



Open Session
Minutes

February 27, 2025

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 9:00 am on February 27 by Sue Chambers.

Attendee Name	Title	Status
Sue Chambers	Chair	Present
Frank Dertzbaugh	Secretary	Present
Wanda Lynn	Treasurer	Present
Steve Bohn	Board member	Present
Carroll Yingling	Board member	Present

Other: Paige Sunderland, Dave Bowersox, Mike Ensor

II. Approval of Minutes

Wanda Lynn moved to approve the minutes.

RESULT: ADOPTED
MOVER: Wanda Lynn
SECONDER: Carroll Yingling
AYES: Sue Chambers, Wanda Lynn, Steve Bohn, Frank Dertzbaugh, Carroll Yingling

III. Treasurer Report

Ms. Lynn presented the report. She has renewed CD's at F&M and Treasury Bonds at ACNB.

Steve Bohn made a motion to approve the Treasurer's Report.

RESULT: ADOPTED
MOVER: Steve Bohn
SECONDER: Carroll Yingling
AYES: Sue Chambers, Wanda Lynn, Steve Bohn, Frank Dertzbaugh, Carroll Yingling



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IV. Clear Channel Lease

Ms. Sunderland received a request from Clear Channel to renew the MD 30 billboard lease at the current rate for five years. After discussion, the Board voted on new terms.

Steve Bohn made a motion that the Board authorize Mr. Bowersox to renew the lease for a two-year period at the rate of \$4000.00 per year and to notify Clear Channel that the lease would terminate after the two years.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Carroll Yingling

AYES: Sue Chambers, Wanda Lynn, Steve Bohn, Frank Dertzbaugh, Carroll Yingling

V. Project discussion

- a. Ms. Sunderland discussed a company exploring the North Carroll Business Park. This company has showed interest sporadically over the last several years but has not committed to a specific land parcel on which to make an offer.

The Board noted its mission to invest in real estate for the purpose of attracting new businesses to the County. They discussed the possibility of overseeing the building of a spec building that could be available for purchase, perhaps at the North Carroll Business Park. They asked Mr. Bowersox to see if this scenario would be of interest to this prospect.

- b. Sue Chambers noted the Board's interest in a new project and brought the Dulaney property up for discussion. The Board noted the difficulty in developing the property due to the process required under an Employment Campus Zone. Ms. Sunderland discussed two options that might allow the IDA to move forward. She would like to speak with the Planning Department about these options and report back to the Board.

VI. Adjourn

Next Meeting:
Thursday, April 3