

Minutes of the October 17, 2018 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The meeting was held in the City Garage loft meeting space, 101 W. Dickman Street, Baltimore, MD 21230.

Board members in attendance were: Geoffrey Washington, Chair; Keisha Allen; Acacia Asbell; Ethan Cohen, proxy for Colin Tarbert; Walt Ettinger; Aparna Jain; Alvin Lee; Karl Lowe; Bill Reuter; Michael Tyson; and Beth Whitmer (by telephone). SBGP team members in attendance were: Brad Rogers, Executive Director; Amy Bernstein, Technical Support Officer; Oscar Harrell, Enhanced Services Director; David Minges, Community Grants Director; and Erica Z. Pitkow, Operations Director (recording minutes). Members of the public and others in attendance were: Lisa Hodges and Gilda Johnson (who also serves as proxy for Karl Lowe).

Mr. Washington called the meeting to order at 6:15 pm and presided. A quorum was present.

Welcome and Overview

Mr. Washington reviewed highlights of SBGP’s work since the last meeting and the meeting agenda.

Minutes of the September 24, 2018 Board of Directors Meeting

The minutes of the September 24, 2018 meeting were presented and unanimously approved by the Board.

Executive Director and Staff Report

Mr. Rogers presented an update on SBGP’s program work. The pace of Enhanced Services is increasing. SBGP has executed one master agreement for Enhanced Services with the City and expects approval of the second master agreement in the coming weeks; the two agreements include a substantial portion of the FY18 and FY19 Enhanced Services. Design work for the first Ripken ball field and other projects are also underway. All of the Summer 2018 Community Grants applicants have been notified whether their applications were awarded or declined funding, and orientations were held for all of the new grantees. Board members suggested that SBGP encourage applicants to begin pursuing letters of support earlier in the future and that SBGP reach out to the media to share its good work.

Mr. Rogers provided a staffing update. David Minges will be leaving SBGP at the end of October, and Acacia Asbell will start as the new Community Grants Director in November 2018.

Ms. Pitkow reviewed ethics and other Board requirements.

Committee and Officer Reports

Strategic Planning Committee Report

Mr. Ettinger reported on the October 9, 2018 Strategic Planning Committee meeting and Transformational Project proposal for Community Development Corporation (CDC) funding. Mr. Rogers

will present the preliminary proposal to the Board and then the Committee will consider any Board feedback at its next meeting to be held before the November 2018 Board meeting, when the Committee is tentatively planning to present the proposal to the Board for approval.

Mr. Rogers presented the preliminary CDC funding proposal under development for Board discussion and feedback. The Transformational Project would provide two pools of funds: one for operating support and another for development projects. The operating fund would provide approximately \$100,000 per year to each of three CDCs serving the District for three years. Participating CDCs would need to meet baseline organizational capacity criteria and show progress toward organizational goals. The development fund would provide approximately \$1 million of early capital for development projects. Applications for innovative, community-driven projects would be accepted on a rolling basis, and funding would be available for approximately three years.

Mr. Rogers reported that the Finance Committee met to review and discuss the availability of funds and speculative cash flow projections for Transformational Projects through FY22. Based on the assumptions that SBGP continues to receive approximately \$6 million in revenues and allocate approximately \$2.0-2.5 million to Transformational Projects each year, SBGP should have sufficient funds available for existing and prospective Transformational Projects, the CDC funding proposal, and some additional new projects.

The Board expressed support for continuing to develop the CDC funding proposal and discussed the preliminary proposal in detail, including how to define operating costs and prospective CDC participants that serve the District as well as other neighborhoods. Mr. Ettinger thanked the Board for its feedback.

Governance and Nominating Committee Report

Mr. Washington reported that the joint Governance and Nominating Committee has not met since the last Board meeting, but an initial conference call is scheduled for October 25, 2018 to begin to address the upcoming term limits of certain Board members. In addition, Senator Ferguson has identified a few potential candidates to fill Ms. Asbell's Board seat beginning in November 2018.

Program Committee Report

Ms. Asbell reported that the Program Committee has not met since the last Board meeting, but the Committee is scheduling a meeting in November 2018 to discuss the grant review process and other items. Ms. Asbell has also been attending Strategic Planning Committee meetings to help coordinate the work of the two committees.

Ms. Asbell reported that Ms. Jain has been asked and agreed to serve as Program Committee Chair unless other Board members are interested in the position. The Board unanimously supported Ms. Jain serving as Program Committee Chair and she accepted the position.

Finance Committee Report

Mr. Rogers reported on the October 17, 2018 Finance Committee meeting, when the Committee reviewed cash flow projections for Transformational Projects as previously reported. The August 2018 financial statements and reports were reviewed at the previous Board meeting.

Communications Committee Report

The Communications Committee has not met since the last Board meeting, and there was no business to report.

Secretary's Report

There was no business to report.

Public Comments

Lisa Hodges, a consultant to the Westport Community Economic Development Corporation (WCEDC), commented on the Harbor West Collaborative and funding for CDCs. She emphasized the importance of start-up and operating funds. Since WCEDC and the Harbor West Collaborative is in an Opportunity Zone, they could leverage funds to attract private investment. However, they have not been able to rely on City funding; the City DHCD Community Catalyst Grants will make \$5 million available for the entire City on a competitive basis. Mr. Washington thanked Ms. Hodges for her comments.

Other Business

Mr. Washington reviewed the Board meeting schedule through the end of the calendar year. The next Board meeting is scheduled for November 28, 2018, 6:00 to 8:00 pm at MedStar Harbor Hospital. The location of the December 19, 2018 Board meeting is to be determined based on whether the Board has business to address or the meeting will be a social gathering. The meeting will be held at 6:00 pm.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:30 pm.