

Ridgely E.D.C. Meeting
October 10, 2007

In Attendance: Joe Mangini, Brenda Walls, Kelly Hayman, Leo Stepp, Sara Wright

6:37 pm- Meeting called to order by Joe Mangini

Joe introduced new Economic Development Commission members Leo Stepp and Kelly Hayman and gave them a brief explanation of the E.D.C.

Joe discussed how the Town needs to create a plan for the Local Revolving Loan Fund, and said he would like to talk to the local banks about getting a banker on the E.D.C. Another option would be to have a bankers task force, on which there would be a banker from each local bank who would work together to review applications for Town loans. Ridgely currently receives \$2. from the State of Maryland for every \$1. they have of their own, and the only thing Ridgely is lacking is the ability to distribute the money. There are two people who are interested in borrowing money from the E.D.C. but cannot do so until a disbursement plan is made.

The Town of Ridgely has received \$50,000. in grant money through Strategic Revitalization, and will be getting money from a community development block grant for the water storage tower project.

Joe said that there have been several inquiries about purchasing the Hayman House. Of the five or so people interested, two of them would like to open a bed and breakfast there. JOK Walsh called Joe and informed him that there are termites in the house, and that the Tech Park Marketing Committee has recommended demolishing the present structure and rebuilding a "look alike" house. Joe then noted that the County will not be selling the land with the Hayman House; that if purchased, it would just be the house with no land. Brenda said that the County will probably end up tearing the house down because no one would want just the house. Joe explained that until the loan was paid off, the County had to retain ownership of the property.

Leo asked what the importance of the Hayman Farmhouse was, to which Joe replied that there really was no great importance. Kelly added that it would cost a great deal of money to restore the house. The estimated amount for the restoration is \$300,000-\$500,000.

Joe gave updates on new business projects for Ridgely. Bryan Saathoff would still like to do a steakhouse at the Cowbarn, but the Town is waiting for Ridgely Park, which will be another year at least. There are two businesses in Mr. Brodie's building; one makes billboard covers and the other does HVAC work. Subrena Guy is still trying to open her daycare in Mr. Brodie's Building, and the County will help her with what the Town can't. Brenda said that Thayer Entertainment is going into Mr. Musselman's building, and possibly a computer business as well. Joe mentioned that there are ten offices in that building, and when asked by Kelly what the rent was, he shared that it was \$850/ month.

After being reprimanded by MDE, Hanover has agreed to build a thirty (30) day holding pond for their spray irrigation. They have offered to give \$25,000. in administration fees for Joe to help them on their grant from DBED. The money would go directly to the County, who would in turn pay the Town. Leo asked what exactly a holding pond was. Joe explained that with spray irrigation, the company cant spray unless the weather is just right, and in between those times, they have to be able to hold the wastewater. The Town of Ridgely has a 107 day holding capacity in its tank.

Vicky's restaurant is for sale and at least one person is interested in doing something with it. Joe stated that whoever buys the building may want to demolish it and rebuild.

Mr. Brodie has not yet received a building permit for his shopping center on Rt. 480. He had brought in plans which did not include dormers and the Planning and Zoning Commission gave approval for a permit. After the meeting, it was decided that planning and zoning members wanted dormers on the building so a permit was not issued. Mr. Brodie plans to re-apply at the next meeting. Joe said Mr. Brodie is already buffering the property with trees of his own accord, and is adamant about not doing dormers.

Brenda said that she is interested in converting her house into a bakery and florist shop. She also mentioned that both she and Kelly knew people who are interested in opening a car wash where Kesley's Kloset is currently located. They questioned whether the zoning code could be amended to include that use.

Joe said that Deloris Reep had spoken with him about renting the brick building at 2 N. Maple Avenue to open a consignment shop. Brenda asked what happened to Frank Hall's idea for a gym at that location. Joe told her that he had not heard anything more from Mr. Hall.

Brenda asked how she and Kelly could get permission to put up a sign in the park for their business. Joe recommended bringing it before the planning and zoning commission and making a formal request.

Joe noted that the Town of Ridgely's newspaper "City-State" should be out within the next two weeks and will be a monthly publication. The newspaper will interview local business people.

Brenda was curious about the Ridgely Christmas parade, and asked when it was scheduled to take place. Joe told her it would be the first Saturday of December. Brenda then added that she would like to incorporate the Railroad Park into Town activities.

Joe reminded E.D.C. members to look for one more person to join the E.D.C.; saying that the person did not have to be a resident of Ridgely.

Leo discussed Base Realignment and Closure (BRAC) and how it would affect the Eastern Shore, including Ridgely.

8:18 pm- Meeting Ended