

Minutes of the January 18, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Veronica Crosby; Jasmine Esteve; Neal Friedlander, proxy for Councilman Eric Costello; Karin Lundquist; Nancy Mead; Rev. Willie Pack, Sr.; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Liz Van Oeveren, Community Grants Manager; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Lauren McDade McLaughlin, Operations Manager; and Erica Pitkow, Deputy Director (recording minutes). Others in attendance: Arianna Parrish, Nosreme Baltimore.

Mr. Washington called the meeting to order at 6:10 pm and presided. A quorum was not present.

Welcome and Overview

Mr. Washington reviewed highlights of SBGP’s work and the meeting agenda. Board and staff members and the guest introduced themselves.

Executive Director and Staff Reports

Mr. Rogers presented background and overview of SBGP, including the establishment of SBGP in 2016 to help implement the South Baltimore Gateway Master Plan with funding provided by the Local Impact Grants generated by video lottery terminals. He reviewed the SBGP Strategic Plan, which aims to improve the vitality of the District’s communities by focusing on three crucial elements of the Master Plan: Community Development and Revitalization, Environmental Sustainability, and Health and Wellness. To achieve the agenda laid out in the Strategic Plan, SBGP has established three interrelated program areas: Community Grants, Enhanced Services, and Transformational Projects.

Ms. Cornish provided an overview of and update on Enhanced Services and the project portfolio, including projects related to activating parks, waste management, lighting, gathering spaces, and quality of life. She highlighted several projects recently completed, underway, and in development and discussed challenges and opportunities.

Ms. Emmanuelle provided a communications and outreach update, including recent press and media coverage, upcoming Community Grants Support Sessions and Keys

to Capacity workshops, and Reimagine Middle Branch updates. Mr. Abbott also provided an update on the Reimagine Middle Branch plan, which is nearing completion.

Ms. Emmanuelle conducted a training on SBGP's Crisis Communications Plan. In response to a comment from the Board, the plan will be updated to include racist and derogatory behavior in general as an example scenario in addition to the specific case of racist and derogatory behavior already included.

Ms. Pitkow reviewed ethics and other Board requirements and outstanding compliance.

Ms. Asbell conducted the annual Unconscious Bias Training.
Ms. Pitkow conducted the annual Open Meetings Act Training.

Committee and Officer Reports

Mr. Washington presented an overview of SBGP's Board committees and invited members to join them.

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting and confirmed the membership of each committee:

- Executive: Geof Washington, Chair; Jasmine Esteve; Nancy Mead; and Councilwoman Phylicia Porter.
- Communications: Rich Badmington; Diante Edwards; Kelly Quinn; and Noah Smock. The committee anticipates selecting a Chair at its next meeting.
- Finance: Nancy Mead, Chair; Randy Conroy; Councilman Eric Costello/Neal Friedlander; Jasmine Esteve; and Karin Lundquist.
- Governance and Nominating: Councilwoman Phylicia Porter, Chair; Veronica Crosby; Jasmine Esteve; Geof Washington; and Nancy Mead.
- Program: Noah Smock, Chair; Veronica Crosby; Pastor Alvin Gwynn; Nancy Mead; and Kelly Quinn.
- Strategic Planning: Quincy Goldsmith, Chair; Randy Conroy; Councilman Eric Costello/Neal Friedlander; Jill Donaldson; Karin Lundquist; Nancy Mead; Rev. Willie Pack; Councilwoman Phylicia Porter; Kelly Quinn; Sophia Silbergeld; and Geof Washington.

In accordance with the SBGP bylaws, membership of each committee is determined by the Board. However, committee meetings will continue to be open to all Board members regardless of formal committee membership and committee membership may change throughout the year.

Board member terms and term limits will be distributed by email. Board members were asked to inform Ms. Pitkow by May 1, 2023 if they do not plan to continue to

serve on the Board in calendar year 2024 so that SBGP has plenty of time to fill any open Board seats.

Communications Committee

The committee has not met since the last Board meeting but plans to meet later this month and will select a committee chair at that time.

Finance Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting and reviewed the November 2022 financial statements and reports.

Program Committee

Mr. Smock reported on the January 9, 2023 committee meeting and the current grant cycle. Board members were reminded that each Board member is required to help with grant reviews at least once per year.

Strategic Planning Committee

Mr. Rogers reported on the January 3, 2023 committee meeting. He provided updates on the Community Development Fund, Westport Waterfront Park, and the Mt. Clare at Carroll Park Commission and the National Center for the Improvisational Arts. Regarding the Community Development Fund, a program manual has been drafted and SBGP posted the Community Development Manager position.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:05 pm.

Minutes of the February 15, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Randy Conroy; Veronica Crosby; Chris Firehock, proxy for Scott Davis; Jill Donaldson; Diante Edwards; Neal Friedlander, proxy for Councilman Eric Costello; Quincy Goldsmith; Nancy Mead; Councilwoman Phylcia Porter; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager. Others in attendance: Ray Jackson and Ryan Humphrey, Stonewall Capital.

Mr. Washington called the meeting to order at 6:15 pm and presided. A quorum was not initially present but was present when the minutes approval was voted on.

Welcome and Overview

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

ONE Westport Development Update

Mr. Jackson provided an update on the ONE Westport development, including the status of and development plans for Parcels A through F, Westport CEDC’s role in the development, Westport Waterfront Park, and a prospective partnership with NorthBay Camp. He also discussed the MAGLEV lawsuit and responded to questions about these topics as well as connectivity.

Minutes of the November 16, 2022; December 14, 2022; and January 18, 2023 Board of Directors Meetings

The minutes of the November 16, 2022; December 14, 2022; and January 18, 2023 Board of Directors meetings were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided a staffing update and introduced new staff member Jeff La Noue, Enhanced Services Manager. He disclosed that Neal Friedlander has applied for the Community Development Manager position and reported that SBGP

contacted the Ethics Board and has been following procedures to avoid any real, potential, or apparent conflict of interest or ethics issue.

Mr. Rogers provided updates on SBGP's program work and Transformational Projects, including the adoption of the Reimagine Middle Branch Plan, the status of supplement funding for the Middle Branch Resiliency Initiative, the status of the first phase of Black Sox Park implementation, and other Reimagine Middle Branch implementation efforts.

