



Open Session
Minutes

June 6, 2018

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 8:00 am on June 6, 2018 by Sue Chambers.

Attendee Name	Title	Status
Sue Chambers	Chair	Present
Frank Dertzbaugh	Secretary	Absent
Art Seibel	Treasurer	Absent
Tom Ferguson	Board member	Present
Steve Bohn	Board member	Present

Other: Isaac Menasche, Jack Lyburn, Paige Sunderland, Mike Ensor

This notice is pursuant to §3-305 .

On April 25th, 2018, the Board met in closed session to discuss the possible acquisition of the former New Windsor Middle School site from the Board of Education. The Motion to close to discuss land acquisition was made by Mr. Steve Bohn, seconded by Mr. Tom Ferguson and approved by Sue Chambers, Tom Ferguson, Steve Bohn, Frank Dertzbaugh. Mr. Seibel having recused himself previously was not present for the vote or discussion. Mr. Lyburn apprised the board of negotiations he had. The Board elected not to take any action on the matter.

II. Approval of Minutes

Tom Ferguson made a motion to approve the minutes.

RESULT: ADOPTED

MOVER: Tom Ferguson

SECONDER: Steve Bohn

AYES: Sue Chambers, Tom Ferguson, Steve Bohn

III. Treasurer Report

Mike Ensor reported on behalf of Art Seibel. Fairlawn Tool land purchase has been recorded.

Mr. Bohn made a motion to accept the Treasurers report.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Tom Ferguson

AYES: Sue Chambers, Steve Bohn, Tom Ferguson



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IV. Mt. Airy Business Park

Mr. Menasche reported that he sent the Board the revised agreements for annexation and well sharing. He asked that the Board review and comment. The goal is for the IDA to get an approved subdivision plan for the site. A purchaser would buy a lot and submit their individual site plan through the town process for approval.

V. North Carroll Business Park

Mr. Lyburn reported that he has requested more cost estimates to finish the land south of the Natural Resource Protection Area (known as south NCBP). The aim at this point is for the IDA to put infrastructure in, do some grading and construct a road stub off MD 30 with a "for sale" sign posted.

VI. Warfield

Mr. Menasche informed the Board that settlement is expected to occur by the end of June. Sue Chambers will need to sign the PWA as the IDA is still the lien holder at this time.

VII. Westminster Water Issue Update

Mr. Menasche met with Bill Mackey and reported regarding the water situation in the city. As part of the new water allocation policy for the city, water was allocated to projects in the pipeline. The residual available water allocations were portioned out over a 7 year period. This year's allocation was 7700 gallons a day of which approximately 3500 gallons a day are still available for allocation. The process now is that a user will apply for water at the beginning of a project. While the City will consider the allocation request, the actual allocation will not occur until site plan approval.

VIII. PIA/Maryland Open Meetings Law complaint update

Mr. Menasche has been working on the response to the complaint. There were some changes for compliance that the IDA will need to incorporate into our process. To be as



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transparent as possible, the Board indicated that if would like staff to explore if there is a practical way to post minutes online.

IX. Land development opportunity

Mr. Lyburn had approached the Board about a New Windsor property that might be suitable for industrial development. He reported that after investigation of the site, the Project estimates for the development are high and the project is not financially feasible.

X. Grant transfer

Mr. Lyburn asked the IDA to accept a grant from Economic Development to be earmarked for the NCBP development.

Mr. Ferguson made a motion to accept a grant for \$6,000 for North Carroll Business Park development.

RESULT: ADOPTED

MOVER: Tom Ferguson

SECONDER: Steve Bohn

AYES: Tom Ferguson, Steve Bohn, Sue Chambers

XI. Business Interest in North Carroll Business Park/10 acre lot

Mr. Lyburn indicated there is a prospect interest in the parcel. His recommendation to the Board is an asking price of \$125k per acre and 4% brokerage commission for an Economic Development manufacturing prospect.

Tom Ferguson made a motion to authorize Mr. Lyburn to offer the land at \$125k per acre and with a 4% brokerage commission

RESULT: ADOPTED

MOVER: Tom Ferguson

SECONDER: Steve Bohn

AYES: Sue Chambers, Tom Ferguson, Steve Bohn

The next Board meeting will be held on Wednesday, July 25, 2018.