

Minutes of the January 17, 2024 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: Themar Long, Chair; Rich Badmington; Randy Conroy; Veronica Crosby; Jill Donaldson; Diante Edwards; Jasmine Esteve; Chris Firehock; Karin Lundquist; Nancy Mead; Councilwoman Phylcia Porter; Kelly Quinn; Bill Reuter, proxy for Quincy Goldsmith; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services Director; Colline Emmanuelle, Communications and Outreach Manager; Kanika Feaster-Gordon, Senior Operations Manager; Neal Friedlander, Community Development Manager; Jennifer Johnson, Operations Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); Samantha Rose, Restoration Manager; and Liz Van Oeveren, Community Grants Manager. Others in attendance: Robert Idlett, proxy for Councilwoman Phylcia Porter who was also in attendance.

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 members introduced themselves.

Minutes of the October 18, 2023; November 15, 2023; and December 13, 2023 Board of Directors Meetings

The minutes of the October 18, 2023; November 15, 2023; and December 13, 2023 Board of Directors meetings were presented and unanimously approved by the Board.

Executive Director and Staff Reports

SBGP staff members, including new staff members, introduced themselves.

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 update on Enhanced Services and highlighted several projects and the master agreement with the City for support of BCRP programs and capital investments. The Carroll Park Recreation Center renovation is on schedule for completion in May 2024. Hard hat tours will be scheduled for February. Design work and pricing for Conway Street Park continues. Phase II design is underway for Florence Cummins Park.

Ms. Emmanuelle conducted training on SBGP's Crisis Communications Plan.

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

Governance and Nominating Committee

Councilwoman Porter reported that the committee has not met since the last Board meeting. She presented an overview of SBGP's Board committees, confirmed the membership of each committee, and invited members to join them:

- Executive: Themar Long, Chair; Jasmine Esteve; Nancy Mead; and Councilwoman Phylicia Porter.
- Communications: Rich Badmington, Chair; Diante Edwards; and Noah Smock.
- Finance: Nancy Mead, Chair; Randy Conroy; Jasmine Esteve; and Karin Lundquist.
- Governance and Nominating: Councilwoman Phylicia Porter, Chair; Veronica Crosby; Jasmine Esteve; Themar Long; and Nancy Mead.
- Program: Noah Smock, Chair; Veronica Crosby; Pastor Alvin Gwynn; Nancy Mead; and Kelly Quinn.
- Strategic Planning: Quincy Goldsmith, Chair; Randy Conroy; Jill Donaldson; Chris Firehock; Karin Lundquist; Nancy Mead; Rev. Willie Pack; Councilwoman Phylicia Porter; Kelly Quinn; and Sophia Silbergeld.

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 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 but plans to meet later this month. He provided an update on the website redevelopment project.

Finance Committee

Ms. Mead reported on the January 11, 2024 committee meeting. SBGP is planning to engage SB & Company for the FY24 audit and then to re-bid the audit engagement next year.

Ms. Pitkow reviewed the November 2023 financial statements and reports.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting. He and Ms. Asbell reported on the current grant cycle and grant review dates. Board members were reminded that each Board member is expected to help with grant reviews at least once per year.

Strategic Planning Committee

Mr. Rogers reported on the January 9, 2024 committee meeting and presented a resolution authorizing SBGP to apply for and accept funds from the State of Maryland Department of Housing and Community Development for the new grocery store at the Mt. Clare Junction shopping center. The resolution was unanimously approved by the Board.

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 7:55 pm.

Minutes of the February 21, 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: Councilwoman Phylicia Porter, Vice Chair; Randy Conroy; Veronica Crosby; Jill Donaldson; Diante Edwards; Chris Firehock; Pastor Alvin Gwynn; Jen McLaughlin, proxy for Rich Badmington; 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.

Councilwoman Porter called the meeting to order at 6:10 pm and presided. A quorum was present.

Welcome and Overview

Councilwoman Porter highlighted the meeting agenda.

Minutes of the January 17, 2024 Board of Directors Meetings

The minutes of the January 17, 2024 Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided general updates. New staff member Ashley Davis introduced herself. She is serving as a temporary Community Grants Manager in preparation for Liz Van Oeveren's parental leave. The many board members who joined today's tour of the progress on the Carroll Park Recreation Center construction site were

thanked. Tomorrow, SBGP will be recognized on the floor of the Maryland General Assembly for its great contributions to the State of Maryland.

