

Minutes of the March 20, 2024 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: Themar Long, Chair; Rich Badmington; Randy Conroy; Jill Donaldson; Jasmine Esteve, proxy for Councilman Eric Costello; Chris Firehock; Robert Idlett, proxy for Councilwoman Phylcia Porter; Karin Lundquist; Nancy Mead; Bill Reuter, proxy for Quincy Goldsmith; 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; Ashley Davis, Community Grants Manager; Colline Emmanuelle, Communications and Outreach Manager; Neal Friedlander; Community Development Manager; Kanika Feaster-Gordon, Senior Operations Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); and Samantha Rose, Restoration Manager.

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

Welcome and Overview

Mr. Long highlighted the meeting agenda. Board and staff members introduced themselves.

Minutes of the February 21, 2024 Board of Directors Meetings

The minutes of the February 21, 2024 Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers shared that SBGP was recognized on the floor of the Maryland General Assembly for its great contributions to the State of Maryland and received a citation from the District 46 delegation.

Mr. Rogers, Mr. Abbott, Ms. Rose, and Mr. Friedlander provided updates on Transformational Projects and highlighted projects. Mr. Abbott provided updates on Reimagine Middle Branch (RMB) implementation, including the pop-up ice skating at Middle Branch Park; Reel Rewards, an innovative incentive program for successfully catching invasive fish species; and monthly boat tours of the Middle Branch. He reviewed the schedule of tours for Reimagine Middle Branch stakeholders, including a tour for the SBGP Board and staff tentatively scheduled for August 21, 2024. Mr. Rogers shared that design meetings and design work are ongoing for Westport Waterfront Park.

Ms. Rose provided updates on the Middle Branch Resiliency Initiative (MBRI) and funding pipeline. SBGP has secured \$56 million with nearly \$11 million awarded as well as a \$25 million low interest loan. SBGP has submitted over \$133 million in pending grant requests and plans to submit \$30 million in new applications over the next few months. The total target budget for stage 1 is approximately \$88 million. Ms. Rose also discussed MBRI priorities related to the RMB Plan, recognition of MBRI as a model for sustainability and resiliency efforts, and permitting and design for the first four sites. The April 19, 2024 MBRI event will celebrate the official launch of construction.

Mr. Friedlander provided updates on the Community Development Fund. Two applications were received for the Community Development Fund and are being reviewed by the third-party consultant. They will then be considered by the Strategic Planning Committee, and updates will be provided to the Board.

Ms. Emmanuelle provided communications and outreach updates, including the April 19 MBRI launch celebration, the Westport and Smith Cove Waterfront Park community input session, outreach for the Baltimore Black Sox Memorial project, an upcoming Keys to Capacity workshop, and recent press.

Ms. Pitkow reviewed ethics requirements and outstanding compliance. All board, proxy, and staff members must complete the annual financial disclosure filing for calendar year 2023 by April 30, 2024.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. Board members were asked to inform Ms. Pitkow by May 1, 2024 if they do not plan to continue to serve on the Board in calendar year 2025 so that SBGP has plenty of time to fill any open Board seats.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He provided an update on the website redevelopment project. He and Ms. Emmanuelle have been reviewing and consolidating staff input on the project and plan to begin drafting an RFQ for a website developer. The committee is also having internal discussions about its role and scope and how it can be most helpful.

Finance Committee

Ms. Pitkow reported on the March 14, 2024 committee meeting and reviewed the January 2024 financial statements and reports.

Ms. Pitkow presented and reviewed the draft proposed FY25 financial plan (budget) – including revenues, expenses, and assumptions – and timeline. The Board discussed the budgeted revenues, which are higher than those for FY23 and FY24 due to increases in budgeted investment income, interest income, and grant administrative fees. In response to a question, Ms. Pitkow stated that the budget includes grant administrative fees from supplemental grants but not supplemental passthrough funds.

The Board agreed to present the proposed FY25 financial plan for public comment at the annual Spring Public Meeting scheduled for April 10, 2024. Any public comments will be shared at the April 17, 2024 Board meeting.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting. He provided an update on the current grant cycle and grant review dates.

Strategic Planning Committee

Mr. Rogers reported on the March 5, 2024 committee meeting. The two applications received for the Community Development Fund are being reviewed by the third-party consultant. They will then be considered by the Strategic Planning Committee, and updates will be provided to the Board. The committee is also evaluating how to spend the balance of FY24 Transformational Projects funds and plans to make a recommendation to the Board in the coming months.

Public Comments

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

Other Business

Mr. Long reviewed the schedule of upcoming meetings.

Mr. Long thanked the Board and staff for their hard work and stated that he plans to continue meeting with staff and Board members and visiting the District to learn more about SBGP.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:25 pm.