



# CALVERT COUNTY ECONOMIC DEVELOPMENT AUTHORITY

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*Board of Commissioners*  
Mark C. Cox Sr.  
Catherine M. Grasso  
Earl F. Hance  
Mike Hart  
Todd Ireland

## Open Session Minutes Hybrid Meeting June 12, 2023

**MEMBERS PRESENT:** Commissioner Hance, Larry Jaworski, Dana Jones, and Warren Rice

**MEMBERS ABSENT:** Dawn Balinski, Claude Dickinson, and Terri Wolfley

**STAFF PRESENT:** Kathy MacAdams, Julie Oberg, Sheebah Smith, and Nichole White

**GUESTS:** None

### **I. Call to Order**

The meeting was called to order at 8:02 a.m. by Dana Jones, Vice Chair.

### **II. Call for Agenda Revisions and Approval of Agenda**

Larry Jaworski made a **motion** to approve the agenda. The motion was seconded by Warren Rice and carried (All in favor, none opposed.)

### **III. Approval of Minutes from the April 17, 2023, Regular Meeting and Closed Session Meeting**

On a **motion** by Jaworski, seconded by Commissioner Hance, and carried, the Regular Meeting Minutes from the January 9, 2023, meeting were approved as submitted (All in favor, none opposed.)

On a **motion** by Jaworski, seconded by Commissioner Hance, and carried, the Closed Session Meeting Minutes from the January 9, 2023, meeting were approved as submitted (All in favor, none opposed.)

### **IV. Presentation**

Josh Rubin presented a overview of the Co-star/Loopnet platform and how it is being used to promote Patuxent Business Park.

### **V. Old Business**

#### **A. Applications and Vacancies**

Nichole White shared that applications from Julie Fuller and Roman Matatov would be approved for appointed terms on June 13, 2023. An EDA orientation for both new members will be planned accordingly.

### **VI. New Business**

#### **A. BAW**

This year was a great success and looking for another successful year in 2024. We will include EDA in all BAW events again next year.

## **B. Business Survey**

MacAdams mentioned mailed a postcard with our business survey to over 1,800 businesses. Additionally, emailed the survey to all businesses who have subscribed to receive information from the department. To date, only 45 businesses have completed the survey. Jones requested we look at the number of business in the county and set a goal of how many businesses we would like to answer. MacAdams will get a count on the current number of businesses in the county from the State Business License Office.

Rice and Jones also suggested considering using interns in the summer for data development and to call businesses to encourage survey completion.

Our plan is to leave the survey open for the summer and then analyze it. The survey is available at [www.ChooseCalvert.com/BusinessSurvey](http://www.ChooseCalvert.com/BusinessSurvey) and takes approximately five minutes to complete.

## **C. Draft Zoning Ordinance**

Commissioner Hance explained the Zoning Ordinance process will be resetting to meet public outreach requirements. Once reset P&Z will do public outreach and open the draft for public comment.

## **D. Armory Pavilion Update**

Julie Oberg explained there are currently 4 proposals being viewed by the Department of Public Works and a decision should be made shortly. The Board of County Commissioners are in favor of this as they see it being a focal point of the town.

## **E. Staff Updates**

Oberg mentioned the Chesapeake Bay Ferry meeting was held last week with Cambridge Systematics and the project is underway. Also, Accommodations Tax for short-term rentals in the county are being discussed with the Treasurer's Office. County has created an ordinance and Treasurer's Office / County Attorney will be moving forward with contacting Airbnb and VRBO regarding next steps to collect taxes.

MacAdams shared the Story Cannabis Company unfortunately fell through. Jones mentioned that this is an example of a situation when there should be a consideration to guarantee deposits. MacAdams will determine the deposit cost by reaching out to the realtor. MacAdams will also plan to get a letter from Planning and Zoning supporting the process. Commissioner Hance will look in to the inquiry about the ag acreages as a concern was raised that Ag should not be treated any differently in the industrial park. EDA also suggested Story Cannabis be put on the Board of Appeals Docket. EDA will find a way to support this and remove any barriers.

White shared there is advertisement on PBP being put out. There is also a discussion scheduled with Garbelman Winslow coming to Calvert County from Prince George's County. This business has been around 75+ years and as more details arise, White will share. White also mentioned Economic Development and Planning and Zoning will join forces to create classes on the Zoning Bylaws for realtors.

## **VII. Recess, Subject to Motion of Privilege for Closed Meeting**

On a **motion** by Jaworski, seconded by Rice and carried (all in favor, none opposed), the Economic Development Authority (EDA) recessed into closed session at 9:06 a.m., pursuant to General Provisions Article 3-305 of the Annotated Code of Maryland, to discuss two (2) items:

Business Matters – [3-305(b)(4)] - The EDA discussed two (2) matters that concern the proposal for a business or industrial organization to locate, expand or remain in the state. Closed session adjourned at 9:30 a.m.

**VIII. Public Comment**

No one from the public was present.

**IX. Next Meeting**

The next EDA meeting is tentatively scheduled for **Monday, July 10, 2023**, at 8 a.m.

**X. Adjournment**

Jones made a **motion** to adjourn at 9:53 a.m. The motion was seconded by Jaworski and carried (All in favor, none opposed.)