Mr. Rogers presented an organizational growth and staffing update. He shared an overview of SBGP's growth and evolution to date and discussed current limits to future growth, including funding and staffing. SBGP has been testing its capacity to and he believes it can raise additional funding. Therefore, there have been ongoing conversations about SBGP's staffing model and potential future staffing models in order to enable the staff to achieve more. Mr. Rogers proposed including three new staff positions in the FY25 budget.

The Board discussed organizational growth, staffing, and the proposal in detail. The Board was supportive of the vision and proposal. Several Board members noted SBGP's strengths that it should work to maintain as it grows, including being nimble and responsive, having a focused approach, and being accessible to small and grassroots groups. Mr. Conroy suggested SBGP consider how to structure its growth based on certain indicators.

Mr. Rogers presented an update on Stage 1 of the MBRI work, including the current status of minimum commitments and the maximum scale if all funding is secured including for optional elements.

Ms. Asbell provided an update on Community Grants and highlighted several projects. She also provided an update on the current application cycle, including several early submissions, outreach, new video guidance, and the upcoming grant review meeting. Ms. Asbell reviewed Keys to Capacity workshops attendance and the quarterly grantee networking meeting.

Ms. Emmanuelle provided communications and outreach updates, including the MBRI Launch Celebration scheduled for April 19, outreach for the Baltimore Black Sox Memorial project, an upcoming Keys to Capacity workshop, and recent press. She also reported on the axe-con 2024 Digital Accessibility Conference she has been attending.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Councilwoman Porter 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. Board members were asked to share the names of any community members that may be interested in serving on the SBGP Board.

Communications Committee

Ms. McLaughlin reported on the January 25, 2024 committee meeting and the website redevelopment project. Mr. Badmington and Ms. Emmanuelle have been meeting with each SBGP department to get input into the project. 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 February 8, 2024 committee meeting and reviewed the December 2023 financial statements and reports.

Program Committee

Mr. Smock reported on the February 5, 2024 committee meeting and the current grant cycle and grant review dates. He commended the Community Grants staff on the unconscious bias and grant review training. Board members were reminded that each Board member is expected to help with grant reviews at least once per year.

Strategic Planning Committee

Mr. Rogers reported on the February 6, 2024 committee meeting. 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.

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.

Mr. Edwards informed the Board that he is being sent on a deployment as a Navy reservist so will be attending meetings virtually for the foreseeable future.

Adjournment

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

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.

Minutes of the April 10, 2024 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: Brittany Banks, Citizens of Pigtown; Chris Firehock, Community Development Grants Specialist, City of Baltimore, Department of Planning; Delaney Samons, Chesapeake Bay Trust; and Katherine Somoza-Garcia, Chesapeake Bay Trust.

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 project partners.

Proposed FY 2025 Financial Plan (Budget)

Mr. Rogers presented SBGP's proposed FY25 Financial Plan (Budget) compared to the FY23 and FY24 financial plans, including revenues, expenses, and assumptions. Budgeted revenues include \$8.7 million from Local Impact Grants, investment income, interest income, and grant administrative fees. Mr. Rogers 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.

Mr. Rogers also reviewed the budget development and approval timeline. The proposed FY25 budget will also be 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 17, 2024. The budget will then be submitted to the Board of Estimates for approval by April 30, 2024.

Public Comments

Mr. Rogers invited members of the public and other meeting attendees to provide any comments and questions, to which he responded.

In response to questions from Ms. Banks, Mr. Rogers affirmed that SBGP plans to pursue additional improvements to Carroll Park in collaboration with the community, City, and other stakeholders. Ms. Banks stated that she would love to be a partner in that work. Mr. Rogers also discussed SBGP's funding of cleaning and waste management, including in Pigtown. He stated that he would ask SBGP staff to follow up with Ms. Banks to share more information about those efforts and get her input. Mr. Rogers also discussed the Community Development Fund. SBGP recently received its first two applications and expects to make its first award announcement soon.

Ms. Samons thanked Mr. Rogers for the presentation and is excited to learn more about SBGP and potential partnership opportunities. Mr. Rogers shared his contact information.

There were no further comments or questions. Meeting attendees were 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 6:45 pm.

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 Phylcia 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.

Minutes of the May 15, 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; Karin Lundquist; Nancy Mead; Min. Willie Pack, Sr.; Bill Reuter, proxy for Quincy Goldsmith; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Acacia Asbell, Community Grants 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); and Samantha Rose, Restoration Manager.

Mr. Long called the meeting to order at 6:05 pm and presided. A quorum was not present.

Welcome and Overview

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

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. Ms. Van Oeveren had her baby, and SBGP is hiring for a new Operations Manager.