Ms. Asbell provided updates on Community Grants, including active projects and project highlights, lessons learned, the current grant cycle, Keys to Capacity workshops and Community Grants support sessions, and the Community Grants team's participation on the Baltimore Host Committee for the PEAK Grantmaking Annual Convening conference. Board members were invited to join the grant review team for the current grant cycle.

Ms. Emmanuelle provided communications and outreach updates, including the Reimagine Middle Branch Plan adoption, community and stakeholder support, and press updates. She also noted the upcoming Keys to Capacity and Community Grants workshops and invited Board and staff members to join the Communications Committee in beginning to plan for a new SBGP website.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported on the January 24, 2023 committee meeting. He discussed the beginning of the planning process for a new SBGP website and reiterated the invitation to join in that process.

Finance Committee

Ms. Mead reported on the February 13, 2023 committee meeting, including reviews of the investment portfolio performance and the draft FY24 proposed financial plan as well as upcoming plans to issue a banking RFP. Ms. Pitkow reviewed the December 2022 financial statements and reports.

Governance and Nominating Committee

Councilwoman Porter reported that the committee has not met since the last Board meeting. Board members interested in selecting a proxy were encouraged to contact Ms. Pitkow for assistance.

Program Committee

Mr. Smock reported on the February 6, 2023 committee meeting and the current grant cycle. Board members were reminded that each Board member is required to help with grant reviews at least once per year. He also invited Board members to join the committee.

Strategic Planning Committee

Mr. Goldsmith and Mr. Rogers reported on the February 7, 2023 committee meeting, including a review of the status of supplement funding for the Middle Branch Resiliency Initiative, Reimagine Middle Branch implementation efforts, and the grocery store vacancy in Pigtown and how SBGP could potentially assist with that issue. They also provided an update on the Community Development Fund.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington thanked Mr. Rogers and the staff for their hard work on the Reimagine Middle Branch Plan adoption.

Mr. Washington reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:00 pm.

Minutes of the March 15, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The virtual meeting was held by Zoom.

Board members in attendance: Geof Washington, Chair; Councilwoman Phylicia Porter, Vice Chair; Randy Conroy; Veronica Crosby; Jasmine Esteve; Chris Firehock, proxy for Scott Davis; Pastor Alvin Gwynn; Jill Donaldson; Diante Edwards; Quincy Goldsmith; Nancy Mead; Karin Lundquist; Rev. Willie Pack; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services

Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager.

Councilwoman Porter called the meeting to order at 6:05 pm and presided. A quorum was present.

Welcome and Overview

Councilwoman Porter reviewed highlights of SBGP's work and the meeting agenda.

Minutes of the February 15, 2023 Board of Directors Meeting

The minutes of the February 15, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Ms. Pitkow provided a staffing update and introduced new staff member Neal Friedlander, Community Development Manager.

Ms. Cornish provided updates on Enhanced Services. She highlighted waste management, sports network, community development and capital projects, including Florence Cummins Park, Solo Gibbs Park, and the Carroll Park Recreation Center.

Ms. Emmanuelle provided communications and outreach updates, including upcoming Keys to Capacity and Community Grants workshops, the upcoming Annual Spring Public Meeting, press updates, and her attendance at an accessibility conference. She also invited Board and staff members to join the Communications Committee in beginning to plan for a new SBGP website.

Ms. Pitkow reviewed ethics requirements and outstanding compliance. All board, proxy, and staff members must complete the annual financial disclosure filing for calendar year 2022 by May 1, 2023.

Committee and Officer Reports

Communications Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. She reiterated the invitation to join in planning process for a new SBGP website.

Finance Committee

Ms. Mead reported on the March 9, 2023 committee meeting. Ms. Pitkow reviewed the January 2023 financial statements and reports.

Ms. Pitkow presented and reviewed the draft proposed FY24 financial plan (budget) – including revenues, expenses, and assumptions – and timeline. The Board discussed the budgeted revenues, which are approximately the same as for the FY23 budget but still relatively conservative compared to actual FY22 revenues and projected FY23 revenues. The Board agreed with this approach.

The Board agreed to present the proposed FY24 financial plan for public comment at the annual Spring Public Meeting scheduled for April 12, 2023. Any public comments will be shared at the April 19, 2023 Board meeting.

Governance and Nominating Committee

Councilwoman Porter reported that the committee has not met since the last Board meeting. Board members interested in selecting a proxy were encouraged to contact Ms. Pitkow for assistance.

Program Committee

Mr. Smock reported on the March 6, 2023 committee meeting, the unconscious bias and grant review training, and the current grant cycle.

Strategic Planning Committee

Mr. Goldsmith reported on the March 7, 2023 committee meeting, including a presentation by GreenVest on their work for the Middle Branch Resiliency Initiative. The committee also discussed other projects and potential opportunities as well as the remaining FY23 Transformational Projects budget, which it plans to allocated in FY24.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:10 pm.

Minutes of the April 12, 2023 Spring Public Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The meeting was held via Zoom screensharing conference call.

Staff in attendance: Brad Rogers, Executive Director, and Erica Pitkow, Deputy Director (recording minutes). Members of the public and others in attendance: Rich Badmington, Riverside neighborhood.

Mr. Rogers called the meeting to order at 6:05 pm and presided.

Welcome and Overview

Mr. Rogers welcomed and thanked those present for attending and reviewed the meeting agenda.

SBGP’s Work and Programs

Mr. Rogers discussed the history and background of SBGP and SBGP’s Strategic Plan and program areas. He reported on SBGP’s recent work and performance as well as future plans. Mr. Rogers also presented on SBGP’s Community Grants, Enhanced Services, and Transformational Projects programs and highlighted projects funded through those programs, the impacts of those projects, and testimonials from grantees and other project partners.

Proposed FY 2024 Financial Plan (Budget)

Mr. Rogers presented SBGP’s proposed FY24 Financial Plan (Budget) compared to the FY23 financial plan, including revenues, expenses, and assumptions. Budgeted revenues include a relatively conservative \$8.1 million from Local Impact Grants and interest income. Mr. Rogers discussed the budgeted program expenses of approximately \$7.4 million and budgeted overhead expenses of \$711,947, which are approximately 91 percent and 9 percent of total expenses, respectively. The original target for emergency reserves of \$1.5 million has been met, so SBGP has not budgeted to reserve any additional funds.

