

Minutes of the February 18, 2026, 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: Jill Donaldson, Vice Chair; Rich Badmington; Brittany Banks; Diante Edwards; Jasmine Esteve; Chris Firehock; Quinn Fowler; Robert Idlett; Jazmin Kimble; Karin Lundquist; Nancy Mead; Kelly Quinn; Bill Reuter; Brandy Savarese, proxy for Councilman Zac Blanchard; Hope Williams; and Katie Wunderlich. Staff members in attendance: Brad Rogers, Acacia Asbell, Liz Cornish, Jessica Diaz, Colline Emmanuelle, Hannah George Sharp, Khadeen Grant, Jim Longenecker, Faith Ohai, Erica Pitkow (recording minutes), and Samantha Rose.

Ms. Donaldson called the meeting to order at 6:04 pm and presided. A quorum was present.

Welcome and Overview

Ms. Donaldson highlighted the meeting agenda.

Minutes of the January 21, 2026, Board of Directors Meeting

The minutes of the January 21, 2026, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers discussed SBGP’s organizational structure and plans for future evolution.

Mr. Rogers provided Transformational Projects updates. MBRI updates included the status of the wetlands underway and other enhancements, including a trail component and efforts to reconnect the community to the restored waterfront by addressing infrastructure barriers. Staff are drafting a contract with the firm selected to develop the strategic plan for the Mt. Clare Museum site, and the first phase of the planning process is expected to begin next month. SBGP may consider additional funding in the future. The Board noted and discussed D.C. United’s proposed plans to bring a soccer stadium and soccer academy to the nearby Carroll Park Golf Course. Ms. Ohai provided real estate development updates, including related to the Community Development Fund and BVRI. SBGP is working to develop the BVRI framework and funding approach to support the rehabilitation of vacant properties in Westport in collaboration with existing residents, real estate developers, and lenders. Mr. Rogers provided updates on the Westport Waterfront Park and Black Sox Memorial, including park amenities and resources, the project timeline, and the artist selection process. He also highlighted the upcoming ‘Beyond the Scoreboard: The Baltimore Black Sox & The Negro Leagues’ Civil Rights Legacy’ event at the Reginald F. Lewis Museum.

Mr. Longenecker provided fundraising updates, including the current focus of fundraising and challenges. He reviewed requests pending and in cultivation as well as completed and planned partner support and events. Upcoming events include the Beyond the Scoreboard event, the 3rd Annual Pop-up Ice-Skating on the Waterfront at Middle Branch Park, and 10th anniversary campaign events under development.

Ms. Asbell and Mr. Longenecker provided updates on planning for the SBGP 10th Anniversary Campaign, which is an opportunity to honor partners and their work as well as elevate SBGP's brand and visibility through a year-long marketing and fundraising campaign. They discussed the campaign vision, engagement and inclusion strategy, evaluation and success metrics, potential events, the campaign timeline, and future Board support needed. Next steps include finalizing a scope of work, budget, and consultant engagement and confirming the calendar of events.

Mr. Rogers requested the Board vote on a Community Grants award amount clarification. During the Winter 2025 grant cycle, SBGP awarded a grant to Living Classrooms (Grant ID: LiveClass-FY25-G1). Although the Program Committee approved a grant amount of \$19,950 – as documented in the Program Committee meeting minutes – the Board technically approved the award for \$19,500 due to a clerical typo in the slate presented to them. SBGP is now seeking to officially clarify and document that the correct and intended grant amount is \$19,950.

The Board voted unanimously to confirm the correct grant amount is \$19,950.

Ms. Emmanuelle provided communications updates, including key dates related to the current Community Grants application cycle, the Pop-Up Ice-Skating at Middle Branch Park, and the website redesign project status. She reviewed accomplishments completed as part of the discovery and design phase of the website project as well as current and next steps. When design is complete, the project will move into the development phase.

Ms. Pitkow reviewed ethics requirements and outstanding compliance items.

Committee and Officer Reports

Governance and Nominating Committee

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

Communications Committee

Mr. Badmington reported on the February 12, 2026, committee meeting. He noted updates on the website redevelopment project and integration with the Salesforce and Titan implementation project. He and Ms. George Sharp invited Board members to help gather images and photographs for the new website.

Finance Committee

Ms. Pitkow reported on the February 11, 2026, committee meeting and reviewed the December 2025 financial statements and reports.

Program Committee

Mr. Edwards reported on the February 3, 2026, committee meeting and the current grant cycle and grant review dates.

Strategic Planning Committee

Ms. Fowler reported on the February 3, 2026, committee meeting, including updates on MBRI and BVRI. SBGP is working with Baltimore Peninsula to coordinate with new developers and inform them of SBGP's work and partnership opportunities.

Public Comments

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

Other Business

Ms. Donaldson reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:37 pm.