Mr. Rogers provided an update on the Key Bridge recovery. It is not yet clear that any specific help is needed from SBGP, but SBGP will continue to assess what role, if any, it might play in supporting recovery efforts and needs in its communities.

Mr. Rogers reported on the successful MBRI groundbreaking event and thanked Ms. Emmanuelle and everyone who helped with the event. He also shared updates on the MBRI, including active sites, design work, invasive species management, and next steps for the first site. He also provided updates on the Westport waterfront park, potential funding applications, and the Chesapeake Watershed Restoration Academy.

Ms. Asbell provided updates on Community Grants and highlighted several projects. There are 65 active Community Grants, including 24 recently awarded. Orientation for the most recent cycle of grantees is scheduled for June 2024. Ms. Asbell also reported on SBGP's capacity building work. Since February 2024, SBGP has held three workshops and a quarterly networking meeting with 83 participants. SBGP also continued providing additional support for Cherry Hill Development Corporation and Federal Hill Main Street working with their executive directors and boards. Mr. Rogers noted the impressive and evolving scope of Community Grants work.

Ms. Emmanuelle provided communications and outreach updates, including a reminder about the Operations Manager job posting and the upcoming Community

Grants cycle and Support Sessions. She also reported on the success of the MBRI event, thanked everyone that helped with the event, and reviewed a list of speakers and attendees. She shared recent press coverage of the MBRI event and Community Grants awards.

Ms. Pitkow reviewed ethics requirements and outstanding compliance. All board, proxy, and staff members completed the annual financial disclosure filing for calendar year 2024 by the deadline. All ethics requirements are currently met.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. Information about the upcoming Board application cycle will be forthcoming.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting and provided an update on the website redevelopment project. He and Ms. Emmanuelle are drafting the RFQ for the website vendor, which SBGP plans to release in late May.

Finance Committee

Ms. Mead reported on the May 9, 2024 committee meeting, which included the FY24 audit entrance meeting.

Ms. Pitkow reviewed the March 2024 financial statements and reports.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting.

Strategic Planning Committee

Mr. Rogers reported on the May 7, 2024 committee meeting and ongoing projects. In response to questions from Mr. Long, Mr. Rogers shared that the date of the grocery store opening in Mt. Clare Junction is still to be determined as they are still waiting on permits from the City. Mr. Rogers is awaiting an update on the B&O Railroad Museum project.

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 7:05 pm.

Minutes of the June 12, 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; Veronica Crosby; Jill Donaldson; Chris Firehock; Karin Lundquist; Nancy Mead; Councilwoman Phylcia Porter; Kelly Quinn; and Bill Reuter, proxy for Quincy Goldsmith. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Reimagine Middle Branch Manager; Acacia Asbell, Community Grants Director; Liz Cornish, Enhanced Services Director; Neal Friedlander, Community Development Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director (recording minutes); and Samantha Rose, Restoration Manager. Other attendee: Robert Idlett, proxy for Councilwoman Phylcia Porter, who was also in attendance.

Mr. Long called the meeting to order at 6:05 pm and presided. A quorum was not present.

Welcome and Overview

Mr. Long highlighted the meeting agenda.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. Ms. Cornish is being promoted to Deputy Director for Programs. This means Ms. Pitkow's title will now be Deputy Director for Operations. Liz Van Oeveren is being promoted to Senior Community Grants Manager. Colline Emmanuelle is being promoted to Senior Communications and Outreach Manager. SBGP will be posting Enhanced Services Director and Development Director positions this week and for a Community Grants Manager in the fall. SBGP may post additional positions as its work continues to grow.

Mr. Rogers provided updates on Transformational Projects and Middle Branch fundraising. Design work continues for the Westport Waterfront Park. The North Bay

board has voted in favor of pursuing a Middle Branch campus. They are having conversations with BCRP and have funding to begin design work. Funding was secured to launch a native plant nursery, and a consultant is being hired to develop a business plan. The strategy for marine debris removal is being finalized. SBGP is working to design, fund, and build trail network enhancements in South Baltimore.

SBGP has been planning for an endowment to fund long-term maintenance of the MBRI wetlands and expects to receive the first payment toward the endowment within approximately one month. SBGP plans to segregate the funds in a money market account in the short term and assess whether there are better long-term management options for these funds. SBGP's accountants recommend classifying the funds as committed, and unavailable for any other use without Board action, like the emergency reserves. The Board discussed the endowment proposal in detail, which is anticipated to be voted on at the July 2024 Board meeting. Staff will prepare a resolution.