Mr. Rogers also reviewed the budget development and approval timeline. The proposed FY24 budget was also provided to the Local Development Council for comment and will be presented to SBGP’s Board of Directors for approval at its

upcoming meeting scheduled for April 19, 2023. The budget will then be submitted to the Board of Estimates for approval by April 30, 2023.

Public Comments

Mr. Rogers invited Mr. Badmington to provide any additional comments and questions, and responded to his question about SBGP's past public meetings.

There were no further comments or questions. Mr. Badmington was invited to contact SBGP staff with any additional comments or questions.

Adjournment

There being no further business, comments or questions, the meeting was adjourned at 6:15 pm.

Minutes of the April 19, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership ("SBGP")

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Councilwoman Phylcia Porter, Vice Chair; Rich Badmington; Veronica Crosby; Chris Firehock, proxy for Scott Davis; Jill Donaldson; Diante Edwards; Quincy Goldsmith; Karin Lundquist; Kelly Quinn; Sophia Silbergeld; Noah Smock; and Beth Whitmer, proxy for Nancy Mead. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager. Others in attendance: Tim Regan, proxy for Noah Smock.

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

Welcome and Overview

Councilwoman Porter reviewed highlights of SBGP's work and the meeting agenda.

Minutes of the March 15, 2023 Board of Directors Meeting

The minutes of the March 15, 2023 Board of Directors meeting were presented and unanimously approved by the Board. The minutes of the April 12, 2023 Annual Spring Public Meeting were also distributed to the Board.

Executive Director and Staff Reports

Mr. Rogers provided updates on SBGP's Transformational Projects, including Reimagine Middle Branch, funding for the Middle Branch Resiliency Initiative, Black Sox Memorial Park, and the park design process for the Westport Waterfront. The EPA Region 3 Administrator will be touring the Middle Branch. Mr. Friedlander provided an update on the Community Development Fund, including the program development process and timeline and coordination with the City and Baltimore DHCD.

Ms. Emmanuelle provided communications and outreach updates, including the website redesign project, upcoming Keys to Capacity workshops, the Conway Street Park public input meeting, the Solo Gibbs Park public input meeting, Cyclovia and Move Well Fest, the Reedbird Park Phase 2 public input meeting, and recent press. She reminded the Board that Clean & Green Grants are available up to \$5,000. Applications are reviewed on a rolling basis.

Ms. Pitkow reviewed ethics requirements and outstanding compliance. All board, proxy, and staff members must complete the annual financial disclosure filing for calendar year 2022 by May 1, 2023. Financial disclosure filing instructions and reminders will continue to be provided to those who still need to complete their filing.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported on the March 22, 2023 committee meeting and website redevelopment process.

Finance Committee

Ms. Whitmer reported on the April 13, 2023 committee meeting, and Ms. Pitkow reviewed the February 2023 financial statements and reports.

The Finance Committee recommended the Board approve the proposed FY24 Financial Plan (budget). Ms. Pitkow presented SBGP's proposed FY24 budget compared to the FY23 budget, including revenues, expenses, and assumptions. Budgeted revenues include \$8.1 million from Local Impact Grants and interest income. Ms. Whitmer discussed the budgeted revenues, which are relatively conservative compared to projections for FY23. Ms. Pitkow discussed the budgeted

program expenses of \$7.4 million and budgeted overhead expenses of \$711,947, which are approximately 91 percent and 9 percent of total expenses, respectively. The original target for emergency reserves of \$1.5 million has been met, so SBGP has not budgeted to reserve any additional funds. Ms. Pitkow reviewed the budget development and approval timeline. The FY24 budget was also presented at SBGP's annual Spring Public Meeting on April 12, 2023 and provided to the Local Development Council (LDC) for comment. There were no specific comments on the budget at the Spring Public Meeting or from the LDC.

The Board discussed the budget in detail and unanimously voted to approve the proposed FY24 budget. The FY24 budget will be submitted to the Board of Estimates for approval by April 28, 2023.

Governance and Nominating Committee

Councilwoman Porter reported that the committee has not met since the last Board meeting. Board members were reminded to let SBGP know by May 1, 2023 if they do not plan to continue to serve on the Board next year.

Program Committee

Mr. Smock and Ms. Asbell reported on the April 15, 2023 Program Committee meeting and the grant application review process. Ms. Asbell discussed lessons learned and application trends, and on behalf of the committee, she presented and reviewed the portfolio of grant awards recommended for Board approval. Of a total of 50 applications requesting over \$2 million, the Board was asked to approve awards for 29 grants ranging from \$1,995 to \$100,000 and totaling \$742,708. Ms. Asbell also reviewed and discussed the applications that were not awarded funding.

The recommended portfolio of grant awards (attached) was unanimously approved by the Board.

Ms. Asbell, Mr. Smock, the Program Committee, and the review team were thanked for their work.

Ms. Van Oeveren shared an opportunity to join a site visit with grantee Living Classrooms on May 10, 2023.

Strategic Planning Committee

Mr. Goldsmith reported on the April 4, 2023 committee meeting, including updates on the Middle Branch Fitness and Wellness Center, the Community Development Fund, and Reimagine Middle Branch and the Middle Branch Resiliency Initiative.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Councilwoman Porter reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:50 pm.

Minutes of the May 17, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Veronica Crosby; Jill Donaldson; Chris Firehock, proxy for Scott Davis; Diante Edwards; Quincy Goldsmith; Karin Lundquist; Nancy Mead; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager.

Ms. Mead called the meeting to order at 6:15 pm and presided initially. Mr. Washington presided once he joined the meeting. A quorum was not initially present but was present when the minutes approval was voted on.

Welcome and Overview

Ms. Mead reviewed highlights of SBGP’s work and the meeting agenda.

Minutes of the April 19, 2023 Board of Directors Meeting

The minutes of the April 19, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided updates on SBGP's Transformational Projects, including Reimagine Middle Branch and the Middle Branch Resiliency Initiative as well as implementation projects. The EPA Region 3 Administrator joined SBGP for a tour of the Middle Branch, and SBGP conducted multiple presentations of the planning, initiative, and projects. Mr. Rogers also provided updates on improvements to Florence Cummins Park, Solo Gibbs Park, the Carroll Park Recreation Center, and Conway Street Park as well as the South Baltimore Gateway Sports Network, other parks programming and events, and the Community Development Fund. Mr. Badmington noted that Reimagine Middle Branch and the Middle Branch Resiliency Initiative constitute a major communications opportunity.

