



Open Session Minutes

April 3, 2025

225 N. Center Street, Westminster, MD 21157

I. Call to Order

The meeting was called to order at 9:00 am on April 3 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, MacKenzie guests Ketch Secor, Dennis Boyle and Graham Sevy

II. Approval of Minutes

Steve Bohn moved to approve the minutes.

RESULT: ADOPTED

MOVER: Steve Bohn

SECONDER: Carroll Yingling

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

III. Treasurer Report

Ms. Lynn presented the report.

Carroll Yingling made a motion to approve the Treasurer's Report.

RESULT: ADOPTED

MOVER: Carroll Yingling

SECONDER: Frank Dertzbaugh

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



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IV. MacKenzie Real Estate discussion

Brokers from MacKenzie reviewed local real estate market conditions. They noted Carroll has cheaper land costs and operating fees compared to other markets, such as Hunt Valley. These low costs tend to make up for the distance factor. They noted that as businesses grow, they tend to look at purchasing a building vs. leasing. Having ready sites is critical as deals do not have a long development lead time to work with.

V. Contract discussion

The Board was briefed on interest on Lot 7A at the Westminster Technology Park. Mr. Bowersox reviewed contract terms.

Mr. Dertzbaugh made a motion to amend the contract price, assignments clause and reference covenants.

RESULT: ADOPTED

MOVER: Frank Dertzbaugh

SECONDER: Steve Bohn

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

VI. Adjourn