

BAINBRIDGE DEVELOPMENT CORPORATION  
BOARD MEETING  
September 21, 2009  
TOWN HALL PORT DEPOSIT, MARYLAND

Meeting was called to order at 5:30pm by Chairman Gell.

**ATTENDEES:**

Board of Directors:	R. Gell, W. Harrington, N. Bolender, J. Brant N. Gaither, C. Roberts, J. Reynolds, V. Thompson
Excused Absence:	C. Rossetti
Staff:	D. Rawle, C. LaMont, D. Tapley, K. Heaton
Ex-Officio:	R. Brennan, MEDCO, G. Krebs-DGS, G. Cole, DBED
Advisory:	Senator Nancy Jacobs, Chris Valukas- VP Cecil College
Partners:	Richard Alter-MTPM, Steve Risk- PRA
Guests:	Drew Lausch, EPA, John Leocha, MDP, Shawn Kiernan, MDP Paul Hayden, GTA

**AGENDA:** Attached

Motion was made by Director Bolender, seconded by Director Roberts to approve the agenda. Motion unanimously approved.

**ANNOUNCEMENTS:**

Director Rossetti had to leave for England due to illness in her husband's family.  
Economic Development: (1) Ft. Monmouth Relocation Fair Oct 14 & 15; (2) CNN Program conducted in Cecil County to air the first part of November.

**TREASURER'S REPORT:** Attached

Statement of income for July – August is \$130,000.00  
Obligations - \$68,220.39  
Net Income \$61,806.11

Motion was made by Director Reynolds, seconded by Director Roberts to approve the Treasurers report as read. Motion unanimously approved.

**MINUTES:**

Motion was made by Director Roberts, seconded by Director Brant to approve the meeting minutes from July 20, 2009 Board meeting. Motion unanimously approved.

Motion was made by Director Bolender, seconded by Director Brant to approve the meeting minutes from August 17, 2009 Executive Board Meeting. Motion unanimously approved.

**PRESENTATION:**

Paul Hayden, Project Manager from Geo-Technology Associates, Inc. provided a brief presentation to the Board on the conditions of R1 (the first residential phase). GTA conducted an investigation of the PAH's (polycyclic aromatic hydrocarbons) identified in R1. A copy of the presentation is available at the BDC Office.

Drew Lausch, Project Manager with the Environmental Protection Agency (EPA) is working with the Maryland Department of the Environment and the BDC on a stimulus funded Targeted Brownfield Assessment (TBA) project. This project will characterize the soil conditions at Bainbridge through

samplings, lab analysis and reporting. The BDC anticipates that EPA will select a contractor in October and finish by April 2010. Drew will come to the BDC Board meetings to give periodic updates.

Richard Alter – Commented that MDE should be invited to our meetings. Executive Director Tapley explained that MDE was invited, but could not make this meeting, but has been involved in all discussions with EPA and BDC. Richard also commented that an announcement coming from Washington DC regarding the stimulus funded project could let the “light shine on this project”.

## INTRODUCTION OF THE BDC BOARD

### PROJECT UPDATE:

#### NEGOTIATING COMMITTEE- B. Brennan

The Committee met with Mayor Abrams and Town Planner Henry Burden to update one another on the project and the wastewater issue. The Committee met with the developers on how to proceed after the BOD and Partners had met with the County Commissioners. This was a very significant meeting. The developers had a chance to discuss with the county what they would need from them to get this project off the ground. The discussions included the land use restrictions coming down from the State and solutions for the wastewater issue and the County helping finance this project.

#### PRA NEGOTIATING COMMITTEE – N. Gaither

The Committee is in early negotiations with PRA they met for the first time August 27<sup>th</sup> and have had on-going discussions.

#### EXECUTIVE DIRECTOR REPORT – D. Tapley

The Governors Cabinet coming to the Bainbridge site for a tour has helped open up communications with various state agencies to jump start the development. The agencies we are involved with at this time are Departments of Economic Development, Environment, Transportation, & Planning. The Dept of the Environment is providing technical oversight on the TBA project. The BDC is working with Housing and Community Development in nomination of a Smart Site on Bainbridge. Two representatives from the Dept of Planning, John Leocha and Shawn Kiernan are in attendance and are working with the BDC on issues related to Tome School. There has been a meeting with the Dept of Agriculture regarding funding for specific infrastructure improvements.

Part of the Tome School Stabilization Agreement with PRA was to have water and sewer to the Tome school site by October 31, 2008. PRA has requested reimbursement of its stabilization costs or to exchange land in lieu of payment. An adhoc committee is discussing this request with PRA to resolve this issue.

#### MTPM LLC – R. Alter

Richard stated the meeting with Commissioners was a positive meeting. He felt at the end of the meeting the Commissioners realized they had a hand in making something happen and their responsibility to the project. Director Roberts who also attended the Commissioners meeting felt the meeting was positive in moving the project forward

### OLD BUSINESS:

- Annual Audit – a draft has been distributed. Any questions forward to Donna. This will be voted on at the October meeting, in the meantime the draft will be sent to Cecil County.
- Draft of Annual Report will be ready for review at the October meeting.
- Officer nominations will be made at the October meeting. Anyone interested in serving in a leadership position, please contact Director Thompson.


**COMMENTS:** None

**MOTIONS:**

A motion was made by Director Thompson, seconded by Director Brant to move into Executive Session at the next meeting if necessary. Motion unanimously approved.

A motion was made by Director Bolender, seconded by Director Gaither to adjourn meeting at 6:30pm. Motion unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "D Tapley".

Donna Tapley  
Executive Director

