

**Kent Narrows Development Foundation  
Board of Directors Meeting (in person & via Zoom)  
September 28, 2021**

**Board Members Participating**

Joe Pomerantz, Vice Chair  
Pat Worns, Secretary  
Victoria Hoffman, Treasurer  
Sheryl Jaros  
Justin Kiernan (via Zoom)  
Jason Ruth  
Jeff Smith  
Judy Wink

**Absent with Notice**

Jody Schulz, Chair  
Jerry Dammeyer  
Mike Foster  
Walt Thompson  
Jason Tuel

**Commissioner Liaison:**

Phil Dumenil, Commissioner Liaison  
Absent with notice

**Guests:**

Bente Cooney, Plastic Free QAC  
Linda Friday, QAC Chamber of Commerce

**Queen Anne's County Staff:**

Nancy Scozzari, QAC Parks and Recreation (via Zoom)  
Heather Tinelli, Director, QAC Economic and Tourism Development

**Call to Order**

The regular meeting of the Kent Narrows Development Foundation commenced at 9:00 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**

*Sheryl Jaros made a motion to accept the August 24 meeting minutes. The Board unanimously approved.*

### **KNDF Financial Report**

Gigi Windley reported the following balances from the August 31 reports: Shore United Bank checking account is \$16,078.00; KNDF 570 Fund, due from QAC, is \$249,604; KNDF Amenities Fund, due from QAC, is \$50,000 (the remaining balance due to be collected by QAC to that fund is \$17,191, committed for future payments); and Chesapeake Charities Fund is \$8,279.00. She noted that the July reports incorrectly listed future payments due from developers. Corrected reports were generated. The line item in the July report for printing appeared to be miscategorized. Gigi will check on it after the meeting. The totals on the reports would not be affected.

### **Public Comment**

Bente Cooney reported that “Plastic Free QAC” is continuing the idea of creating a Bay Friendly Restaurant initiative with the aim of reducing the use of single use plastics. A University of Maryland graduate student working with the organization has compiled a comparison of like programs. Bente requested time on the KNDF October meeting agenda to present the results of the study. The Board agreed with the request.

Linda Friday reported that the Chamber Breakfast highlighting the 2021-22 Economic Outlook and the county's new branding strategy was a success. Also, the Statewide Association of Chambers of Commerce gathered in Kent Narrows for their annual meeting. The Hilton Garden Inn and Fishermen’s Inn hosted the event.

### **Economic Development and Tourism Report**

Heather Tinelli reported on the new branding initiative. The tagline, “Where Shore Living Begins” has been adopted as has a new brand mark. The County is in the process of changing their print and electronic materials to reflect the new images and advertising themes.

The EDC and the office staff have pulled additional economic data that can go into the Comp Plan. Additional statistics were submitted to Wallace and Montgomery, and the technical team that reflected better the maritime and marine-related trades in Queen Anne’s County. She was

also able to gain more insight on the numbers of public and private boat slips that are available in the County. Boat registration volume was also examined.

QAC will have a booth at the upcoming Annapolis Powerboat Show. KNDF will help staff the booth during the four-day event.

The Visitor’s Guide for QAC has recently been delivered and will be distributed though Chesapeake Bay Media and to various Visitors Centers throughout Maryland.

### **Parks, Recreation, and Public Landings Report**

Nancy Scozzari stated that the second phase of the Wells Cove improvement has started. Work will concentrate on the area between The Jetty and Bridges restaurants.

The County was awarded the grant for the trail connection and lighting project on the east side of the Kent Narrows Bridge. The wayfinding project will blend well with this.

The contract for the bulkhead, dock, and boat ramp replacement will go before the Board of County Commissioners this month.

A section of the cross-county trail through Love Point Park has been designated as an “awareness trail” for the “QAC Goes Purple” effort. A ceremony to showcase the effort will be held at 3:30 on Thursday, September 30.

The Department responded to the September 23 flooding caused by a massive amount of rain falling in a short period of time. Once the rain stopped, the flood waters receded in a relatively short period of time. Two restaurants closed for the day because of the flooding, but most stayed open. All were open as normal on September 24. Some debris had to be removed.

Jeff Smith asked if raising manhole covers for the storm water system would help in flood situations. This suggestion will be further explored. Nancy mentioned that the department staff will be monitoring trees in the area to see if they react to saltwater from the flood tide.

