

Ridgely E.D.C. Meeting  
November 27, 2007

In Attendance: Joe Mangini, John Balderson, Brenda Walls, Kelly Hayman, Leo Stepp, Subrena Guy, Zeb Brodie, Bea Brodie, Jill Kubatko, Sara Wright

6:37 pm- Meeting called to order by John Balderson.

Jill introduced herself as reporter for the Times-Record. She said that she recently moved back to Maryland from Arizona. Introductions of members and guests followed.

A motion was made to approve minutes from the previous meeting by John Balderson and seconded by Leo Stepp.

Joe Mangini gave an update on the Local Revolving Loan Fund, saying that it had been set aside to deal with issues between Ridgely and the Maryland Department of Environment. M.D.E. does not believe Ridgely's wastewater treatment facility has the holding capacity that it claims. Joe informed the EDC that a decision was made that the Town does not have to pay for the county engineers for the water storage tank at the Tech Park. The County is donating one to two acres for the Town to build this water storage tank, and is currently looking at its second choice for location. Ridgely needs the deed to the property but is experiencing delays due to wetlands issues. Joe said that the Town itself is eighteen months (18) behind because of MDE. Other projects are also on hold due to MDE, including The Cowbarn Project. Demolition permits for the Hayman House will be submitted to the Planning and Zoning Commission on November 28<sup>th</sup>.

Mr. Brodie updated the EDC on his projects. One tenant in the Ridgely Industrial and Office Park has already started shipping their product out. They distribute machines, all over the world, that spray coat billboards with a protective glaze. The company started in Delaware, and although it's been in Ridgely for about four months, is still in the process of getting completely settled into the Park. Mr. Brodie added that the company will start with thirty five employees and is expected to double in size soon. Some of the office space in the Industrial and Office Park has already been rented out as well. The tenant of the office space is a supplier of car wash products, including soaps. In response to a question by Brenda, Mr. Brodie said that he had many more spots to fill in his building.

Mr. Brodie went on to discuss his shopping center and the denial he received from the planning and zoning commission on his previous set of plans. He said that he had new and completely different plans to present to them at their next meeting, and added that he did not redesign the plans to suit members of the board. John B. informed Mr. Brodie that the Economic Development Commission was backing him 100%. Mr. Brodie showed his new plans and said "I stake my reputation on things that I do." The new plans are for a Conestoga building with cupolas on it, something that Mr. Brodie said was not the quality building he was accustomed to, nor was it what he wanted to build. The center will still have four units, including a restaurant, a subway and a tanning parlor. If the plans for this building are not approved, Mr. Brodie made it quite clear that he would

not try again. He said that he will build in Federalsburg, where the plans have already been approved and he has the property to build on. John B. thanked Mr. Brodie and told him that Ridgely appreciates all that he does. Mr. Brodie stated that growth is important to a town and that “if you don’t grow, you die.”

Subrena Guy, who plans to open a daycare in the Ridgely Industrial and Office Park, said that she is waiting on Mr. Brodie, who is waiting on the Fire Marshal. She said that Mr. Brodie, the Fire Marshal, and her self have all been going back and forth for at least six months. Joe said that Subrena would like financial assistance from Ridgely EDC, but since there is no way to distribute the money it has, EDC cannot help her at the moment. If it were possible to do a guarantee loan for her, the EDC would have to make a recommendation for the Commissioners to approve. Joe agreed to have a loan application ready for Subrena to fill out before the next EDC meeting. Kelly asked how many kids Subrena was planning on having in her daycare. Subrena explained that she was expecting about sixty kids, but would not have a kitchen available and that the parents would be responsible for supplying their child with lunch.

Joe gave an update on Thayer Entertainment. Mr. Thayer is still in need of financial aide to be used towards rent.

Joe discussed the delays in development and municipal projects due to the situation with MDE. He also talked about the feasibility study for the Public Safety Building, which should be started by spring 2008. The Hanover Food sixty day holding lagoon must also be started on (within one year). Maryland has offered to fund half of the project with grants, but wanted to do it through the Town of Ridgely. They will now go through Caroline County instead. Another Ridgely project, Rails to Trails, is currently progressing. Three proposals for work on the trail were received, but vary greatly in what they cover. Ridgely Rails to Trails has agreed to work on getting the trail itself done for now. Letters were sent to all three proposed planners asking for a second proposal that would be solely for work on the trail. Rails to Trails must move fast in order to keep grant money. Joe noted that the Rail Trail would help with both economic development and tourism.

Vicky’s Restaurant will be auctioned off on December 7<sup>th</sup>.

Nancy Gearhart announced that the Ridgely Christmas ornaments were done, and that the Ridgely History Book Vol. 7 should be out by Saturday December 1<sup>st</sup>.

The next EDC meeting is scheduled for December 12, 2007 at 6:30pm.

7:42 pm- Motion made to adjourn was made by Joe Mangini and seconded by Brenda Walls.

