestrian crossings should be made safer. Intersections and crosswalks need better traffic control/calming mechanisms. Existing trails, boardwalk trails, and sidewalks need to be connected and maintained. Pedestrian walkways that are heavily used at night are not well lit.

Phil was asked if it would be possible for the County and SHA to assemble a team to look at the Kent Narrows as a whole. A concerted effort is needed to obtain cooperation from SHA to correct the major infrastructure problems-- especially those with the Rt. 301/50 bridge.

- E. The Foundation was able to get prices for doing some of the landscaping and mowing around the WVC last year. Jody requested that this effort be resurrected. Phil agreed to follow up.
- F. Damaged or faded signs should be replaced.

Gigi Windley noted that some maintenance items in the WVC can now be reported via the SHA District 2 website. She is making reports directly and recording them in the KNDF director's monthly report.

Wayfinding Project

The scheduled presentation on the wayfinding project was canceled due to equipment failure. The presentation will be rescheduled via Zoom call.

Economic Development and Tourism Report

Katie Clendaniel reported that the new branding effort was rolled out at the MACO Conference. There will be an official branding launch on September 23. The office will be working over an extended period to roll out the brand.

Rebecca Lepter was hired as the new Economic Development Coordinator.

Katie reported on the Tourism Metrics for July. There have been serious lows in the hotel tax collections this year but also some welcome highs. She expects that international travel will remain flat; the primary focus is on domestic markets.

The QAC travel guide was rescheduled to be delivered and mailed with the September issue of the *Chesapeake Bay Magazine*. The delay was due to staffing changes at the publishing house.

She reviewed the recent QAC website analytics. Additional information on the analytics will be supplied to the Board because the locations of origin appeared to be vague.

Parks, Recreation, and Public Landings Report

Nancy Scozzari reported that the second phase of the Wells Cove improvement project will begin in mid-September. A contractor has been selected for the bulkhead, dock, and boat ramp replacement project. That contract will go before the Board of County Commissioners this month.

Nancy stated that she would be happy to join a task force to address SHA issues.

The high season at Parks & Rec is winding down. An off-road trail will be opened at Terrapin Park; and a section of the cross-county trail through Love Point Park is an awareness trail related to the “QAC Goes Purple” effort.

Director’s Report

Boatel Restaurant

The Boatel is building a restaurant on a newly created lot immediately adjacent to the boatel, located in the northwest quadrant of Kent Narrows. The Commissioners approved the Public Works agreement for this project on August 10, 2021.

The Narrows Restaurant

The building permit application for the improvement to the Restaurant was submitted last week.

Comp and Community Plan Updates

A draft of the Kent Narrows Community Plan is scheduled to arrive for KNDF review on August 31; final comments will be due by September 15. Gigi suggested that the board review all the other chapters in the plan, especially the transportation chapter. The format of the

implementation plan was changed, and she will check with the Planning Department to see if those changes will apply to the Community Plan, since the implementation tables do not align with the narrative set forth in the Plan.

The Planning Commission meeting to review rezoning requests was held on August 12. There were no requests from the Kent Narrows WVC. The meeting will be continued because not all the requests could be heard. The W&M update of the Implementation Chapter of Comp Plan that was to be a focus of the meeting was greatly abbreviated. A follow-up meeting is scheduled for September 9.

A Joint Board of County Commissioners/Planning Commission Workshop will be held on September 12 to update the County Commissioners on the Comp Plan.

The board received a memo from Amy Moredock on August 24 containing all the Comp Plan deadlines. A new draft of the Kent Narrows Community Plan is to be made available August 31. Comments are due by September 15.

Maintenance Reports Submitted

Agency: SHA

- Exit 42 Sign down (expect repair week of August 23)

- Damaged Bay Bridge Sign on Kent Narrows Way North. No repair date given. This sign has been reported numerous times. It's now deteriorating.

Wayfinding Project

The KNDF project team has a meeting with Gable team to review their findings. KNDF and the Parks Department responded with technical corrections and comments.

Fishing and Maintenance Map Production

The KNDF will request through Parks that the GIS department make a map that designates where fishing is and is not allowed, and to include opening and closing times associated with various public parks and recreation areas in the WVC. The map will depict public lands and show boundary lines and will indicate maintenance responsibilities for each area. Suggestion: the team (Sheriff's Office, Parks, and KNDF) that convened in June meet again in September.

Special Taxing District Reconciliation and Protocol

A draft map provided by the Department of Planning and Zoning was contained in the July Board packets. A new map will be supplied within the next month or so.

The first reconciliation report was received from the Department of Finance. We plan to review and double check for accuracy.

The projected FY22 taxable total for the KNSTD is \$43,825.78.

Kent Narrows Guide

Copies of our new travel guide are being distributed. With the absence of the County Guide, they are leaving the shelves in the visitors center much faster than expected. The updated electronic version is posted on Kentnarrowsmd.com. The PDF can easily be updated as conditions change.

Ad Placement and Editorial Features

Weekends on the Water

The full-page ad in the Chesapeake Bay Magazine's annual publication, *Weekends on the Water*, was published in early August.

Ten pages of editorial and photos were dedicated to Kent Narrows. The accurate and extensive article was written by Jody Schroath, who also has a good online following with the boating community. The Foundation provided photos and other technical assistance for the piece. Jody Schulz requested that we obtain additional copies of the publication.

Destination Maryland

A new half-page ad was designed for *Destination Maryland*, the Maryland State Travel Guide. We were able to arrange the same agreement as last year, with the County covering a portion of the cost. This is always a solid ad buy for the KNDF. The Kent Narrows digital part of this guide ranks high in the online search engines. The State's distribution channels for print are reliable. The guide goes to all State-attended trade and consumer shows, as well as all State-run visitors and welcome centers.

Delmarva Life Schedule

The KNDF has finalized program details for the September 15 "Delmarva Life" show on WBOC. The schedule follows.

Events

"Jazz on the Narrows" at the KI Yacht Club appeared to be a huge success. Performers included Cecile McLorin Salvant, "Pieces of a Dream," and Mindi Abair. The Friday night performance was moved indoors due to severe weather.

The KNDF will be represented at the Bay Paddle Supporters Event at Red Eye's on Sunday, August 24. Supporters are invited to assemble to cheer on the paddlers as they enter and pass-through Kent Narrows.

New Business

Victoria mentioned that there were some rogue pilings around and asked who to contact to get them removed. It was suggested that the property owners be contacted.

Administrative Matters

Jody appointed Sheryl Jaros to head the nominating committee for 2022. Nominations.

Terms expire on December 31 for the following members:

Jerry Dammeyer
Victoria Hoffman
Justin Kiernan
Joe Pomerantz
Jason Ruth
Walt Thompson

The Foundation should submit recommendations to the County Commissioners in early November.

Gigi noted that all board members have been engaged with board matters despite the COVID situation.

RESOLUTION

Joe Pomerantz made a motion to adjourn the meeting. The Board unanimously approved.

Adjournment

The meeting ended at 11:25 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 September 28, 2021.

Patricia P. Worns, Secretary, KNDF