Mr. Rogers provided communications and outreach updates, including on the upcoming Community Grants cycle and Support Sessions, the upcoming Board application cycle, and recent press coverage. The RFQ for website development services was released. Boat Around the Middle Branch public tours will be announced soon.

Committee and Officer Reports

Governance and Nominating Committee

Mr. Rogers reported that the committee has not met since the last Board meeting. He shared information and the timeline for the upcoming Board application cycle and requested Board volunteers to help review applications. In addition, the SBGP bylaws need to be amended to address the councilmembers now being ex officio Board members and to address a quorum being based on the number of filled Board seats.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. The RFQ for website development services was released.

Finance Committee

Ms. Mead reported that the committee has not met since the last Board meeting. Mr. Rogers reviewed the April 2024 financial statements and reports.

Mr. Rogers reported that SBGP was the victim of ACH payment fraud and provided a summary of the incident, steps SBGP has taken to address the incident and prevent future fraud, and the status of the ongoing investigation into the fraud by SBGP's

bank in an attempt to get the funds returned. The Board discussed the issue in detail, and Ms. Lundquist recommended SBGP inform its auditors.

Ms. Mead requested additional members join the committee, since Mr. Conroy has departed the casino and therefore the Board.

Program Committee

Ms. Cornish reported on the June 3, 2024, committee meeting and provided updates on Enhanced Services, including the Carroll Park Recreation Center and Conway Street Park.

Ms. Quinn noted the committee discussed letters of support for Community Grants applications and potentially holding future grant review meetings during the week.

Strategic Planning Committee

Mr. Rogers reported on the June 4, 2024, committee meeting and ongoing projects, including Reimagine Middle Branch and the Community Development Fund.

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 7:45 pm.

Minutes of the July 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: Councilwoman Phylcia Porter, Vice Chair; Rich Badmington; Brittany Banks; Veronica Crosby; Jill Donaldson; Jasmine Esteve; Chris Firehock; Quinn Fowler; Pastor Alvin Gwynn; Karin Lundquist; Nancy Mead; Rev. Willie Pack; Kelly Quinn; Bill Reuter, proxy for Quincy Goldsmith; Noah Smock; and

Angela Smothers. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Reimagine Middle Branch Manager; Liz Cornish, Deputy Director of Programs; Colline Emmanuelle, Senior Communications and Outreach Manager; Neal Friedlander, Senior Community Development Manager; Jeff La Noue, Enhanced Services Manager; Erica Pitkow, Deputy Director of Operations (recording minutes); and Samantha Rose, Senior Restoration Manager. Other attendee: Jim Longenecker, SBGP consultant.

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

Welcome and Overview

Councilwoman Porter highlighted the meeting agenda. Board and staff members introduced themselves.

Minutes of the April 17, 2024, May 15, 2024, and June 12, 2024, Board of Directors Meetings

The minutes of the April 17, 2024, May 15, 2024, and June 12, 2024, Board of Directors meetings were presented. The April 17, 2024, and May 15, 2024, minutes were unanimously approved by the Board, and the June 12, 2024, minutes were approved by the Board. Ms. Quinn and Mr. Smock abstained from voting on the June 12, 2024, minutes.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. He reviewed the evolution of the organizational chart, including current open positions, the status of hiring for them, and plans for additional positions.

Mr. Rogers discussed the resolution to commit MBRI long-term endowment funds. SBGP has been planning for an endowment to fund long-term maintenance of the MBRI wetlands and expects to receive the first payment toward the endowment soon. SBGP will segregate the funds in a money market account in the short term and assess whether there are better long-term management options for these funds. SBGP's accountants recommend classifying the funds as committed, and unavailable for any other use without Board action, like the emergency reserves. The resolution was approved by the Board. Ms. Donaldson abstained from voting on the resolution.

Ms. Cornish and Mr. La Noue provided Enhanced Services updates and highlighted several projects. The anticipated completion date for the Carroll Park Recreation Center is July 31, 2024, with a ribbon-cutting being planned for August 2024. Other capital projects underway include design work for Conway Street Park, Florence Cummins Park, and the Paca Street Park pavilion as well as pre-development work

for a Ripken field in Carroll Park and the Carroll Park Recreation Center courtyard. Staff are developing an RFP for waste management services and pursuing additional funding. The 8th Annual Cherry Hill Arts & Music Waterfront Festival was very successful. SBGP continues to fund landscaping and other improvements for Federal Hill Main Street and Pigtown Main Street. Staff responded to a few questions from the Board and discussed how projects are developed and selected, the waste management strategy and scope, the impact of greening and traffic calming, and the funding relationships with main streets.