Ms. Asbell provided an update on Community Grants, including the well-attended SkillConnect virtual workshop that was held recently. She and Ms. Van Oeveren also reviewed active grants, workshops, trainings, and support sessions.

Ms. Emmanuelle provided communications and outreach updates, including the Winter 2023 Community Grants awards announcement, Summer 2023 Community Grants cycle dates, and Conway Street Park public input meeting. She also reviewed recent press.

Ms. Pitkow reviewed ethics requirements and outstanding compliance. All board, proxy, and staff members completed the annual financial disclosure filing for calendar year 2022 by May 1, 2023.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported on the May 11, 2023 committee meeting and website redevelopment process.

Finance Committee

Ms. Mead reported on the May 11, 2023 committee meeting, and Ms. Pitkow reviewed the March 2023 financial statements and reports. The Finance Committee discussed the investment portfolio and recommends that effective July 1, 2023 SBGP no longer reinvest income from the investment portfolio and instead program those funds semi-annually. The Board agreed with the proposal.

Ms. Pitkow provided an update on FY23 financial planning, YTD performance, and revenue projections. Based on updated revenue projections for FY23, the Finance Committee recommends the Board authorize spending an additional approximately \$612,000 of FY23 funds. Ms. Pitkow provided an overview of the proposed uses of the additional funds, including for overhead, indirect program, and Community Grants.

The Board discussed the additional allocation and proposed uses of funds in detail. The Board unanimously approved the Finance Committee recommendation and

authorized the proposed spending of FY23 funds for overhead and indirect program. However, the discussion of spending for Community Grants was tabled and the Program and Strategic Planning Committees were invited to the June 8, 2023 Finance Committee meeting to discuss the reasoning for that spending and alternatives in greater detail. SBGP expects to adjust the spending plan at the end of the year based on actual performance as usual. In addition to this spending plan for any additional FY23 funds, any funds previously budgeted for Community Grants, Enhanced Services, and Transformational Projects and in development as of fiscal year end will be rolled over for those same program areas in FY24.

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. No SBGP-appointed Board members are term-limited or planning to step down at the end of the calendar year, so SBGP is not planning to hold a Board application cycle this year.

Program Committee

Mr. Smock reported on the May 1, 2023 committee meeting and reviewed upcoming committee meeting and Community Grants cycle dates. He invited Board members to join the committee.

Strategic Planning Committee

Mr. Goldsmith reported on the May 2, 2023 committee meeting, including a presentation on the Middle Branch Fitness and Wellness Center and updates on the Community Development Fund and Reimagine Middle Branch and the Middle Branch Resiliency Initiative.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:40 pm.

Minutes of the June 21, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Randy Conroy; Jill Donaldson; Jasmine Esteve; Chris Firehock; Diante Edwards; Quincy Goldsmith; Karin Lundquist; Nancy Mead; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; and Erica Pitkow, Deputy Director (recording minutes). Other attendee: Tim Regan, proxy for Noah Smock, who was also in attendance.

Mr. Washington called the meeting to order at 6:20 pm and presided. A quorum was initially present when the minutes were voted on and for the Finance Committee Report.

Welcome and Overview

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

Minutes of the May 17, 2023 Board of Directors Meeting

The minutes of the May 17, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Finance Committee Report

Ms. Mead reported on the June 8, 2023 committee meeting, and Ms. Pitkow reviewed the April 2023 financial statements and reports.

Ms. Pitkow provided an update on FY23 financial planning, YTD performance, and revenue projections. Based on updated revenue projections for FY23, the Board authorized spending additional FY23 funds for overhead and indirect program at the last meeting. The Program and Strategic Planning Committees joined the June 8, 2023 Finance Committee meeting to discuss the reasoning for the proposed Community Grants spending and alternatives in greater detail. Based on that discussion, the Finance Committee recommends spending an additional \$60,000 on website redevelopment and \$300,000 on Community Grants.

The Board discussed and unanimously approved the Finance Committee recommendation and authorized the proposed spending of FY23 funds for website redevelopment and Community Grants. SBGP expects to adjust the spending plan at the end of the year based on actual performance as usual. In addition to this spending plan for any additional FY23 funds, any funds previously budgeted for Community Grants, Enhanced Services, and Transformational Projects and in development as of fiscal year end will be rolled over for those same program areas in FY24.

Executive Director and Staff Reports

Mr. Rogers provided updates on Transformational Projects, including Reimagine Middle Branch and the Middle Branch Resiliency Initiative as well as implementation projects. MD DHCD Secretary Jake Day joined SBGP for a tour of South Baltimore. Mr. Rogers also provided updates on the Westport waterfront planning process, Black Sox Memorial Park, NorthBay education, and the Middle Branch holiday lights.

Mr. Rogers and Mr. Friedlander provided an update on the Community Development Fund. SBGP has been working with consultant CapEx on how the fund will work and to further develop the fund's strategy and procedures. They discussed preliminary investment categories, next steps, a preliminary timeline, coordination with the Mayor's Office and Baltimore City DHCD, and community updates. There was some Board discussion of the project.

Ms. Cornish and Mr. La Noue provided updates on Enhanced Services, including the Carroll Park Recreation Center project and construction timeline, Conway Street Park, and the 7th Annual Cherry Hill Arts & Music Waterfront Festival and 4th of July celebration. A ribbon-cutting was held earlier in the day for the Solo Gibbs Park playground. Mr. La Noue provided updates on the South Baltimore Gateway Sports Network and support for main streets and parks. He stated that My GIRLS is seeking space for its cheerleading, dance, and tumbling program and invited Board members to share any ideas for potential space in the District.

Ms. Emmanuelle provided communications and outreach updates, including on the Summer 2023 Community Grants cycle dates, upcoming Community Grants Support Sessions and Keys to Capacity workshops, Clean and Green Grants, the Westport Waterfront Park community input session, a staff and Board gathering, and the Solo Gibbs Park playground ribbon cutting. She also reviewed recent press.

