



Economic & Tourism Development Commission

October 8, 2025

Commission Members Present: Judy Crow, Cathy Bramble, Joanne Rich, and David Bowman

Commission Members Absent: Bob Jacob and Creigh Rahenkamp

Also in Attendance: Jamie Williams, Director, Katie Abbott, Economic Development Manager, Shalyn Boulden, Tourism Manager, and Rose Osborn, Administrative Specialist, Kristina Hyland, Social Media Specialist, Economic and Tourism Development

At 3:02 p.m., Ms. Rich called the meeting to order.

Ms. Crow shared the Tourism Subcommittee has planned a forum that will be held on December 2, 2025, at the Inn at Huntingfield. Sandy Dubay, PBR Strategies, will be the guest speaker. Ms. Crow extended her appreciation to Ms. Boulden and Ms. Huntzinger for their assistance behind the scenes. The purpose of the event is to continue to foster collaboration and relationships with businesses that touch tourists and continue to grow the tourism industry in Kent County.

Ms. Williams shared the Housing Subcommittee report. Planning provided a large map of Sewage Service Areas that is now on the wall outside of her office. Ms. Hyland is looking at parcels owned by the County, that the County is not utilizing, where a home could be built. She is also looking into brownfield properties. Ms. Wright is looking into the State Brownfield Credit to see if that would be beneficial to Kent County to attract re-development projects on those properties. Carla will be reviewing properties that were upzoned from AZD to residential and are eligible for development at the November ETDC meeting. The Millington Senior Housing project will provide 52 units for seniors. On September 16, 2025, at the County Commissioners' meeting the Commissioners unanimously accepted the bid submitted by Lacrosse Homes, LLC, for acquisition and development of the Village of Kennedyville and directed County staff to proceed with preparations of final agreements.

Mr. Bowman shared that the Nominating Subcommittee met two weeks ago and reviewed the current list of interest forms to fill the vacancy created by Tiffany Scott's resignation. He advised that the subcommittee discussed which key industries were not represented on the Commission and agreed to reach out to individuals within the targeted industries. The Subcommittee felt very strongly that they did not want to just fill a seat because and are open to recommending an increase in the number of Commission members if strong candidates are interested in serving.

Bradley Moore, Town Planner and Zoning Administrator, Town of Chestertown presented an update on housing in the Town of Chestertown. He shared that the Town's Planning Commission is nearing completion of the Town Comprehensive Plan revisions that will have a housing element. Final version is anticipated to go to the Mayor and Council by December/January. Mr. Moore also shared that comprehensive rezoning is planned for 2026 that will include revisions to the Town Zoning Ordinance and Map to align with the goals of the Comprehensive Plan. Expectation is that there will be discussions

regarding Accessory Dwelling Units and Short-Term Rental policy with potential legislation. Mr. Moore shared findings from the recent Maryland Department of Housing and Community Development as well as the Center for Building in North America's recent report.

Ms. Rich requested a motion to approve the minutes of the September 10, 2025, meeting. On a motion by Mr. Bowman, seconded by Ms. Crow, the minutes of the September 10, 2025, meeting were unanimously approved.

Ms. Williams shared that we are continuing to add new listings to the business directory and encourage all business owners to review their business listings and submit updates if needed. The calendar feature is in full swing and working well. Ms. Nordhoff and Ms. Abbott will be meeting with individual departments to go over needed updates or additions, training and permissions. Social media channels are linked on the website from the respective pages, Visitors for Tourism and Businesses for Economic Development and the LinkedIn and YouTube channel are a shared account.

Ms. Boulden shared that she and Ms. Abbott attended the Maryland Main Street Conference in Easton on Tuesday and Wednesday morning and she will be attending the MDMO Retreat at the end of the month on Kent Island.

Ms. Osborn shared information about the ESHI grant award and progress. The Museums of Kent Open House at the Visitor's Center is November 7, 2025, from 4 p.m. – 7 p.m.

Ms. Williams advised that the Department is working on planning for the MD250 Citizen's Academy Program scheduled for the Spring and Fall of 2026. There are meetings scheduled with Directors, Board Members, etc. to develop content and we will work with IT to record and share the sessions. The Main Street Intern, Mady Mitchell, was hired and we've had an initial meeting with her and Ms. Huntzinger, and she's reached out to schedule another. Ms. Mitchell has created a Facebook page, Kent County America 250 Celebration page. WAC GIP has created a StoryMap that we will be adding to the kentmd250 webpage.

Ms. Williams shared that Economic Development Week is October 20-24th, 2025. The Commissioners presented the Proclamation on September 30, 2025.

Ms. Rich shared that November's guest speaker will be Carla Gerber, Deputy Director, Planning Housing, and Zoning, and December's guest will be Sarah Rich, President and CEO Choptank Community Health Systems.

There being no further business, a motion was made by Ms. Crow, seconded by Mr. Bowman and carried unanimously to adjourn the meeting at 3:49 p.m. The Commission will meet again on Wednesday, November 12, 2025, at 3:00 p.m. in the Commissioners' Hearing Room.

Respectfully Submitted,

Jamie L. Williams, CEcD
Director