



Audio recordings of the Economic and Tourism Development Commission meetings can be found on the Recordings Tab.

November 9, 2022

Commission Members Present: Charlie Athey, Dick Story, Tracey Williams, Paula Reeder, Sandy Scott, and Rob Thompson

Commission Members Absent: Aaron Bramble

Also in Attendance: Jamie Williams, Director, Jana Carter, Tourism Manager, Katie Wright, Economic Development Manager, Dawson Hunter, Housing and Transportation Coordinator, Shalyn Boulden, Administrative Specialist, Economic and Tourism Development; Shelley Heller, County Administrator; and Bill Mackey, Director, Planning, Housing, and Zoning

At 3:00 p.m. Mr. Story called the meeting to order. Mr. Story requested a motion to approve the minutes from October 12, 2022, meeting. On a motion by Mr. Thompson and seconded by Mr. Athey, the October 12, 2022, minutes were unanimously approved.

Mr. Mackey shared that the Town of Millington held a charrette from October 25, 2022, to October 27, 2022, to discuss the Millington Crossing. Individuals participated including elected officials from the County and the Town, staff from County and Town, Task Force members, the consultant's team, property owners, an investor, and the public. The day was focused on developing visions for a community framework, green infrastructure, utilities, and use layout. On October 26, 2022, the day meeting continued with a focus on combining table visions into a single, overall concept plan with a discussion of design elements, green infrastructure, amenities, and mixing of uses. The evening meeting involved a discussion by members of the public with each other which determined there was support for growth in the area. On October 27, 2022, the group from the day meetings reconvened to review the evening meeting's outcomes. The evening meeting was considered a success. The consulting firm and Mr. Richardson committed to pursuing ongoing public input and public dialog as the process continues as well as annexation into the Town at some point during the process. There was a proposal for a tri-party agreement by the Town, County, and developer to map out a process for review, development, and annexation into the Town. Regarding the two, new proposed industrial warehouses by Everton Industrial, the Planning Commission requested that the applicant return with more information and the required traffic study before the Planning Commission will entertain setting the setbacks or allowing added curb cuts for the project. Nine members of the public spoke in opposition. Everton Industrial is proposing a conceptual site plan to construct two flex office/warehouse buildings; each building is proposed at 256,666 square feet with associated parking and loading docks. The project is planned to be alongside US 301, accessed by Edge Road, and it is described as Tax Map 31, Parcel 6-1, which is zoned Employment Center. This zoning has been in place for over twenty years.

Jo Manning, Town Manager, Town of Millington, provided information about current, ongoing projects and goals for the Town of Millington. The town has reworked their zoning ordinance to allow for more businesses. The former Millington Elementary School has been obtained by the Town of Millington with plans to be used as a community center. Services will include a food bank, daycare, government services, small office rental space, and medical space. Ms. Manning provided a list of current businesses operating in the Town of Millington. Ms. Manning also shared that internet access and cell phone service are still important concerns within the Town of Millington.

Ms. Jamie Williams provided follow up to the tax differential philosophy shared by Mayor Foster at the October meeting, this subject is not in the purview of the ETDC. Ms. Williams shared information about the Career and Technical Education Student Equipment Scholarship being funded by the Upper Shore Regional Council (USRC). Economic and Tourism Development staff attended the Town of Millington charrette to discuss the future of the Town of Millington and gain the opinions of current residents. Ms. Williams shared the team is beginning to focus on legislative priorities working with the Maryland Department of Commerce, Maryland Destination Marketing Organizations, and the Maryland Chamber of Commerce.

Ms. Wright previously met with Marley from KRM Development to pursue more joint marketing efforts and can share some collaborative print advertisement efforts. The USRC Micro Agricultural Grant will open on January 2, and close on January 31, 2023. The online application and supporting documents have been created and a judging panel is being assembled. ETD staff is continuing to update the County website business pages. Ms. Wright will be updating the town incentive brochures. Ms. Wright shared the framed prints showcasing the winners of the 2021 Photo Contest, which will be presented at an upcoming County Commissioners meeting. Ms. Wright shared she reached out to the State to determine if hits on the Commercial Property database could be tracked.

Ms. Carter shared the 2021 Economic Impact Report. Kent County visitation has grown about 6% since 2019. Visitor spending has exceeded pre-pandemic levels in the food and beverage, retail, recreation, and transportation categories. The WUSA9 Great Day segments will air on November 17, 2022, at 9:00 a.m. and November 30, 2022, at 9:00 a.m. ETD will maintain access to the video segments to use as promotional pieces. ETDC and staff are being featured in the Faces of the Chesapeake December issue of What's Up? magazine.

Mr. Hunter and the Town of Chestertown is hosting a housing symposium on November 16, 2022, at 7:00 p.m. to gather information from stakeholders and to see what is needed to sponsor a housing study. Mr. Hunter is seeking to create a transportation subcommittee.

There being no further business, a motion was made by Ms. Reeder, seconded by Mr. Athey, and carried unanimously to adjourn the meeting at 3:58 p.m. The Commission agreed to meet again on Wednesday, December 14, 2022, at 3:00 p.m. in the Commissioners' Hearing Room.

Respectfully Submitted,

Jamie L. Williams, CEcD, Director