Mr. Rogers reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He discussed the website redevelopment process, including a SWOT analysis held with staff and an upcoming Communications Committee meeting.

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting. He reviewed upcoming committee business and Community Grants cycle dates and invited Board members to join the committee.

Strategic Planning Committee

Mr. Goldsmith reported on the June 6, 2023 committee meeting and the planned transformation of The B&O Railroad Museum. The next committee meeting will be held at the museum and include a tour. The Board briefly discussed Mt. Clare Station as it relates to the museum and the general area.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Rogers reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:50 pm.

Minutes of the July 19, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership ("SBGP")

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Veronica Crosby; Jill Donaldson; Chris Firehock; Diante Edwards; Quincy Goldsmith; Karin Lundquist; Nancy Mead; Councilwoman Phylicia Porter; and Noah Smock. SBGP staff

members in attendance: Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Liz Van Oeveren, Community Grants Manager; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; and Erica Pitkow, Deputy Director (recording minutes). Others in attendance: Wally Lee, Baltimore Outreach Services; Themar Long; and Jennifer McLaughlin, proxy for Rich Badmington who was also in attendance.

Mr. Washington called the meeting to order at 6:25 pm and presided. A quorum was not initially present but was present when the minutes approval was voted on.

Welcome and Overview

Mr. Washington reviewed highlights of SBGP's work and the meeting agenda.

Minutes of the June 21, 2023 Board of Directors Meeting

The minutes of the June 21, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Ms. Asbell and Ms. Van Oeveren provided updates on Community Grants. They shared an annual report on capacity building workshops, including metrics, lessons learned, and next steps. Over the last year, more workshops were held with more attendees than the previous year and SBGP launched the new Nonprofit Bootcamp series. They also discussed the quarterly networking sessions, individual consulting, feedback on workshops, and the schedule of upcoming workshops. In response to questions from the Board, Ms. Asbell and Ms. Van Oeveren discussed interest in and facilitation of hybrid workshops and workshop content. Ms. Asbell and Ms. Van Oeveren also provided updates on Community Grants projects, including new and active grants, and they highlighted several projects and project outcomes. Board members were asked to save the date for a site visit to Our Joyful Noise Baltimore's "Music in the Air" concert series on September 19, 2023. Upcoming grant cycle dates were reviewed, and Board members were reminded that they are expected to participate in the grant review process once per year. Board proxies may also participate in the grant review process.

Ms. Emmanuelle provided communications and outreach updates, including on the Summer 2023 Community Grants cycle dates, upcoming Community Grants Support Sessions and Keys to Capacity workshops, Clean and Green Grants, the RFP for underwriting and project review for the Community Development Fund, the Carroll Park Music Series, and an upcoming staff and Board gathering. Reimagine Middle Branch is seeking people interested in giving interviews and the interest form for the Voices of the Middle Branch storytelling series is live. Ms. Emmanuelle

also reviewed recent press, including for the Cherry Hill Arts & Music Waterfront Festival and 4th of July celebration.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported on the June 29, 2023 committee meeting. He discussed the website redevelopment process, including SWOT analysis exercises held with staff and the Communications Committee, and shared some observations gathered through the exercises. A final SWOT analysis exercise will be held in August and then the committee plans to synthesize the results of the exercises, conduct a short survey, refine the project charter, and map out next steps. All Board members are invited to the final SWOT analysis exercise.

Finance Committee

Ms. Mead reported on the July 13, 2023 committee meeting, including a presentation about potential additional funding for the Middle Branch Resiliency Initiative. Ms. Pitkow reviewed the May 2023 financial statements and reports and discussed payment documentation exceptions.

Governance and Nominating Committee

Ms. Porter reported that the committee has not met since the last Board meeting.

Program Committee

Mr. Smock reported on the July 10, 2023 committee meeting. He reviewed upcoming committee business and Community Grants cycle dates and invited Board members to join the committee. All Board members are invited to the next committee meeting.

Strategic Planning Committee

Mr. Goldsmith reported on the July 11, 2023 committee meeting and the planned transformation of The B&O Railroad Museum. The committee is considering a request to support the museum transformation and expects to make a proposal to the Board at the August meeting, which is planned to include a short walk to the museum. Mr. Goldsmith also provided an update on the Community Development Fund; an RFP is open for underwriting and project review for the fund. All Board members are invited to the next committee meeting.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings, including upcoming committee meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:35 pm.

Minutes of the August 16, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at Groundwork Kitchen, 925 Washington Blvd., Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Veronica Crosby; Jill Donaldson; Jasmine Esteve; Chris Firehock; Quincy Goldsmith; Pastor Alvin Gwynn; Karin Lundquist; Jennifer McLaughlin, proxy for Rich Badmington; Rev. Willie Pack; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services Director; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; and Erica Pitkow, Deputy Director (recording minutes). Others in attendance: Wally Lee, Baltimore Outreach Services.

At 6:05 PM, prior to calling the meeting to order, Mr. Rogers led a walking tour to the site of the B&O Railroad Museum a few blocks away. A quorum was not present for the tour.

Mr. Rogers called the meeting to order at 6:35 pm and presided until Mr. Washington arrived. A quorum was present.

Welcome and Overview

Meeting attendees introduced themselves.

Minutes of the July 19, 2023 Board of Directors Meeting

The minutes of the July 19, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided a staffing update. Following up on discussions about how to best manage our growing portfolio of work, SBGP is planning to hire for two new staff positions in the fall, an additional Operations Manager and a grants manager for Transformational Projects.

Mr. Rogers provided an update on the grantee reimbursement requirements working group. Staff have been working with representatives of the Finance and Program Committees on how to balance confidence in tracking how funds are spent and the administrative burden on SBGP and grantees. Staff is developing recommendations to present at the upcoming Finance Committee meeting.

Mr. Rogers provided updates on Transformational Projects, including the Middle Branch Resiliency Initiative. Construction permits for the first wetlands are anticipated this fall and an MBRI Stage 1 groundbreaking event is being planned for October. He reviewed funding and fundraising, including pending grants and a low-interest loan from the Maryland Department of the Environment (MDE). The Westport waterfront park MOU has been signed and approved by the Board of Estimates. Mr. Rogers anticipates being subpoenaed to testify about SBGP's work if the condemnation lawsuit with Maglev and ONE Westport goes to trial. Mr. Rogers also provided an update on NorthBay.