Ms. Emmanuelle provided communications and outreach updates, including on the Community Grants cycle and Support Sessions, the Board application cycle, and recent press coverage. SBGP is reviewing the 50 submissions in response to the RFQ for website development services. Mr. Abbott discussed the ongoing Boat Around the Middle Branch public tours and the upcoming Splish Splash! event.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Councilwoman Porter reported that the committee has not met since the last Board meeting. She shared information and the timeline for the upcoming Board application cycle and requested Board volunteers to help review applications. Mr. Smock volunteered.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He noted Ms. Emmanuelle's update on the RFQ for website development services earlier in the meeting.

Finance Committee

Ms. Mead reported on the June 13, 2024, and July 11, 2024, committee meetings. Ms. Pitkow reviewed the May 2024 financial statements and reports and presented a proposed plan for projected FY24 excess funds and rollover on behalf of the committee. She reviewed the proposed uses of those funds for overhead and program expenses. The proposed plan was discussed and accepted by the Board.

Ms. Pitkow provided an update on the ACH payment fraud. The bank investigation is ongoing and insurance claims were submitted and are pending review. SBGP's auditors were informed and indicated that SBGP has already taken the appropriate steps to remediate the situation and that it is not material from a financial statement perspective and does not need to be disclosed.

Ms. Pitkow discussed proposed changes to SBGP's signing authority procedures due to the increased volume of work and expanded staff. The default signing procedures would remain the same, however, SBGP proposes that the Deputy Director of Operations also be authorized to sign contracts and addenda and that the Deputy Director of Programs be authorized to sign draw requests and checks. The Board expressed support for the proposed changes.

Program Committee

Mr. Smock reported on the July 1, 2024, committee meeting and provided updates on the Community Grants application cycle. Board members were encouraged to help with the review process. Ms. Banks volunteered.

Strategic Planning Committee

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

SBGP recently applied to Maryland DHCD for \$3 million in Project CORE funds for the Westport Waterfront Park. SBGP has been asked to provide a resolution authorizing it to apply for and accept the funds. This is identical to past resolutions for Maryland DHCD funding awards. The Westport Waterfront Park funding resolution was unanimously approved by the Board.

Mr. Rogers reported on a Community Development Fund grant award to the Mt. Winans Community Association. 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 – predevelopment funding for Mt. Winans Meadow at 2400 Harmon Avenue, the site of a former school building – fits within SBGP's approach and the strategic value. SBGP will make a \$216,810 grant in two phases. Mt. Winans Community Association is partnering with developer Community Wealth Builders on the project to develop sixty 1,900 square foot, three-story townhomes and a 5,000 square foot community center. Mr. Rogers responded to some general questions related to the Community Development Fund.

Public Comments

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

Other Business

Councilwoman Porter reviewed the upcoming Middle Branch Boat Tour site visit and the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:15 pm.

Minutes of the September 18, 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; Rich Badmington; Veronica Crosby; Jill Donaldson; Jasmine Esteve; Chris Firehock; Quinn Fowler; Pastor Alvin Gwynn; Karin Lundquist; Bill Reuter, proxy for Quincy Goldsmith; Noah Smock; and Jacob Witmer. SBGP staff members in attendance: Brad Rogers, Executive Director; Acacia Asbell, Community Grants Director; Liz Cornish, Deputy Director of Programs; Ashley Davis, Community Grants Manager; Colline Emmanuelle, Senior Communications and Outreach Manager; Neal Friedlander, Senior Community Development Manager; Khadeen Grant, Enhanced Services Manager; Lauren McDade McLaughlin, Operations Manager; Erica Pitkow, Deputy Director of Operations (recording minutes); and Liz Van Oeveren, Senior Community Grants Manager. Other attendee: Stephen Mackall, SB & Company.

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. Meeting attendees introduced themselves.

Minutes of the July 17, 2024, Board of Directors Meeting

The minutes of the July 17, 2024, Board of Directors meeting were presented and unanimously approved by the Board.

Report of Independent Public Accountants for the Year Ended June 30, 2024

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, 2024, 2024 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 FY24 audit report.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates, including plans for additional positions, and new staff members introduced themselves.

Mr. Rogers shared updates on the opening of the Jumbo Fresh grocery store at the Mt. Clare Junction Shopping Center and the ribbon cutting and opening of the Carroll Park Recreation Center. He also provided fundraising updates and presented the resolution to authorize SBGP to accept and repay loan funds from the Maryland Water Quality State Revolving Loan program. The resolution was approved by the Board. Ms. Donaldson recused herself from voting.

