

Minutes of the April 17, 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; Veronica Crosby; Jill Donaldson; Diante Edwards; Jasmine Esteve, proxy for Councilman Eric Costello; Chris Firehock; Pastor Alvin Gwynn; Robert Idlett, proxy for Councilwoman Phylisia Porter; Karin Lundquist; Kelly Quinn; 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; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); Samantha Rose, Restoration Manager; and Liz Van Oeveren, Community Grants Manager. Other attendee: Jim Longenecker, SBGP consultant.

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 March 20, 2024 Board of Directors Meetings

The minutes of the March 20, 2024 Board of Directors meeting were presented and unanimously approved by the Board. The minutes of the April 10, 2024 Annual Spring Public Meeting were also distributed to the Board.

Executive Director and Staff Reports

Mr. Rogers discussed the Key Bridge collapse and implications for Baltimore and the SBGP District. SBGP is assessing what role it might play in supporting recovery efforts and needs in its communities. Later in the meeting, the Strategic Planning Committee will recommend that SBGP keep \$1 million of Transformational Projects funding available for this if needed.

Mr. Longenecker provided a fundraising update. The FY25 Maryland Budget contains \$25 million for a low interest loan for MBRI construction, \$10.8 million for MBRI under the Bay Restoration Fund (BRF), \$500,000 for SBGP for Reimagine Middle Branch generally, \$500,000 for a NorthBay Middle Branch feasibility analysis, and \$50,000 for Baltimore Community Rowing for free rowing programs. Additionally, he is networking and attending meetings and submitting applications for other funding.

Ms. Cornish provided updates on Enhanced Services and highlighted several projects. The Carroll Park Recreation Center renovation is on track for completion and opening in June 2024. Improvements to the Riverside Park Gazebo, including repairing and painting the roof and columns, were completed. SBGP has invested \$718,840 in 14 activities in 6 parks in FY24 through the SBGP Sports Network partners. SBGP purchased swim diapers to help families comply with the dress code for and access City pools in the District.

Ms. Emmanuelle provided communications and outreach updates, including the April 19, 2024 MBRI launch celebration, RSVPs, and speakers. She also provided updates on 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. Financial disclosure filing instructions and reminders will continue to be provided to those who still need to complete their filing.

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 reminded to inform Ms. Pitkow by May 1, 2024 if they do not plan to continue to serve on the Board in calendar year 2025.

Communications Committee

Mr. Badmington reported on the April 3, 2024 committee meeting and provided an update on the website redevelopment project. He and Ms. Emmanuelle plan to begin drafting an RFQ for a website developer following this Friday's event. The committee has also been having internal discussions about its role and scope and how it can be most helpful in supporting SBGP communications. Mr. Badmington shared a framework the committee developed outlining its purpose and role.

Finance Committee

Ms. Pitkow reported on the April 11, 2024 committee meeting and reviewed the February 2024 financial statements and reports.

The Finance Committee recommended the Board approve the proposed FY25 Financial Plan (budget). Ms. Pitkow presented SBGP's proposed FY25 budget compared to the FY23 and FY24 budgets, including revenues, expenses, and assumptions. Budgeted revenues include \$8.7 million from Local Impact Grants, investment income, interest income, and grant administrative fees. Ms. Pitkow discussed the budgeted program expenses of approximately \$7.7 million and budgeted overhead expenses of \$934,666, which are approximately 89 percent and 11 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 FY25 budget was also presented at SBGP's annual Spring Public Meeting on April 10, 2024 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.

Mr. Conroy commented that SBGP continues to take a conservative approach with its budget. He also spoke to the budget development process and expressed support for the budget. In response to a question from Mr. Badmington, Mr. Rogers reminded the Board of the three new staff positions included in the budget and the value those positions will add.

The Board discussed the budget in detail and unanimously voted to approve the proposed FY25 budget. The FY25 budget will be submitted to the Board of Estimates for approval by April 30, 2024.

Program Committee

Mr. Smock and Ms. Asbell reported on the April 6, 2024 Program Committee meeting and the grant application review process. Mr. Smock discussed lessons learned. Ms. Asbell discussed 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 45 applications requesting over \$2.4 million, the Board was asked to approve awards for 24 grants totaling \$932,787. Ms. Asbell also reviewed and discussed the applications that were not awarded funding.