Mr. Friedlander provided an update on the Community Development Fund. SBGP received four responses to the RFP for an independent consultant and selected Site Insight. Mr. Friedlander discussed funding and fundraising, coordination with the Baltimore City Department of Housing and Community Development, the project timeline, and next steps.

Ms. Pitkow provided communications and outreach updates, including on the Summer 2023 Community Grants cycle dates, upcoming Community Grants Support Session and Keys to Capacity workshops, and the Carroll Park Music Series. Reimagine Middle Branch is seeking people interested in giving interviews, and the interest form for the Voices of the Middle Branch storytelling series is live. A Reimagine Middle Branch community engagement survey is also open. Ms. Pitkow reviewed recent press and photos from the Baltimore Blueway Trail Network event and the recent staff and Board gathering.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Communications Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting and shared an update on the website redevelopment process. The final SWOT analysis exercise was held with Board and staff members. Next, the committee plans to synthesize the results of the exercises, conduct a short survey, refine the project charter, and map out next steps.

Finance Committee

Ms. Pitkow reported on the August 11, 2023 committee meeting, reviewed the June 2023 financial statements and reports, and presented a proposed plan for additional FY23 funds and rollover on behalf of the committee. The Board authorized additional FY23 spending in May and June, and SBGP has programmed/allocated all of those funds. However, projected revenues were still somewhat conservative, and overhead and indirect program expenses were under budget. Ms. Pitkow reviewed the proposed uses of those funds for overhead and program expenses. The proposed plan was accepted by the Board.

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting. He and Ms. Asbell reviewed upcoming Community Grants cycle dates and invited Board members to join the committee. Ms. Asbell also shared site visit opportunities, including a Learn to Row Day with Baltimore Community Rowing and Our Joyful Noise Baltimore's Music in the Air concert featuring Fred Moss & the Funk.

Strategic Planning Committee

Mr. Goldsmith and Mr. Rogers reported on the August 1, 2023 committee meeting and presented a proposal for SBGP to commit \$1 million to support the planned transformation of the B&O Railroad Museum. The B&O Railroad Museum originally requested \$2 million, however, the Strategic Planning Committee is recommending the Board approve a \$1 million commitment at this time and may recommend an additional commitment up to \$1 million in the future. Mr. Rogers discussed project funding and fundraising, the project timeline, and how this project fits within SBGP's Community Development strategy.

The Board had an in-depth discussion of the proposal. In response to questions from the Board, Mr. Rogers and Mr. Goldsmith discussed the committee's rationale for recommending a \$1 million commitment at this time, including the project's funding and fundraising, the project timeline, and SBGP starting a new fiscal year. Mr. Rogers also discussed pre-development work and due diligence.

The Board unanimously voted to approve \$1 million for the B&O Railroad Museum transformation.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:45 pm.

Minutes of the September 20, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at City Garage, 101 W. Dickman Street, Suite 1000, Baltimore, MD 21230 and by Zoom.

Board members in attendance: Nancy Mead, Treasurer; Rich Badmington; Veronica Crosby; Jill Donaldson; Diante Edwards; Chris Firehock; Quincy Goldsmith; Pastor Alvin Gwynn; Rob Idlett, proxy for Councilwoman Phylcia Porter; Karin Lundquist; Rev. Willie Pack; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager. Others in attendance: Wallace Lee, Baltimore Outreach Services; Themar Long; and Stephen Mackall, SB & Company.

Ms. Mead called the meeting to order at 6:05 pm and presided. A quorum was present.

Welcome and Overview

Meeting attendees introduced themselves.

Minutes of the August 16, 2023 Board of Directors Meeting

The minutes of the August 16, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Report of Independent Public Accountants for the Year Ended June 30, 2023

Mr. Mackall, audit partner from SB & Company, presented and reviewed the audit results, Financial Statements Together with Report of Independent Public Accountant for the Year Ended June 30, 2023, 2023 Single Audit, and required communications. SB & Company issued an unmodified (clean) opinion on the financial statements and Single Audit, did not discover any instances of fraud or material weakness in internal controls, received full cooperation from management, and assessed the control environment to be effective in all areas.

The Board accepted the FY23 audit report.

Executive Director and Staff Reports

Mr. Rogers provided a staffing update. SBGP is planning to hire for two new staff positions in the fall, an additional Operations Manager and a grants manager for Transformational Projects.

Mr. Rogers provided updates on Transformational Projects and the Middle Branch Resiliency Initiative. He reviewed the timelines for the design, permitting, and construction of various wetlands and trail segments. Mr. Rogers also provided an update on NorthBay.

Mr. Friedlander provided an update on the Community Development Fund, including funding and fundraising, neighborhood updates, coordination with the Baltimore City Department of Housing and Community Development, the project timeline, and next steps.

Ms. Cornish and Mr. La Noue provided updates on Enhanced Services. Demolition is underway for the renovation of the Carroll Park Recreation Center, which is anticipated to be complete in the spring. They also provided updates on a potential second multi-purpose field in Carroll Park in partnership with the Ripken Foundation and BCRP, Conway Street Park, Florence Cummins Park, the Riverside Park gazebo, the Paca St. pavilion, youth sports, the Carroll Park Music Series, and landscaping and beautification efforts.

Ms. Emmanuelle provided communications and outreach updates, including the fall 2023 to spring 2024 Keys to Capacity workshops, and the Carroll Park Music Series. Reimagine Middle Branch is seeking people interested in giving interviews, and the interest form for the Voices of the Middle Branch storytelling series is live. Ms. Emmanuelle also discussed the MBRI community information session held last week.

Ms. Pitkow noted that all current ethics requirements have been met.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting and shared an update on the website redevelopment process. The final SWOT analysis exercise was held with Board and staff members. Next, the committee plans to synthesize the results of the exercises, conduct a short survey, refine the project charter, and map out next steps.

Finance Committee

Ms. Mead reported on the September 14, 2023 committee meeting. Ms. Pitkow reviewed the July 2023 financial statements and reports and provided an update on the grant reimbursement requirements working group. Staff worked with representatives of the Finance and Program Committees to update its grant reimbursement requirements in order to balance confidence in tracking how funds are spent and the administrative burden on SBGP and grantees.

