KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, JUNE 17, 2026
THIS WAS A HYBRID MEETING

APPROVED: July 1, 2026

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Madeleine Borowski, Fred Niziol, Carol Huegel, Paul Rader, and Heidi Schweingruber were present. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, Kimco's VP of Leasing Gordon Ashby and Kimco's Director of Development Ryan McCoy, along with eight residents.

APPROVAL OF AGENDA AND BOARD MINUTES
Fred made a motion, seconded by Madeleine, to approve the agenda for June 17, 2026. The motion passed unanimously.
Fred made a motion, seconded by Madeleine, to approve the minutes from the board meeting held on May 20, 2026. The motion passed unanimously.

RESIDENT SPEAK OUT
There were no residents for resident speak out.

KIMCO – VILLAGE CENTER UPDATE
Ryan McCoy, Director of Development, gave some background about Kimco; they own 500 shopping centers nationwide and twelve in Howard County. Kimco has made many capital improvements in Kings Contrivance Village Center, including a major renovation in the lobby and the upstairs office space. Kimco also made improvements to the courtyard; a cut through was made in front of the old CVS space giving shoppers easier access to storefronts on that side. Sun sails, to provide shade to the courtyard, will be installed as soon as the County permitting process is finished, and the new signage is in the final permitting process with the county.
Kimco is updating their leasing strategy and has produced new marketing material to highlight the uniqueness of the village. They are pursuing national, regional, and local brands and have many active leads. Look for Aurora Nails, opening this summer, and Nina's Cookie Explosion, opening fall/winter.
Gordon Ashby, Kimco VP of Leasing, assured the residents and the Board that there are no plans for expansion or a mixed-use development in Kings Contrivance.
Madeleine noted that the village center needs more bike racks.
Paul asked if Kimco would like to be involved in updating the Village Center Plan.

APPROVAL OF END OF YEAR FY2026 FINANCIAL REPORTS
After review, *Fred made a motion, seconded by Heidi, to approve the End of Year Financial and Facility Use Reports for FY2026. The motion passed unanimously.*

PROCEDURE FOR BOARD CORRESPONDENCE
The Board reviewed the Procedure for Board Correspondence. *Fred made a motion, seconded by Heidi, to approve the Procedure for Board Correspondence as presented. The motion passed unanimously.*

VILLAGE INVESTMENT POLICY
The Board reviewed the draft investment policy prepared by Paul. *Fred made a motion, seconded by Carol, to approve the Investment Policy as presented. The motion passed unanimously.*

BOARD MEMBER SPEAK OUT

Paul asked how we will market the open CA Rep position. Bev said it will be in the newsletter, Facebook and Instagram.

Carol asked Bev to contact HCPD about painting curbs red near the crosswalk by Dickinson Park.

Carol and Barb noted that they received conflicting timeline information from County representatives during the presentation for the round-a-bout plan at old Columbia Road and Guilford Road.

Madeleine and Paul asked when the next village HOA meeting will be. Bev said it is scheduled for this fall.

CHAIR'S REPORT

Barb thanked the staff for a great 40th Village Center birthday party.

MANAGER'S REPORT

See attached.

ADJOURNMENT

At 9:12p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator