



FREDERICK COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

Jessica Fitzwater
County Executive

John K. Peterson, Chief Administrative Officer

TO: Bryon Black, County Attorney
Q1C? JKP

FROM: John K. Peterson, Chief Administrative Officer

DATE: July 1, 2025

SUBJECT: Transmittal of the Public Ethics Report to the Frederick County Ethics Commission

In accordance with the Maryland Annotated Code, General Provisions Article, Section 5-861, please find the 2025 Public Ethics Report to the Frederick County Ethics Commission from the Office of the County Executive for reporting period January 1, 2025 – June 30, 2025.

Disclosed Officials

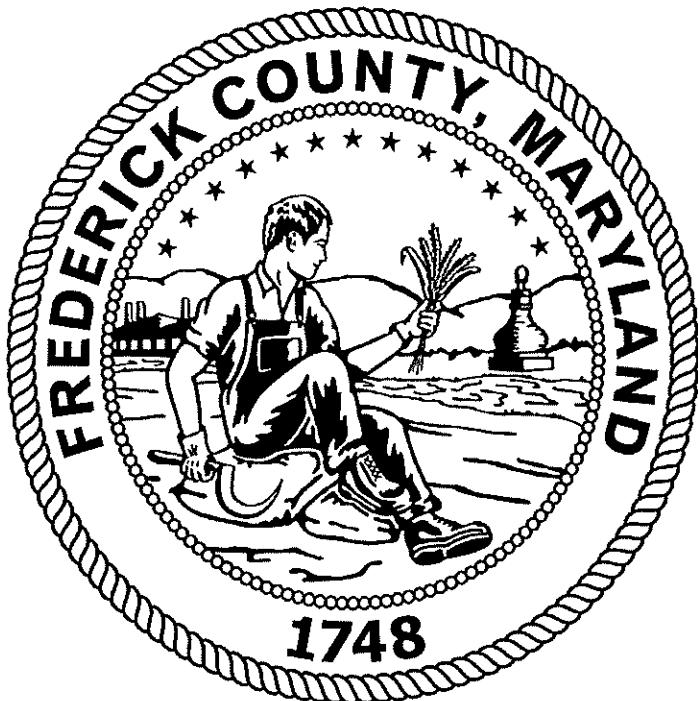
County Council Vice President Kavonte Duckett
County Council Member Jerry Donald
County Council Member Renee Knapp
County Council Member Steve McKay

Attachment

cc: Jessica Fitzwater, County Executive
Frederick County Council
Deborah Carpenter, Director, Planning and Permitting Division
Ragen Cherney, Chief of Staff, Frederick County Council

**2025 Public Ethics Report
to the
Frederick County Ethics Commission**

January 1, 2025 – June 30, 2025



Office of the County Executive

July 1, 2025

Frederick County's 2025 Public Ethics Report January 1, 2025 through June 30, 2025			
Date	Official	Summary	Type
2/18/2025	Kavonte Duckett	Council Vice President Duckett spoke with Bruce Dean & Tom Natelli regarding the pending CDI legislation and timeline.	Other
3/10/2025	Jerry Donald	Deborah Harrington - Energy Audits and Green Solutions and Sushant Sidh - Capitol Strategies Participated in a conference call where a possible exemption from current and potential future CDI legislation was requested for the property located at 2518 Ballenger Creek Pike. Additional information was requested from Mr. Sidh, including whether the property is currently in a Rural Legacy Area. The attached materials were provided.	Phone Call
3/10/2025	Renee Knapp	Deborah Harrington - Energy Audits and Green Solutions and Sushant Sidh - Capitol Strategies Participated in a conference call where a possible exemption from current and potential future CDI legislation was requested for the property located at 2518 Ballenger Creek Pike. Additional information was requested from Mr. Sidh, including whether the property is currently in a Rural Legacy Area. The attached materials were provided.	Phone Call
3/10/2025	Steve McKay	Met with Sushant Sidh and Deborah Harrington to discuss their proposal for a new data center development adjacent to the Doubs Substation. Discussed the various issues associated with the application, including improper Comp Plan land use classification, zoning, NPS status, and conflicts with current legislation.	In-Person
3/19/2025	Jerry Donald	Met met with Bill Reid and Caroline Milam to discuss the two CDI bills.	In-Person
3/20/2025	Renee Knapp	Frederick County Farm Bureau: David Burrier, Denny Ramsberg, Brian Sweeny. We met to discuss the current proposed bill to update Critical Digital Infrastructure regulations in Frederick County, and the possible affects it may have on the local agriculture industry.	In-Person
3/27/2025	Steve McKay	Provided Mr. Tom Natelli of the 5 February 2025 draft of the CDI Floating Zone bill (and memo), with a description of the key features of the bill.	Email
3/27/2025	Jerry Donald	Provided Mr. Tom Natelli of the 5 February 2025 draft of the CDI Floating Zone bill (and memo), with a description of the key features of the bill.	Email
4/22/2025	Steve McKay	Spoke with Sushant Sidh and Deborah Harrington about their proposed amendment to the CDI bill. I explained that their amendment would not accomplish what they want to accomplish. I also explained that they would not likely be successful in a piecemeal rezoning request because they do not have the proper arguments. I also explained that they need to be part of a comprehensive rezoning process to change the underlying land use classification of their property, as a first step, before any of these other measures. As a result, I would not be inclined to support their current amendment for a non-allowable use on the property.	Phone Call
5/14/2025	Steve McKay	Met for coffee with Tom Natelli (Natelli Communities) and Michael Kuykendall (Catellus) to discuss general data center development regulatory issues, the proposed CDI overlay concept, CDI legislation amendments, and general economic development topics.	In-Person
6/10/2025	Steve McKay	Met with John Collich and Stephen Powell of the Saul Company. They reached out to discuss their planned development of a parcel along Baldwin Rd, just outside of New Market. The land is currently zoned GC and they intend to seek either LI or GI zoning through the IWW comprehensive plan process. They asked for my thoughts on the development of the land, and I focused my comments on whether it would encourage greater tractor trailer traffic in that area. The discussion also included the overall issues with MD 75. We also discussed the other developments approved and proposed in the area, the CDI Overlay, and the South Frederick Corridors plan.	In-Person