Governance and Nominating Committee

Mr. Rogers reported that the committee has not met since the last Board meeting and shared an update on a City ordinance appointing Councilmembers as ex officio Board members.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting. He reviewed the upcoming Community Grants review process.

Strategic Planning Committee

Mr. Goldsmith and Mr. Rogers reported on the September 5, 2023 committee meeting. Staff are meeting with the B&O Railroad Museum and their communications consultant to plan an announcement of SBGP's funding commitment. Staff are also working with NorthBay on a fundraising plan for the potential new facility.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Ms. Mead reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:10 pm.

Minutes of the October 18, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at City Garage, 101 W. Dickman Street, Suite 1000, Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Randy Conroy; Veronica Crosby; Jill Donaldson; Jasmine Esteve; Chris Firehock; Quincy Goldsmith; Pastor Alvin Gwynn; Rob Idlett, proxy for Councilwoman Phylcia Porter; Karin Lundquist; Nancy Mead; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Enhanced Services Manager; Acacia Asbell, Community Grants Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager. Others in attendance: Carole Jeffries, Ebenezer Kingdom Builders; Wallace Lee, Baltimore Outreach Services; and Themar Long.

Mr. Rogers called the meeting to order at 6:10 pm and presided initially until Mr. Washington arrived. A quorum was present.

Minutes of the September 20, 2023 Board of Directors Meeting

The minutes of the September 20, 2023 Board of Directors meeting were presented and unanimously approved by the Board.

Welcome and Overview

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

Executive Director and Staff Reports

Mr. Rogers provided a staffing update. SBGP is hiring for two new staff positions, an additional Operations Manager and a Restoration Manager for Transformational Projects MBRI grants. Ms. McDade McLaughlin is being promoted to Senior Operations Manager.

Mr. Rogers provided updates on Transformational Projects. The Community Development Fund has launched. He also provided updates on Reimagine Middle Branch and the Middle Branch Resiliency Initiative, including the Middle Branch trail, the Westport Waterfront park, Black Sox Memorial Park, marine debris removal, the native plant nursery, the NOAA climate resilience regional challenge and the Patapsco Resilience Collaborative, and MBRI funding. Consultant Jim Longenecker is working on MBRI fundraising for SBGP.

Ms. Asbell and Ms. Van Oeveren provided updates on Community Grants. They highlighted current grants and outcomes, including the Green Lions Collaborative in Lakeland, Citizens of Pigtown's Sharps Disposal project, the Fishes & Loaves Pantry, and the Stars & Stripes Parade Committee's Federal Hill 4th of July Parade. They also discussed Keys to Capacity, including the fall 2023 to spring 2024 workshop series and targeted support for two current grantees. In response to a question, they explained that the aim of the targeted support is to build organizational capacity that will in turn benefit the community.

Ms. Emmanuelle provided communications and outreach updates, including the fall 2023 to spring 2024 Keys to Capacity workshops, SBGP job postings, the Community Development Fund launch, and the RFQ for an insurance brokerage. She also shared recent media coverage of SBGP.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting and shared an update on the website redevelopment process. The committee has wrapped up the discovery phase of the process where Board and staff members were invited to provide input. The committee is meeting tomorrow to review the findings and determine next steps.

Finance Committee

Ms. Mead reported that the committee has not met since the last Board meeting. Ms. Pitkow reviewed the August 2023 financial statements and reports.

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. She stated that in accordance with the bylaws, the Board shall select from among its members individuals to serve as Vice Chair, Treasurer, and Secretary during the final meeting of each calendar year. Councilwoman Porter, Ms. Mead, and Ms. Esteve are interested in continuing to serve as Vice Chair, Treasurer, and Secretary, respectively.

The Board voted to select Councilwoman Porter, Ms. Mead, and Ms. Esteve to serve as Vice Chair, Treasurer, and Secretary, respectively.

Mr. Rogers shared updates on a City ordinance appointing Councilmembers as ex officio Board members and the Mayor's proposed redistricting plan, which would not impact the councilmembers representing the SBGP District.

Program Committee

Mr. Smock, Ms. Asbell, and Ms. Van Oeveren reported on the October 7, 2023 Program Committee meeting and the grant application review process. Ms. Asbell and Ms. Van Oeveren discussed lessons learned and application trends. On behalf of the committee, they presented and reviewed the portfolio of grant awards recommended for Board approval. Of a total of 45 applications requesting over \$2.3 million, the Board was asked to approve awards for 26 grants totaling \$671,918. Ms. Asbell and Ms. Van Oeveren also reviewed and discussed the applications that were not awarded funding. In response to a question, Ms. Asbell stated that the Program Committee is recommending awarding approximately 40 percent of the Community Grants funds available for FY24. SBGP has historically received more applications during the winter cycle.

The recommended portfolio of grant awards (attached) was unanimously approved by the Board.

Ms. Asbell, Ms. Van Oeveren, Mr. Smock, the Program Committee, and the review team were thanked for their work.

Strategic Planning Committee

Mr. Goldsmith, Mr. Rogers, and Mr. Friedlander reported on the October 5, 2023 committee meeting.

They provided an update on the Community Development Fund (CDF), which has launched, including the process for awarding and managing grants. In response to questions, Mr. Rogers stated that SBGP is working with partners to drive prospective projects to the CDF and discussed the timeline for the CDF.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings. The 2024 Board and committee meeting schedule was distributed by email.

Mr. Washington introduced incoming Board Chair Themar Long. They have been setting up various meetings in advance of the Board Chair transition at the end of the calendar year.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:50 pm.

Minutes of the November 15, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership (“SBGP”)

The hybrid meeting was held at City Garage, 101 W. Dickman Street, Suite 1000, Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Veronica Crosby; Jill Donaldson; Diante Edwards; Chris Firehock; Karin Lundquist; Jennifer McLaughlin, proxy for Rich Badmington; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Enhanced Services Manager; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Senior Operations Manager; Erica Pitkow, Deputy Director (recording minutes); and Liz Van Oeveren, Community Grants Manager. Other attendee: Themar Long.

Mr. Washington called the meeting to order at 6:10 pm and presided. A quorum was not present.

