

1 COMMUNITY INPUT MEETING

2 In the matter of:

3 CHELSEA DISTRIBUTION CENTER
4 755 - 801 Chelsea Road
5 Aberdeen, Maryland 21001

6 * * * * *

7 The above-captioned Community Input Meeting
8 was held on Saturday, September 25, 2020, commencing
9 at 11:09 a.m. at Harford Public Library, 629 State
10 Highway 755, Edgewood, Maryland 21040.

11 PRESENTING ON BEHALF OF THE APPLICANT:

12 FRP DEVELOPMENT CORP.
13 By: David Devilliers
14 34 Loveton Circle - Suite 200
15 Sparks, Maryland 21152
16 davidiii@frpdev.com
17 Telephone: 410-771-4100

18 BALTIMORE LAND DESIGN GROUP, INC.
19 By: Valek Zarski, Project Manager
20 230 Schilling Circle - Suite 364
21 Hunt Valley, Maryland 21031
vzarski@bldginc.com
Telephone: 410-229-9851 x103

22 REPORTED BY:

23 Ann M. Lavoie, Court Reporter/Notary Public

24 IRWIN REPORTING
25 301 W. Pennsylvania Avenue
26 Towson, Maryland 21014
27 (410) 494-1880

P R O C E E D I N G S

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MR. DEVILLIERS: I'm David Devilliers. I'm with FRP Development Corp. We're a publicly traded company. We're headquartered in Jacksonville, Florida, but all of the real estate is run out of the Sparks, Maryland, office.

We've been doing this since 1989; primarily industrial warehousing. Lately, we've got into mixed use, too. I have a couple properties down in South Carolina and Washington, DC.

Typically, we develop business parks. The closest one around here is the Lakeside Business Park. That's probably a million square feet of product. It's got a nice lake. It's got a good industrial complex that we did. We're pretty proud of it.

Unfortunately, Blackstone Private Equity Group, out of New York, came down and wanted to buy it, offered us a price that we couldn't resist.

1 But we're still at it. We're looking to
2 develop this project; Chelsea Road.

3 It's a 250,000 square foot industrial
4 building. And this is kind of the beginning of the
5 process right now. We're trying to get out,
6 understand any community concerns, address them and
7 continue to move forward with trying to develop the
8 property.

9 MR. ZARSKI: My name is Valek Zarski.
10 I am a civil engineer with Baltimore Land Design
11 Group. These are the plans.

12 And what we're proposing to do, we're
13 proposing to combine four lots into one lot and
14 construct a 250,000 square feet office warehouse
15 building.

16 We have enough supporting parking spaces
17 for the building. And we have one section of an
18 area as a truck loading area, together with storage
19 for the trailers.

20 I think that is everything of what I would
21 like to say. If you have any questions, we're more

1 than happy to answer.

2 MS. MESSNER: I have no questions.

3 (Recess taken.)

4 MR. DEVILLIERS: We've been here for 45
5 minutes. We have no additional community members
6 present at this time. We're going to adjourn the
7 meeting.

8 (Whereupon the Community Input Meeting
9 was concluded at 11:41 a.m.)

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CERTIFICATE

STATE OF MARYLAND

County OF BALTIMORE, to wit:

I, Ann M. Lavoie, a Notary Public of the State of Maryland, County of Baltimore, do hereby certify that the Community Input Meeting was held according to law.

I further certify that the Community Input Meeting was recorded stenographically by me and this transcript is a true record of the proceedings.

I further certify that I am not of counsel to any of the parties, nor in any way interested in the outcome of this action.

As witness my hand and notarial seal this 26th day of September, 2021.

Ann Lavoie

Ann M. Lavoie
Notary Public

My Commission Expires:
October 17, 2021

1	community 3:6 4:5,8	Group 2:20 3:11	move 3:7	recess 4:3
11:41 4:9	company 2:6	H	N	resist 2:21
1989 2:9	complex 2:17	happy 4:1	nice 2:16	Road 3:2
2	concerns 3:6	headquartered 2:6	O	run 2:8
250,000 3:3,14	concluded 4:9	I	offered 2:21	S
4	construct 3:14	industrial 2:10, 17 3:3	office 2:8 3:14	section 3:17
45 4:4	continue 3:7	Input 4:8	P	South 2:12 -
A	Corp 2:5	J	Park 2:15	spaces 3:16
a.m. 4:9	couple 2:11	Jacksonville 2:7	parking 3:16	Sparks 2:8
additional 4:5	D	kind 3:4	parks 2:13	square 2:15 3:3, 14
address 3:6	David 2:4	K	plans 3:11	storage 3:18
adjourn 4:6	DC 2:12	L	present 4:6	supporting 3:16
area 3:18	Design 3:10	lake 2:16	pretty 2:17	T
B	develop 2:13 3:2,7	Lakeside 2:14	price 2:21	time 4:6
Baltimore 3:10	Development 2:5	Land 3:10	primarily 2:9	traded 2:6
beginning 3:4	Devilliers 2:4 4:4	loading 3:18	Private 2:19	trailers 3:19
Blackstone 2:19	E	lot 3:13	process 3:5	truck 3:18
building 3:4,15, 17	engineer 3:10	lots 3:13	product 2:16	Typically 2:13
business 2:13, 14	Equity 2:19	M	project 3:2	U
buy 2:20	estate 2:7	Maryland 2:8	properties 2:11	understand 3:6
C	F	meeting 4:7,8	property 3:8	V
Carolina 2:12	feet 2:15 3:14	members 4:5	proposing 3:12, 13	Valek 3:9
Chelsea 3:2	Florida 2:7	MESSNER 4:2	proud 2:17	W
civil 3:10	foot 3:3	million 2:15	publicly 2:5	wanted 2:20
closest 2:14	forward 3:7	minutes 4:5	Q	warehouse 3:14
combine 3:13	FRP 2:5	mixed 2:11	questions 3:21 4:2	warehousing 2:10
	G		R	Washington 2:12
	good 2:16		real 2:7	



DEVELOPER'S RESPONSE TO COMMUNITY INPUT MEETING
CHELSEA DISTRIBUTION CENTER

A Community Input Meeting was held on September 25, 2021 at 11:00 am at the Harford County Public Library – Edgewood Branch.

The meeting was held by myself, David H. deVilliers, III of FRP Development Corp., and Valek Zarski of Baltimore Land Design Group, Inc.

One member of the community attended the meeting, Elana Messner of Aberdeen Proving Ground, Department of Public Works.

Mr. Zarski and I explained the project to Ms. Messner. Ms. Messner had no questions.

The meeting went well with no opposition from the community. As such, I believe this project will be an asset to the community.

A large, bold, black handwritten signature, appearing to be "David H. deVilliers, III", written over a horizontal line.

David H. deVilliers, III, Executive Vice President
FRP Development Corp.

10/1/2021

Date