In response to a question from Mr. Long about the increase in applications, Ms. Asbell spoke to outreach efforts.

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

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

Strategic Planning Committee

Mr. Rogers reported on the April 2, 2024 committee meeting.

Mr. Rogers presented a resolution authorizing SBGP to apply for and accept funds from the State of Maryland Department of Housing and Community Development for the Cherry Hill Eagles Foundation Youth Development Center. The resolution was unanimously approved by the Board.

Mr. Rogers reported on a Community Development Fund grant award to Pigtown Main Street (PTMS). SBGP received an application for the project, which went through the third-party review process, and was then reviewed and approved by the committee. He discussed how the project – renovating the Pigtown library in partnership with developer EVI to include new library space, PTMS office space, a community meeting room, apartments, and new commercial space – fits within SBGP's approach and the strategic value. SBGP will make a \$500,000 grant; the total project budget is \$6.8 million.

Mr. Rogers reported that SBGP has approximately \$4.6 million of Transformational Projects funds available and reviewed the committee's proposed uses of those funds:

- SBGP will hold \$1 million for potential Key Bridge response and reevaluate whether the funds are needed in the coming months. If the committee determines there is a more specific need for those funds, the Board will be asked to vote on the funds at that time.
- The Committee recommends transferring \$150,000 to Enhanced Services for the creation of a courtyard between the Carroll Park Recreation Center and the Southwest Baltimore Charter School.
- The Committee recommends authorizing an additional \$3.5 million for Reimagine Middle Branch. Mr. Rogers discussed the strategic value, SBGP's definition of success, and analysis of the risks.

The Board discussed the proposed uses of the available Transformational Projects funds. In response to a question from Mr. Reuter, Ms. Cornish explained that the \$150,000 would enable SBGP to develop a design and plan for the courtyard, which may require additional funding from SBGP and potential partners to fully implement in a phased approach as needed. In response to a question from Pastor Gwynn, Mr. Rogers and Ms. Cornish confirmed that BCRP and the school are both in agreement about proceeding with the courtyard.

The Board unanimously voted to approve the transfer of \$150,000 to Enhanced Services and \$3.5 million for Reimagine Middle Branch.

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.

Adjournment

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

Grantee/Project Manager	Project Title	SBGP Funding Amount
Federal Hill Neighborhood Association, Inc	Fed Hill Public Space	\$2,000.00
Food Rescue Baltimore	2024 Operating Support	\$5,000.00
Neighbors Meeting Neighbors	Block Party 2024 - 2025	\$5,000.00
Riverside Neighborhood Association	Riverside Park Maintenance	\$5,000.00
Saint Barnabas and Saint Susanna Coptic Orthodox Church	Community Events Coordinator	\$7,000.00
Southwest Community Council Inc	Communications & Engagement	\$10,000.00
Federal Hill Main Street, Inc.	Reaching New Supporters	\$18,000.00
Gods Best Family Inc	GBF Summer Camp & Festival	\$19,961.00
The Ridgely's Delight Association, Inc.	Blue Crab Mural	\$20,706.00
Baltimore Compost Collective	Expansion of BCC's Programs	\$24,339.00
Environmental Justice Journalism Initiative	EJJI in South Baltimore	\$25,000.00
Taste Wise Kids Inc	Fall TWK Program	\$26,040.00
Baltimore Outreach Services	Culture/Care-Safety/Wellness	\$30,872.00
RTC-FY24-G1	Baltimore Greenway - South	\$42,000.00
South Harbor Renaissance, Inc.	Improving Federal Hill Park	\$46,600.00
Boys & Girls Clubs of Metropolitan Baltimore	Health & Wellness Programs	\$49,000.00
Improving Education Inc.	All Children Ready - Westport	\$49,000.00
Cherry Hill Eagles Foundation, Incorporated	Resource Center	\$49,999.00
Harbor Hospital d/b/a Medstar Harbor Hospital	Mobile Health Center	\$49,999.00
Cherry Hill Development Corporation	Program Capacity Building	\$72,000.00
Total Health Care, Inc	Social Determinants	\$87,633.00
The United Way of Central Maryland Inc	On Track 4 Success	\$89,228.00
Rich- Restoring Inner City Hope	RICH YWFD Program	\$98,410.00
Leadenhall Baptist Church, Inc.	Pantry on the Go	\$100,000.00
Total		\$932,787.00