



Talbot County Senior Task Force

Thursday, March 12, 2026 - 10:00 a.m.
Talbot County Health Department
510 Cadmus Lane, Easton

Attendance:

Nancy Andrew	Jessica Morris
Rachael Cox	Lee Newcomb
R. Andrew "Andy" Hollis	Michelle Nichols
Shannon Joyce	Carrie Ottey
Julie Lowe	William E. "Bill" Wieland
Jennifer Marchi	The Honorable Robert C. "Bob" Willey
The Honorable Lynn Mielke (via Zoom)	

Absent:

The Honorable Robert Rankin

Guests:

Erin Andrew, *Talbot County DSS*
Ross Benincasa, Senior Vice President Community Development, Chesapeake Community Development
John Hurt, St. Marks Housing Ministry, LLC
Gary Yeatman, St. Marks Housing Ministry, LLC
Betsy Willey

Welcome and Introductions – the meeting was called to order and introductions were made.

Meeting Minutes – the February 12, 2026, meeting minutes were approved upon motion by Lynn Mielke, second by Lee Newcomb and general consensus by the members present.

Update from Fello / Chesapeake Community Development – Ross Benincasa provided an update on the work of Fello / Chesapeake Community Development. They are developers focusing on infill parcels in existing communities offering mixed-use income properties and are committed to building inclusive housing that serves diverse needs. Mr. Benincasa stated he is aware of the housing need from the senior community, noting that there is often high engagement from this population in community meetings and that the housing need is severe. Fello is not positioned to provide the wraparound supports needed with senior housing. He also noted from a development perspective, impact fees are calculated by the number of units in a project and not the square footage per unit. Senior housing units are typically smaller but the impact fees come out to the same for a project with larger units.

He stated that Fello's developments utilize a mix of equity, bank financing and grants with a typical development having 30% Fello equity and grants with 70% bank financing. Historically, Fello has not worked with HUD or LIHTC due to the lengthy timeline (typically 8-10 years) for

developments to be completed. They do not contract with a third-party property management company and manage all of their properties.

He gave an overview of some of Fello's current projects in the Town of Easton which includes:

- Port Street Commons – 9 units; 70% market rate – 30% affordable. One unit is reserved for transitional housing in partnership with Talbot Interfaith Shelter
- The Laura House – 7 units; all 2 bedroom/1 bath blending affordable (\$1,300/month) and market-rate (\$1,950/month) housing. Open house is March 19th with first tenants moving in on May 1, 2026
- Silo Court – 28 townhomes blending affordable and market-rate primarily focused on workforce development housing on a 2.3 acre site. 25% of homes will be reserved as affordable housing for households earning 85% of the area median income or below, with the remaining 75% being market-rate. Mix of 3-4 bedrooms. Sitework underway with construction completion date anticipated by July 2027.
- Easton Crossing – 117 units blending affordable (30%) and market-rate (70%) all of which will be served by elevators. Units will be universally designed. Project will include 20,000 s.f. of commercial space as well as communal areas and includes a mix of 3-4 story units. This multi-phase project is located in the Town of Easton's Planned Redevelopment Overlay District and is expected to be fully completed by June 2029. Mr. Benincasa noted there has been lots of interest from the senior community in this project due to its location adjacent to Brookletts Place – Talbot Senior Center and the fact that the units have elevator access. Mr. Benincasa noted that there is no proposal for a grocery store in the commercial area, although a “grab and go” market may be a possibility. Additionally, there have been inquiries if Fello would be interested in acquiring and developing the vacant building on Brookletts Avenue, adjacent to the Senior Center. Mr. Benincasa stated that Fello would encourage another developer to consider that space.

In closing, Mr. Benincasa stated that of all the jurisdictions Fello works with, the Town of Easton is the most accommodating and easiest to work with and complimented their staff. Fello will be working in Caroline County next to extend their inclusive housing model near the Town of Denton; the project will be similar to the Laura House project in Easton.

Update from St. Marks Housing Ministry, LLC – Gary Yeatman and John Hurt provided an update. They noted that the St. Marks Thrift Store generates approximately \$10,000/month, the proceeds of which go to the church food bank. St. Marks Housing Ministry, LLC is not affiliated with the church and operates St. Marks Village in Easton which has 93 affordable housing units for seniors and handicapped individuals all of which are occupied with an average wait list of 7.5 years. Mr. Yeatman stated that St. Marks Housing Ministry, LLC has explored HUD and LIHTC partnerships and is working with the developers, Homes for America, and Osprey Development. They have explored a few different options in the Town of Easton and are currently looking at vacant property on Port Street with Osprey Development. The proposal is to build 62 units on the site which would be a combination of 1-2 bedrooms in buildings with elevator access with an average rent of \$1,100 - \$1,300. Total investment cost is around \$21 million. Osprey Development is seeking 4% LIHTC; St. Marks Housing Ministry, LLC would fill \$4 million gap.

Reports from Subcommittees:

Data:

- Reported that Park View building is for sale
- Ms. Andrew noted that information from today's meeting will be added to the slide deck

Timeline:

Ms. Andrew noted that the target date for the Task Force to submit their report to the Talbot County Council is June 2026. Discussed drafting letter to the Talbot County Council with an update on the work of the Task Force and to seek placement on their June 2026 agenda.

Discussed transportation needs in the county and the need to better promote Delmarva Community Services' Mobility on Demand (MOD) system and how it operates. Also discussed definitions that should be included in the Task Force's report including: attainable housing, affordable housing, subsidized housing, senior housing, homelessness, crisis response, permanent housing.

Discussed inviting Miguel Salinas, Planning Officer for the Town of Easton to the next Task Force meeting to discuss the Town's development review process.

Ms. Andrew noted that Don Bibb, Housing Commission, will be attending next month's meeting. Mr. Yeatman suggested an invitation be extended to Brian from Osprey Development. Ms. Andrew noted she has not yet received a response from Maryland Department of Housing and Community Development about attending a future meeting.

The meeting concluded at 11:35 a.m. The next meeting will be held on Thursday, April 9, 2026, at 10:00 a.m. at the Talbot County Health Department, 510 Cadmus Lane, Easton. The agenda will be posted to the County's website.