

Minutes of the March 19, 2025, 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; Brittany Banks; Jill Donaldson; Diante Edwards; Chris Firehock; Quinn Fowler; Doug Hamilton, proxy for Rich Badmington; Jazmin Kimble; Karin Lundquist; Kelly Quinn; Bill Reuter, proxy for Quincy Goldsmith; Noah Smock; and Katie Wunderlich. SBGP staff members in attendance: Brad Rogers, Liz Cornish, Jessica Diaz, Colline Emmanuelle, Neal Friedlander, Khadeen Grant, Jim Longenecker, Erica Pitkow (recording minutes), and Samantha Rose. Other attendee: Diana Geis, Barre Circle resident.

Mr. Long called the meeting to order at 6:50 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 19, 2025, Board of Directors Meeting

The minutes of the February 19, 2025, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers shared that SBGP is hiring for a new Communications and Outreach Manager.

Mr. Rogers and Ms. Rose provided Transformational Projects updates. MBRI updates included the status of construction, timelines, and funding for various project sites and efforts as well as partner initiatives. Staff responded to some Board questions related to overall funding and federal uncertainty and discussed the activation of parks and public spaces. Mr. Rogers provided updates on the B&O Railroad Museum South Car Shop, which will break ground soon. The B&O is still raising funds and has asked for an additional contribution from SBGP. Mr. Rogers discussed efforts to activate Mt. Clare Mansion, which was part of a former plantation, in order to tell the whole history of the site, including of the enslaved workers whose skills and expertise were used to develop the site. He also discussed how this relates to a broader strategy for the area.

Mr. Longenecker provided fundraising updates. He discussed fundraising goals, strategies, and challenges, including federal uncertainty, the Maryland State budget, and SBGP's lack of 501(c)3 status. He reviewed the status of requests pending and opportunities being cultivated. The Board expressed concerns about working with Dan Snyder, which will be considered by Mr. Rogers and Mr. Longenecker. Mr. Longenecker also discussed events and support for partner funding requests.

Mr. Rogers discussed SBGP's work exploring the potential establishment of an affiliated 501(c)3 to aid SBGP in diversifying funding streams and attracting philanthropic donors. SBGP's bylaws grant legal authority to establish an affiliated 501(c)3, so a working group was formed to coordinate on steps and considerations and will provide regular updates to the Board. Mr. Rogers discussed initial conversations

related to staffing, governance, accounting, insurance, and operating costs. The Board discussed the matter and staff responded to questions. Updates will be provided to the Board and committees as appropriate. The Board unanimously approved a resolution authorizing SBGP to establish an affiliated nonprofit organization as contemplated by its own establishing documents and authorizing staff to perform the work necessary to establish the nonprofit while providing regular updates to the Board.

Mr. Rogers discussed a potential new option for large donors interested in leveraging their donation to SBGP. The model would allow donors to follow the standard donation model or leverage their donation through the Biotechnology Investment Incentive Tax Credit (BIITC), which decreases the risk of investment in economic development. Staff have been exploring the option with a venture capital firm at City Garage and responded to a few questions during the Board discussion of the topic.

Ms. Emmanuelle provided communications and outreach updates, including upcoming Keys to Capacity workshops, the upcoming annual Spring Public Meeting, and recent press coverage.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported on the March 17, 2025, committee meeting. She reviewed proposed bylaws amendments that will be voted on at the April 2025 Board meeting. Councilwoman Porter plans to remain on the Board but step down from her role as Vice Chair. Any Board members interested in serving as Vice Chair should email Ms. Pitkow by 5:00 pm on April 4, 2025.

Communications Committee

Ms. Emmanuelle reported that the committee has not met since the last Board meeting. She discussed progress on scoping and contracting for the website redevelopment project.

Finance Committee

Ms. Pitkow reported on the March 12, 2025, committee meeting and reviewed the January 2025 financial statements and reports.

Ms. Pitkow presented and reviewed the draft proposed FY26 financial plan (budget) – including revenues, expenses, and assumptions – and timeline. She also discussed updates to include both core casino funding and supplemental funding to clearly show the full breadth of SBGP's work and insulate SBGP's core work and infrastructure from federal uncertainty. The Board discussed the budget and agreed with the updated format.

The Board agreed to present the proposed FY26 financial plan for public comment at the annual Spring Public Meeting scheduled for April 9, 2025. Any public comments will be shared at the April 16, 2025, Board meeting.

Program Committee

Mr. Smock reported that the committee has not met since the last Board meeting. He discussed the current Community Grants application cycle and review dates.

Strategic Planning Committee

Mr. Rogers reported on the March 4, 2025, committee meeting and provided an update on a Community Development award for 1013 Veroncia Avenue in Cherry Hill. SBGP approved a \$55,000 award to Healthy Neighborhoods, Inc. in partnership with developer Kin Lane-Brown to support the construction of a new home. The award includes administrative support for HNI and mortgage reduction support for the homeowner. Payment will be issued when Baltimore City issues a use and occupancy permit. In response to a question from the Board, staff discussed the committee's deliberation and decision-making process for the award.

Public Comments

Ms. Geis shared that she was interested in attending the meeting and pleased to see representation from Barre Circle on the Board. Ms. Pitkow and Mr. Firehock spoke about opportunities to be engaged with the Board and the Local Development Council, respectively.

There were no other 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 8:30 pm.