

Ridgely E.D.C. Meeting
May 14, 2008

The May meeting of the Ridgely Economic Development Commission was called to order by John Balderson at 6:37 P.M. In Attendance were Joe Mangini, John Balderson, Leo Stepp, Brenda Walls, Jerry Sutton, Kathy Smith, Nancy Gearhart, and Sara Wright.

Approval of the Minutes:

Minutes for May 14, 2008 meeting were unanimously approved.

Town Manager's Time:

DBED Grants Review:

Local Revolving Loan Fund:

Ridgely filed for, and was approved for a \$50,000. loan through the State of Maryland. The loan would give Ridgely a two to one (2:1) match on the money already in the bank for economic development. Joe contacted Greg Cole and Pam Hepner to check on the loan since it is being held up. It is possible that the State will decide to consolidate and do all loans at the state level, rather than through each town.

Strategic Economic Development Revitalization Plan:

Ridgely does not have a plan in place yet. Joe will check to see if grant money is still available for Ridgely.

New Elevated Water Storage Tank/ Tech Park:

A verbal agreement has been made with DBED to help fund the new water storage tank.

WWTP Phase I Upgrade:

There is a loan application in with the State for project money.

New Business Opportunities/ Ventures/ Concerns:

Musselman Business Complex:

Joe visited with Mr. Musselman, at his building, and found out that several people had been interested in leasing space but, there is still no one there. Mr. Musselman is being selective with who he will lease to.

After being questioned by several members about why Mr. Thayer had not leased space in the Musselman building, Joe explained that he believes there had been some complications between Mr. Thayer and Mr. Musselman.

Day Care Center/ Brodie Building:

Plans for the daycare center were approved by the state fire marshall, and have been submitted to the Town of Ridgely. Paperwork requested from Subrena Guy was received on May 13, but had not been reviewed prior to EDC meeting. Mr. Brodie has cut the rent nearly in half for Subrena and is ready for her to occupy the location.

Subway Shopping Center:

The Subway Shopping Center is in progress.

Sam's/ Vicky's Restaurant:

The new restaurant, Eddie's, would have already been open but, Gail Kelley of the Health Department would not give approval for them to do so. She told Mr. Brodie that he needed to replace the equipment that he had just installed with new or pre-approved equipment.

Joe met with the couple who will be running Eddie's and they told him they would like to be open by June 1, 2008.

Development Projects Review:

Ridgeway Estates is currently in progress and 128 Walnut is close to starting.

Municipal Projects Review:

The Town of Ridgely is currently seeking a loan for the Waste Water Treatment Plant upgrades.

Town Municipal Events:

The Ridgely Volunteer Fire Department will be hosting its annual Bike Awareness Day on May 17.

The annual Ridgely Strawberry Festival will be held on May 25.

Old Business:

Rails to Trails Update:

Plans for Ridgely Rails to Trails have been displayed to the public. It will be another ninety (90) days though before the lease will be approved and, there will be no "dirt turning" until the fall. The State will reimburse Ridgely for Town money spent on the paid consultant, Cindy Todd.

Joe has spoken with North Dorchester Rail, who needs rails for their line, and has put them in touch with Sylvia Ramsey. The State will not give the rails away but, may sell them to North Dorchester.

MDE Issue Update:

Maryland Department of the Environment has accepted Ridgely's Waste Water Treatment Plant capacity figures. The minor subdivision at 208 Caroline will allow for twenty seven (27) new allocations.

Municipal Public Safety Building:

Joe spoke with Bryan Ebling about the new public safety building. Bryan told Joe that information had been sent to Blades Construction from both the Ridgely Volunteer Fire Department and the Police Department. This information will help Blades give a more

accurate estimate of what type of building could be constructed and what the cost would be.

Leo inquired about getting additional funding to put towards the new building since the airport will be expanding and will need additional support from the fire department. John and Joe explained that any fire department that the airport would have, would have to be on base. Joe also pointed out two possible problems that the airport may encounter: 1) the landfill will draw birds which will interfere with air traffic and 2) town water and sewer is there, and the airport may end up privately owned.

New Business:

Belle Street Business Sign:

Brenda would like to place a sign at the Central Avenue end of Belle Street to advertise the businesses down the street. She would like to keep the size minimal but, Leo recommended using at least three (3) inch lettering. Brenda plans to approach each business on Belle Street and ask if they would cover some of the cost, and in return have their business name on the sign. Joe offered to check grants available to see if there would be one that would cover the cost of the sign itself, and then businesses would only be responsible for their space on it. Brenda's next step will be to present the idea to Ridgely Planning and Zoning. Lighting options for the sign must also be researched.

Commission Roundtable Discussion:

Jerry asked about Mr. Woo's building being vacant and members reminded him that there is no restroom downstairs. Brenda questioned the business signs on Central Avenue; asking whether there are any regulations on them. Joe told her that yes, there are certain guidelines, and Nancy explained the Planning and Zoning Commission had approved all of the signs. Nancy and Brenda agreed that the sign guidelines need to be changed to help make new signs more visually appealing. Joe recommended that they attend the next planning and zoning meeting.

Joe stated, again, that he would like to see a town business organization in Ridgely.

Public Comments:

Nancy asked about the Schuster Property, and Joe told her he had no further information to share. Nancy then asked if the Town or the EDC could write a letter to Mr. Woo about his windows. Joe agreed to draft a letter to be sent to Mr. Woo. Nancy also requested a list of any vacant commercial properties in Ridgely to take with her to the County meeting. As well, she asked why the EDC minutes and agendas were not posted on the Town of Ridgely's website. Sara explained that the minutes had been emailed to Arlene Hege for posting, but that she did not have copies of the agendas to send.

Next Meeting:

June 11, 2008

Adjournment:

Meeting adjourned at 7:58 P.M.