Ms. Asbell and Ms. Van Oeveren provided Community Grants updates, reviewed open community grants, and highlighted several projects, the benefits of summer programs and community activations, and the fall 2024 workshops. They also discussed the current grant cycle, for which the review process is underway, and updates to the letter of support requirement for grant applicants. Ms. Van Oeveren returned full-time from parental leave over the summer.

Ms. Emmanuelle provided communications and outreach updates, including the upcoming Westport and Smith Cove Waterfront Parks public meeting and recent press coverage. Responses to the RFQ for website development services are under review.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. She provided updates on the current Board application cycle.

Communications Committee

Mr. Badmington reported on the September 5, 2024 committee meeting. He noted Ms. Emmanuelle's update on the RFQ for website development services earlier in the meeting.

Finance Committee

Ms. Pitkow reported on the September 12, 2024, committee meeting. Ms. Pitkow reviewed the July 2024 financial statements and reports.

Mr. Rogers reported that since SBGP is now doing more fundraising from foundations and private donors, who are not used to dealing with public authorities,

SBGP has opened a donor-advised fund with the Baltimore Community Foundation. SBGP is exploring the potential for future 501(c)3 status. The Board discussed the donor-advised fund and potential 501(c)3 status in detail.

Ms. Pitkow provided an update on the ACH payment fraud. The bank investigation is ongoing and insurance claims were submitted and are pending review. SBGP's auditors were informed and indicated that SBGP has already taken the appropriate steps to remediate the situation and that it is not material from a financial statement perspective and does not need to be disclosed.

Ms. Pitkow discussed the proposed changes to SBGP's signing authority procedures discussed at a previous Board meeting. She plans to discuss the proposed changes with the auditors now that the audit has been completed and will provide an update at the next meeting.

Program Committee

Mr. Smock reported on the August 5, 2024, committee meeting and September 9, 2024, Unconscious Bias and Grant Review Training and provided updates on the Community Grants application cycle. Grant review is underway.

Strategic Planning Committee

Mr. Rogers reported on the August 6, 2024, and September 3, 2024, committee meetings. He provided updates on Reimagine Middle Branch and the Community Development Fund.

Public Comments

Mr. Firehock shared that Mr. Reuter and his wife, Sharon, are being featured as Hometown Heroes at this Saturday's Orioles game.

Mr. Witmer alerted the Board that the Maryland State Lottery & Gaming Control Agency is proposing a tax increase on certain casino expenditures. Currently, casinos can provide free promotional play up to a certain amount without it being taxed. Under the new proposal, taxes would be levied on all free promotional play, which he believes would shift some customers to other states and might trigger an effort by the industry to renegotiate their contribution to the Local Impact Grants. That could eventually impact SBGP. The Board discussed the matter.

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.

Ms. Pitkow reported that the calendar of 2025 Board and committee meetings is being developed, and she invited staff and Board members to participate in the Sowebo Landmark 5k as part of the SBGP team.

Adjournment

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

Minutes of the October 16, 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; Rich Badmington; Brittany Banks; Veronica Crosby; Jill Donaldson; Diante Edwards; Chris Firehock; Quinn Fowler; Quincy Goldsmith; Pastor Alvin Gwynn; Karin Lundquist; Nancy Mead; Kelly Quinn; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Executive Director; Acacia Asbell, Community Grants Director; Liz Cornish, Deputy Director of Programs; Colline Emmanuelle, Senior Communications and Outreach Manager; Khadeen Grant, Enhanced Services Director; Erica Pitkow, Deputy Director of Operations (recording minutes); Samantha Rose, Senior Restoration Manager; and Liam Walsh, Operations Manager. Other attendee: Kris Hoellen, B&O Railroad Museum.

Mr. Long called the meeting to order at 6:10 pm and presided. A quorum was present.

Welcome and Overview

Mr. Long highlighted the meeting agenda. Meeting attendees introduced themselves.

Minutes of the September 18, 2024, Board of Directors Meeting

The minutes of the September 18, 2024, Board of Directors meeting were presented and unanimously approved by the Board.

Update on the B&O Museum

Ms. Hoellen provided updates on the transformation of the B&O Railroad Museum campus and the status and timeline of the project, which recently completed

permitting. She reviewed renderings of the project and discussed the programming it will support, the community development strategy, the connection to the surrounding community, and fundraising.

The Board congratulated the B&O Railroad Museum on this exciting project, and Ms. Hoellen responded to some questions. Mr. Rogers noted that the original funding request was for \$2 million and SBGP approved an initial contribution of \$1 million, so the Strategic Planning Committee may soon consider whether to contribute an additional \$1 million to the project.

