

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING - PUBLIC SESSION
December 15, 2014 at 5:30 PM
Town Hall
Port Deposit, Maryland 21904

AGENDA

AGENDA APPROVAL:

ANNOUNCEMENTS:

APPROVAL OF MINUTES:
June 2014

ELECTION OF OFFICERS:

OLD BUSINESS:
Navy Negotiation Update

NEW BUSINESS:
Memorial Hall Update
By-Law Revisions
Annual Report

COMMENTS:

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING - PUBLIC SESSION
DECEMBER 15, 2014
TOWN HALL – PORT DEPOSIT, MD

MINUTES

Public Meeting was called to order at 5:45 pm by Chair Pugh.

ATTENDEES:

Board of Directors: Mike Pugh, Lisa Webb, Chick Hamm, Cynthia Rossetti,
Joe Brant, Harry Lenderman, Mario Gangemi

Staff: Donna Tapley, Toni Lozzi

Ex-Oficio: Tari Moore, Bob Brennan, Tammy Edwards, Jane Roger

Absent: Bill Harrington, Barry Gray, Michael Day, Wayne Tome

AGENDA APPROVAL

Motion to approve the agenda was made by Director Webb seconded by Director Brant. Motion unanimously approved.

ANNOUNCEMENTS: None

APPROVAL OF MINUTES:

June 2014 Minutes

Motion to approve of June 2014 minutes was made by Director Hamm, seconded by Director Brant. Motion unanimously approved.

OLD BUSINESS:

Navy Negotiation Update given by Chair Pugh:

Since the signing of the new Development Agreement in September 2013 the BDC has been focusing their attention on environmental issues with the Navy. The first half of 2014 was spent analyzing alternatives in helping a positive outcome with the Navy. In the Deed of Trust it was stated that the property was in usable form without restrictions and that was proven not to be the case. That drove the BDC to have discussions with the Navy about their responsibility for the issues with the property. This process has now taken many years and caused the patience of the BDC to wear thin and see the possible need to litigate.

However, not being eager to jump into litigation the BDC is still open to other options that would work for both parties [BDC and the Navy]. We [BDC] are now positioned for various possibilities and are ready to work with the Navy or ready to take legal action if need be. Our expectations are that in the first quarter of 2015 we will resolve how the Navy will value and provide an offer, BDC will consider that and either accept or pursue a legal remedy.

NEW BUSINESS:

Memorial Hall Update:

The fire at Memorial Hall was traumatic and amplified a complicated situation. BDC had to question if the structure was salvageable? And if so, is it economically feasible to invest in it. The Maryland State Fire Marshall assumed full control of the site to gather evidence and monitor the building. This held the BDC back from being able to conduct any type of structural analysis. BDC received the "ok" in early December and on December 4, 2014 an on-site review of the building was completed by an architectural firm who specializes in historical buildings. We have received the draft of their report and are under the process of reviewing their findings. The next step is to have a meeting with BDC, Maryland Historical Trust (MHT) and our contractor to develop our immediate steps and a cost estimate for those actions. In terms of the buildings condition, the Cupola was completely destroyed. The roof collapsed and significant damage was done to the masonry walls leaving various areas of the building, including the chimneys, unbraced. Depending on the weather and environmental conditions, if left open the deterioration will worsen.

An excerpt shared from the report "In its current condition the building presents a significant risk to unauthorized entrants. The quantity of the debris present, ongoing deterioration, risk of partial collapse, lack of hand railings, and unexpected openings within the floor provide ample opportunity for injury to anyone entering the structure. It is recommended that the building be closed off to prevent any unauthorized entry into the structure. Fencing and infilling of window and door openings is recommended."

The building is dangerous to all trespassers. Even with a fence around the entire property we continue to catch trespassers and we urge people to please leave the property alone, for their own safety and well-being. We hope to have the full final structural analysis done in January or February, determine our next steps, and share that information with the public.

By Laws Revision and Annual Report:

The BDC, with the direction of its counsel, has revised its By-Laws and finished a draft of the 2014 Annual Report. Both items have been distributed to the Board members for their review. Edits and feedback should be provided to Toni Lozzi and the final copies will be provided to the public, expected in January.

COMMENTS/QUESTIONS:

Public comment was made by Erin Maloney, a federal lobbyist. She noted to the BDC that there is an EPA exemption at the federal level that would allow the BDC to negotiate with the state to lower their environmental standards and possibly avoid remediating the contaminated soil. Those who purchase the land or parcels would be notified of contamination and it would be their decision to purchase the land or not. BDC responded that they are faintly aware of such an exemption but have been devoted to fixing the environmental issue.

Chair Pugh announced that the Board has awarded a year-end bonus for its staff members. \$1,500 for Executive Director Donna Tapley and \$1,000 for Project Coordinator Toni Lozzi.

*Motion to adjourn was made by Director Webb and seconded by Director Brant .
Motion unanimously approved.*

Meeting adjourned at 6:11 PM.

Recorded by: tlozzi