

## **Ridgely E.D.C. Meeting Minutes**

### **January 14, 2009**

The January meeting of the Ridgely Economic Development Commission was called to order by John Balderson at 6:28 P.M. In Attendance were Joe Mangini, John Balderson, Brenda Walls, Kelly Hayman, Jerry Sutton, Sara Wright and Nancy Gearhart.

#### **Approval of the Minutes:**

Minutes for the October meeting were unanimously approved following a motion to approve; made by Brenda, seconded by Kelly and John.

#### **Town Manager's Time:**

##### **DBED Grants Review:**

###### **Local Revolving Loan Fund:**

Ridgely's grant through DBED is still on hold. DBED Secretary Dave Edgerly is leaving DBED, but Joe will contact the secretary to get an update.

###### **Strategic Economic Development Revitalization Plan:**

Ridgely hopes to have a draft plan within the next sixty (60) days.

##### **New Business Opportunities/ Ventures/ Concerns:**

RedBrick Pizza and Queenstown Bank should both be opening in early March. Mr. John asked what was going into the fourth store in the Subway Shopping Center; Joe told him that it was still empty for now. Jerry said that he believed the fourth store would go quickly after the other stores opened. There was some discussion about what kinds of stores would be a good fit for the center. Mr. Brodie has told Joe that he wants to open businesses because people need jobs.

Fosters will be no longer serving prepared foods and breakfast sandwiches.

Kathy Smith is no longer running her consignment shop out of her house, The Smith House. The store is now located in Mr. Woos store.

##### **Municipal Capital Projects Review:**

###### **WWTP Phase I Upgrade:**

The Ridgely Waste Water Treatment Plant is about half way through the upgrade. There have been no major problems so far, and the project should be done by April 2009.

###### **Rails to Trails:**

It was incorrectly reported in the Times-Record that Ridgely Rails to Trails has already started and is currently out to bid. Ridgely needs to get the project out to bid soon to ensure State money from Maryland Department of Transportation will still be available. Sylvia Ramsey told Joe that the rails belong to the State of Maryland and have already been committed to Dorchester County.

## **Old Business:**

### **Business Association Proposal:**

Joe would like to keep trying for a local Business Association. He recommended meeting with Greensboro's B.A. members. Joe also noted the John Nussear is leaving.

## **New Business:**

### **Eastern Shore Overhead Door:**

Owner, Eric Good, would like to keep his company in Ridgely but needs more space. Mr. Good has spoken with Mr. Musselman about the large vacant building on Belle Street. Mr. Musselman is willing to rent, but Mr. Good would like to buy. Joe said he would speak with Mr. Musselman about the situation.

### **Batter Up:**

Opening day for the new restaurant will be February 4, 2009. They will have a retro sports theme and serve breakfast, lunch and dinner. Kelly asked if it would be a sports bar or waffle type menu; Sara said it would be similar to a Waffle House, but would not be part of any established franchise. There will be no beer or alcohol.

### **Future for Economic Development in Ridgely:**

Joe said that economic development is better than residential development in Ridgely.

### **Commission Roundtable Discussion:**

Commission Members discussed the fence at the Subway Shopping Center. Mr. Brodie wants the fence on the property line and would like the other fence to be removed so trash won't collect in between them. The cemetery association doesn't mind if the fence is removed, but doesn't have the money to do so.

Joe said he received a letter from the Governor about a new stimulus package. The letter also asked about any new projects in Ridgely. In response, Joe wrote back about the new water tower and public safety building. He is still waiting on a reply to see if Ridgely can receive any money.

Mr. Leo and Joe talked about the effect B.R.A.C. will have on Ridgely, and suggested the Tech Park build a spec building.

Cyber Ridge is closed after only being open a few months.

Kelly asked about the rules for sprinkler systems in commercial buildings. Joe said Middle Department Inspection Agency requires all new commercial/ industrial establishments have them. Ridgely is also enforcing them in new single family homes as well.

Jerry asked how Hanover Foods is doing; Joe told him that their project is done and they are doing fine. Nancy asked if Ridgely had to sell them an easement. Joe explained that

we had sold them one, but not the new one. The newest easement they're using is one of Saulsbury Brothers old ones.

Nancy asked if a letter had been written inviting Sylvia Ramsey to come to a meeting in Ridgely. Joe said no, but that he would like for her to come.

Nancy asked if Ridgely was still on hold for giving anymore loans; Joe told her yes and that Ridgely is waiting for the new DBED secretary. Nancy then asked if businesses that receive loans from Ridgely have to give updates. Joe explained that as long as they made their payments, there was no update needed.

Nancy asked to be given a monthly update on the list of vacant properties in Ridgely. Joe stated that a new/ updated copy of the list would be given to both the Town and County EDC each month.

**Next Meeting:**  
**February 11, 2009.**

**Adjournment:**  
Meeting adjourned at 7:34 P.M.