Executive Director and Staff Reports

Mr. Rogers provided a staffing update. SBGP has three open job postings for a Communications and Outreach Manager, a Community Grants Manager, and a Restoration Manager.

Mr. Rogers provided Transformational Projects updates, including on the ONE Westport project groundbreaking, Hanover Street wetlands construction, native plant nursery, Community Development Fund, and Reimagine Middle Branch fundraising.

Ms. Emmanuelle provided communications and outreach updates, including the recent Westport and Smith Cove Waterfront Parks public meeting, the ribbon-cutting for the new Jumbo Fresh grocery store in the Mt. Clare Junction shopping center, the One Westport groundbreaking, an upcoming Community Grants Keys to Capacity workshop and recent press coverage. Responses to the RFQ for website development services are under review. She reminded the Board about the three open SBGP job postings.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported on the October 7, 2024, and October 10, 2024, committee meetings and provided an update on the Board application process. The application for one new Board member to begin serving effective January 1, 2025, opened on July 1, 2024, and closed on August 16, 2024. SBGP received eight applications, and the list of applicants was posted on the SBGP website for public comments. The application review team completed the review process (Board members were invited and encouraged to volunteer to help). The eight applications were reviewed compared to the established criteria and Board composition requirements. Of the eight applicants reviewed, seven were selected for interviews, of which one was nominated for appointment to the SBGP Board. Since SBGP received more qualified applicants than it has open Board seats, staff will be working to connect existing

Board members with applicants as proxies. Ms. Pitkow presented the nominee to the SBGP Board: Javon Harris.

The appointment of Javon Harris effective January 1, 2025, was approved by the Board.

Ms. Pitkow 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.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He noted Ms. Emmanuelle's update on the RFQ for website development services earlier in the meeting.

Finance Committee

Ms. Mead reported on the October 10, 2024, committee meeting, which was not an official meeting since she was the only committee member in attendance. Ms. Pitkow reviewed the August 2024 financial statements and reports.

Ms. Pitkow discussed the proposed updates to SBGP's signing authority procedures discussed at a previous Board meeting and reviewed the signing authority resolution. The resolution would authorize the Deputy Director of Operations to sign contracts and amendments and addenda to contracts on behalf of SBGP and would authorize the Deputy Director of Programs to sign or co-sign checks and draw request forms on behalf of SBGP. The auditors have no concerns about the updates.

The signing authority resolution was unanimously approved by the Board.

Ms. Pitkow provided an update on the ACH payment fraud. The bank investigation is ongoing and insurance claims were submitted. SBGP received a payment from its crime insurance policy. The cyber claim is pending review.

Mr. Rogers provided an update on fundraising mechanics, including the donor-advised fund with the Baltimore Community Foundation. Since these funds are conditional upon BCF transferring the funds to SBGP when requested, according to GAAP, they cannot be recorded as assets on the books. They will be present on SBGP's GAAP books once they are actually transferred from BCF. For managerial purposes, SBGP can include them in the non-GAAP monthly finances as Donor

Advised Funds with a note specifying these funds were raised by SBGP and are conditional promises to give from BCF, and reconcile to BCF's books. The Strategic Planning Committee will begin exploring the potential to create an affiliated 501(c)(3) organization for fundraising.

Mr. Rogers reported on the legislation impacting casino funding. At the last Board meeting, Mr. Witmer mentioned a proposal to change tax policy for casinos, which could affect SBGP revenues. Staff brought this to the attention of Senate President Ferguson, who is already aware of the situation. SBGP will continue to track this situation.

Program Committee

Mr. Smock and Ms. Asbell reported on the October 10, 2024, committee meeting and the grant application review process. On behalf of the committee, Ms. Asbell presented and reviewed the portfolio of grant awards recommended for Board approval. Of a total of 44 applications requesting over \$2.3 million, the Board was asked to approve awards for 23 grants totaling \$728,756.50. Ms. Asbell also reviewed and discussed the applications that were not awarded funding.

The Board discussed the process, geographic distribution of applications, and awards.

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. Goldsmith reported on the October 8, 2024, committee meeting. He noted Mr. Rogers's updates on Transformational Projects earlier in the meeting.

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. He noted that the schedule of 2025 Board and committee meetings was distributed by email.