Welcome and Overview

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

Executive Director and Staff Reports

Mr. Rogers provided a few organizational updates. SBGP is interviewing for two new staff positions, an additional Operations Manager and a Restoration Manager for Transformational Projects MBRI grants. SBGP issued an RFQ for insurance brokerage and risk management services and is reviewing the two responses it received.

Mr. Rogers provided updates on Transformational Projects, including the ONE Westport development and the settlement with Maglev. He also provided updates on Reimagine Middle Branch and the Middle Branch Resiliency Initiative, including the Westport waterfront park, Black Sox Memorial Park, a marine debris removal

strategy, the native plant nursery, Middle Branch Park ice skating, the Middle Branch trail, the NOAA climate resilience regional challenge and the Patapsco Resilience Collaborative, and other MBRI funding.

Mr. Rogers provided an update on the new grocery store coming to the Mr. Clare Junction shopping center in Southwest Baltimore. SBGP plans to support the project with funds to be received from MD DHCD. The Board discussed funding the project with core casino funding if the MD DHCD funding falls through for any reason. In that event, staff would write a memorandum to the file explaining the policy reasons for funding the project, including community access to a grocery store, since SBGP does not typically underwrite private projects.

Mr. Friedlander provided an update on the Community Development Fund (CDF), which launched in October 2023. No applications have been received to date, and he discussed communications and outreach for the CDF, including efforts to generate applications and interest. Ms. Lundquist noted challenging market conditions that may be impacting applications and interest.

Ms. Emmanuelle provided communications and outreach updates, including the fall 2023 to spring 2024 Keys to Capacity workshops, the upcoming Community Grants awards announcement, outreach initiatives for Baltimore Black Sox Memorial Park, and plans for an external stakeholders focus group for the website redesign project. She also shared recent media coverage of SBGP.

Ms. Pitkow noted that all current ethics requirements have been met. Mr. Rogers and Ms. Cornish shared that Ms. Cornish is joining the Board of Municipal Zoning Appeals (BMZA).

Committee and Officer Reports

Communications Committee

Ms. Emmanuelle reported on the October 19, 2023 committee meeting and shared an update on the website redevelopment process, including plans for a focus group meeting.

Finance Committee

Ms. Pitkow reported on the November 9, 2023 committee meeting and reviewed the September 2023 financial statements and reports. SBGP upgraded its money market account to earn a higher rate.

Governance and Nominating Committee

Mr. Rogers reported that the committee has not met since the last Board meeting and shared updates on the City ordinance appointing Councilmembers as ex officio

Board members and the Mayor's proposed redistricting plan, which would not impact the councilmembers representing the SBGP District. In response to a question, Mr. Rogers explained that proxies for ex officio Board members can serve as long as the Board member they proxy for serves. He noted that SBGP may update its bylaws, including to reflect the Councilmembers as ex officio Board members, once the ordinance is approved.

Program Committee

Mr. Smock reported on the November 6, 2023 committee meeting, including that the committee is exploring multi-year funding.

Strategic Planning Committee

Mr. Rogers reported on the November 7, 2023 committee meeting, including discussions of MBRI financing and potential development projects that may apply to the CDF. He also discussed Transformational Projects funding available for the year and projects in development.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Washington reviewed the schedule of upcoming meetings. The 2024 Board and committee meeting schedule was distributed by email.

Mr. Washington introduced incoming Board Chair Themar Long. They have been setting up various meetings in advance of the Board Chair transition at the end of the calendar year. Mr. Washington also spoke about the evolution of the organization during his service as Board Chair.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:10 pm.

Minutes of the December 13, 2023 Board of Directors Meeting for the South Baltimore Gateway Community Impact District Management Authority dba South Baltimore Gateway Partnership ("SBGP")

The hybrid meeting was held at City Garage, 101 W. Dickman Street, Suite 1000, Baltimore, MD 21230 and by Zoom.

Board members in attendance: Geof Washington, Chair; Rich Badmington; Veronica Crosby; Jill Donaldson; Diante Edwards; Pastor Alvin Gwynn; and Karin Lundquist. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Transformational Projects Manager; Acacia Asbell, Community Grants Director; Neal Friedlander, Community Development Manager; Liz Van Oeveren, Community Grants Manager; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Jeff La Noue, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; and Erica Pitkow, Deputy Director (recording minutes). Others in attendance: Ethan Cohen; Senate President Bill Ferguson; Quinn Fowler; Themar Long.

Mr. Washington called the meeting to order at 6:30 pm and presided. A quorum was not present.

Welcome and Overview

Mr. Washington reviewed highlights of SBGP's work and the meeting agenda. Meeting attendees introduced themselves.

Executive Director's and Staff's Year-End Review

Mr. Rogers provided a staffing update. Three new employees are joining SBGP in January 2024, including for the Operations Manager and Restoration Manager positions SBGP previously announced as well as a new Senior Operations Manager, since Ms. McDade-McLaughlin has accepted a new position starting in January 2024. Mr. Rogers and Ms. Pitkow thanked Ms. McDade-McLaughlin for her service to SBGP.

Staff members discussed their areas of responsibility and presented highlights and accomplishments from their work over the last year. Ms. McDade McLaughlin and Ms. Pitkow discussed operations, Ms. Emmanuelle presented on communications and outreach, Ms. Asbell and Ms. Van Oeveren presented on Community Grants, Ms. Cornish and Mr. La Noue discussed Enhanced Services, and Mr. Rogers, Mr. Abbott, and Mr. Friedlander presented on Transformational Projects.

Mr. Rogers reflected on the last year, the upcoming year, and the context in which SBGP works.

Recognition of Board Members' Service and Board Chair Transition

Mr. Rogers thanked the Board and the staff for their service and dedication over the last year. He and Senate President Ferguson gave special thanks to Mr. Washington for his years as Board Chair and welcomed incoming Board Chair Themar Long.

Mr. Washington reflected on his years as Board Chair and thanked the Board and staff. Mr. Long made some remarks and thanked the Board and staff as well.

Public Comments

There were no comments or questions from members of the public or other meeting attendees.

Other Business

The October 2023 financial statements and reports were provided by email.

Mr. Washington reviewed the schedule of upcoming meetings. The calendar of 2024 Board and committee meetings has been distributed.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:30 pm.