Victoria asked for a status update related to maintaining public grounds in and around the Kent Narrows. Estimates from a contractor were provided to the County and a discussion on that needs to be resurrected. Todd Mohn will be contacted to see if the contracting can be done this year through the KNDF.

### **Director’s Report**

Gigi Windley reported that much time and effort has been spent on working with the County on the update of the Comprehensive Plan and the Community Plan. The KNDF assisted the EDC with some items associated with their section of the plan, and the draft of the Kent Narrows Community Plan was turned in with multiple additions and corrections. Some questions still need to be addressed.

### **Wayfinding Project**

The Zoom call presentation that was made by Gable was mailed out and posted publicly on the our Vimeo site. The KNDF gave feedback on the initial ideas that were presented, and the team is reworking the initial presentation based on our comments. They plan to have design concepts back to us by mid-October. A technical team will include staff from planning, roads, parks, and public works, will be assembled to review it.

### **Kent Narrows Guide**

The new travel guide has been so well received that it is probable that the Foundation will run out of hard copies by late winter. Copies are leaving the shelves in the visitors center much faster than expected, likely due in part to the absence of the County Guide. The

updated electronic version is posted on Kentnarrowsmd.com. and can easily be changed as new businesses open next season.

### **“Weekends on the Water”**

<https://chesapeakebaymagazine.com/wow/kent-narrows/>

The Foundation received additional copies of the “Weekends on the Water” publication. Copies were made available to all board members. An eleven-page paid article appeared in the magazine that was released in August.

### **Delmarva Life**

The second show about Kent Narrows ran on September 15 and 16. Links were sent to all partners to post on their respective websites. The link can be found on the KentNarrowsmd.com home page. Thanks were expressed to all participants and the Yacht Club for providing the venue for the background shots and to Jody Schulz for the use of the boat. <https://youtu.be/46Mn7XbIvTI>

### **Watermen’s Way Heritage Trail Map and Brochure**

The new brochures were delivered and are in the process of being distributed. New concierge maps are ready to be printed. The maps have been redesigned and updated to include the new trail and new accommodations and businesses.

### **Queen Anne’s County Travel Guide**

The County’s new travel guide was delivered and is available for distribution.

### **Annapolis Powerboat Show**

The KNDF will be promoting Kent Narrows at the Queen Anne’s County booth at the show on 10/ 6 -10/9. Joe Pomerantz and Pat Worns volunteered to help staff the booth.

### **Old Business**

### **Comp and Community Plan Updates**

Victoria reported that everyone had put a lot of time and effort into the update. The Foundation learned yesterday that the deadline for changes had been moved up to today so there would be enough time for the documents to be printed for the October 14<sup>th</sup> Planning Commission meeting.

She was assured that all changes made would be incorporated, with the exception of the implementation schedules which can’t be finished until the first part of the document is finished. Therefore, any additional comments will have to be made during the 60 day review period which is scheduled to begin on October 14. That is on the condition that the Planning Commission votes to start the clock on that date.

The Kent Narrows Community Plan and QAC Comprehensive Plan updates are still in progress. An update from Wallace and Montgomery was presented at the September 12 Planning Commission Meeting. A presentation on the Land Use Chapter was made. Several

organizations expressed concern about the situation with the sewer allocations, and the public works department expounded the current challenges with growth allocations.

The new PDF draft of the Kent Narrows Community Plan report was turned in with comments pasted on each affected page. A new draft is expected to be delivered to the KNDF prior to the October 14 Planning Commission Meeting.

Many of the requested changes were not made, many of the maps were incorrect, important economic and business type data was omitted, and the implementation schedules were out of sync with the textual elements and other content in the plan draft.

The data charts that were flagged as irrelevant were still being used and the economic impact info on the maritime and commercial fishing industries was left out. Heather Tinelli has since pulled some additional countywide information that may be cited.

The KNDF has asked to review the plan for accuracy one more time before it goes back to the Planning Commission. That request was made at the most recent Planning Commission Meeting. The draft that was returned was so incomplete and incorrect that it was not ready yet for the Foundation to review. It was made clear to the Planning Office and W&M that the changes that were submitted come from many sources and do not yet constitute an endorsement from the Foundation as a whole.

The KNDF has noted numerous times (in writing, in public forums, and in committee meetings) that the certain data sets that were used to justify recommendations are not accurate and could be misleading to the readers.