Adjournment

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

Minutes of the November 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; Rich Badmington; Brittany Banks; Diante Edwards; Chris Firehock; Quinn Fowler; Robert Idlett, proxy for Councilwoman Phylicia Porter; Jazmin Kimble; Karin Lundquist; Nancy Mead; and Bill Reuter. SBGP staff members in attendance: Brad Rogers, Executive Director; Ethan Abbott, Reimagine Middle Branch Manager; Liz Cornish, Deputy Director of Programs; Colline Emmanuelle, Senior Communications and Outreach Manager; Neal Friedlander, Community Development Manager; Khadeen Grant, Enhanced Services Director; Jeff La Noue, Enhanced Services Manager; and Erica Pitkow, Deputy Director of Operations (recording minutes). Other attendees: Robert Baity, and Lisa Hodges-Hiken, Westport CEDC; and Austin Firehock.

Mr. Long called the meeting to order at 6:10 pm and presided. A quorum was present.

Welcome and Overview

Mr. Long highlighted the meeting agenda. Meeting attendees introduced themselves.

Minutes of the October 16, 2024, Board of Directors Meeting

The minutes of the October 16, 2024, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided organizational updates. SBGP has three open job postings for a Communications and Outreach Manager, a Community Grants Manager, and a Restoration Manager. The Reimagine Middle Branch Plan won a national planning award from the American Planning Association. The City Council completed the 4-year renewal of SBGP and the SBC District. The Mayor has signed off on the location for a NorthBay Middle Branch Campus. MBRI fundraising continues. The school board may decide in January to close the Southwest Baltimore Charter School. The

Board discussed the charter school issue and the community's advocacy to keep the school open.

Ms. Grant, Mr. La Noue, and Mr. Abbott provided Enhanced Services and other program updates. Capital projects underway include Conway Street Park, Paca Street Park, and Paca Street Park Pavilion. Sports services include programming, equipment, and improvements to parks and facilities across the district. Waste management services are expanding. Reimagine Middle Branch programming continues, including planning for the next year of Boat Around the Middle Branch and the winter activation of ice-skating at Middle Branch Park. SBGP also sponsored the Youth Resiliency Institute's 106th Maryland Emancipation Day Celebration.

Ms. Emmanuelle provided communications and outreach updates, including upcoming Keys to Capacity workshops, the upcoming announcement of the Summer 2024 Community Grants awards, and recent press coverage. Interviews are underway with the respondents to the RFQ for website development services. Ms. Pitkow reviewed ethics requirements and outstanding compliance.

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 invited to contact Ms. Pitkow if they are interested in having a proxy.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He noted Ms. Emmanuelle's update on the RFQ for website development services earlier in the meeting and discussed next steps in the process.

Finance Committee

Ms. Pitkow reported on the November 14, 2024, committee meeting and reviewed the September 2024 financial statements and reports. She also reported on the bi-annual renewal of the Investment Policy Guidelines and the investment portfolio performance.

Program Committee

Mr. Reuter reported on the November 4, 2024, committee meeting. The committee debriefed on the last grant cycle and planned for and discussed the upcoming grant cycle.

Strategic Planning Committee

Mr. Rogers reported on the November 5, 2024, committee meeting, including discussions about establishing an affiliated 501(c)(3) organization, programming FY25 Transformational Projects funds, and the Community Development Fund.

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. He noted that the schedule of 2025 Board and committee meetings was distributed by email.

Adjournment

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

Minutes of the December 11, 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 Gordon Ramsay Steak at Horseshoe Baltimore, 1525 Russell St., Baltimore, MD 21230, and by Zoom.

Board members in attendance: Themar Long, Chair; Rich Badmington; Brittany Banks; Councilman Zac Blanchard; Veronica Crosby; Jill Donaldson; Diante Edwards; Chris Firehock; Quinn Fowler; Karin Lundquist; Nancy Mead; Kelly Quinn; Bill Reuter; Noah Smock; and Jacob Witmer. SBGP staff members in attendance: Brad Rogers, Ethan Abbott, Acacia Asbell, Liz Cornish, Ashley Davis, Colline Emmanuelle, Neal Friedlander, Khadeen Grant, Jeff La Noue, Jim Longenecker, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), Samantha Rose, Liz Van Oeveren, and Liam Walsh. Other attendees: Natalie Cohen, Jazmin Kimble, and Darnell Williams.

Mr. Long called the meeting to order at 6:30 pm and presided. A quorum was present.

Welcome and Overview

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

Minutes of the November 20, 2024, Board of Directors Meeting

The minutes of the November 20, 2024, Board of Directors meeting were presented and unanimously approved by the Board.

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

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

Mr. Long reflected on his first year as Board Chair and thanked the Board and staff.

Public Comments

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

Other Business

The October 2024 financial statements and reports were provided by email.

Mr. Long reviewed the schedule of upcoming meetings. The calendar of 2025 Board and committee meetings has been distributed.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:15 pm.