The main issues are:

- Census Designated Place\* data has been used and that's a problem because boundaries of a CDP may not always correspond with the local understanding of the area or community with the same name. In this case, the CDP for Kent Narrows does not correspond and includes housing from Long Point and omits the new housing units that have been added. The use of this data results in conflicts with the textual elements that were chosen. KNDF has also asked for the growth in the travel-related and second-home data to be better illustrated. The TIF Boundaries and the PFA info are not illustrated and should be.
  - Key economic data that was submitted from the Beacon Study was not included.
  - The way the implementation schedules currently read may hinder the Foundation's ability to carry out its mission. There are key local Federal and State agencies that the KNDF must work with that don't appear in the implementation tables. KNDF has asked that those agencies be added.
- The KNDF has not had the opportunity to review other Chapters that cite the Kent Narrows information. The updates won't be made public until after the October meeting, therefore, information that is to be imported into the Kent Narrows Plan won't be made available until after that date. All chapters in the Comp Plan will need to be reviewed because Kent Narrows info, issues, and recommendations may be scattered throughout.

- Inconstancies on the maps and the correct sourcing of the information provided on the maps. Some of the County's base maps are outdated and they should be corrected before the plan is printed. There are items that are incorrect and a few maps that were sent in were not included.
  - The data and the text are contradictory in many places.
- The key issues keep changing on the presentations given to the Planning Commission and they are not the correct issues.
- More information on the changes that the county technical team makes on the Community Plan must be communicated back to the KNDF. Currently the technical team's changes are hard to monitor or track.

Victoria Hoffman went into more detail regarding the issues with the process and stated that the KNDF will continue to work with the Planning Office and W&M to resolve them.

A discussion occurred about the word update. It deserves some clarification from the Planning Office. Nancy suggested that the next time the KNDF could go outside the county process and hire a consultant to do a Community Plan and that ideally it should follow the Comp Plan process. Gigi reiterated that the sequencing of the process needed improvement, so that the data from the Comp Plan could be rolled into the stand-alone Kent Narrows Community Plan. As of today, the KNDF has not been able to see the final drafts of all of the other Chapters. Some of that information is about Kent Narrows and should also be reviewed and replicated in the Kent Narrows Community Plan.

### **New Business**

#### **SHA**

Emails have been exchanged with Todd Mohn and Commissioner and the Public Works Department and SHA regarding the condition of the Rt 50/301 Bridge. The Bridge is currently being cleaned. Todd will help set up a meeting with Kent Fender of SHA to keep the conversation moving forward about the bridge maintenance, roadside trash, and mowing around the bridges.

#### **Speeding Vessels**

An extended discussion occurred about the issues with vessels speeding illegally through the Narrows. It was decided that creating an email chain with the appropriate enforcement agencies would be a good start to address the issue. A joint meeting could be held later to address further. In the meantime, Gigi, Joe, and Jody will contact DNR staff when there are issues.

#### **570 Fund Letter**

A letter asking for a draw of \$63,000 from the 570 fund to cover KNDF project and program costs through June 2022 will be written and sent to the Commissioners. Those funds will be moved into the Shore United Bank's checking account.

#### **Round Robin Reports**

Jason Ruth reported that the crabbing harvest this season has been one of the worst on record for many parts of the Bay. It is close to normal in the Kent Narrows area. Look for more restrictions next season.

Oyster season, which kicks off on Friday, is projected to be one of the best on record. Oyster recovery partnership was able to meet their goals this year and complete all of the grants they have on the books. A new state of the art hatchery is opening next to St. Michaels. It is funded through the Radcliffe Foundation. The effort should produce 2 billion oysters per year.

Heat affected the water quality throughout the region this summer.

### **Administrative Matters**

Nominations:

Jerry Dammeyer submitted his letter of resignation form the Board to be effective December 31, 2021. One new board member application and resume was received. Pat Worns will serve with Sheryl Jaros on the nominating committee. Board members will be voted on at the November 17 meeting. Application will be accepted until November 13.

Terms expire on December 31 for the following members:

Jerry Dammeyer (resignation effective December 31, 2021).

Victoria Hoffman

Justin Kiernan

Joe Pomerantz

Jason Ruth

Walt Thompson

### ***RESOLUTION***

*Jason Ruth made a motion to adjourn the meeting. The Board unanimously approved.*

### **Adjournment**

The meeting ended at 11:15 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 October 26, 2021.

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*Patricia P. Worns, Secretary,*

*KNDF*