

Minutes of the January 15, 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; Rich Badmington; Brittany Banks; Councilman Zac Blanchard; Veronica Crosby; Jill Donaldson; Diante Edwards; Quinn Fowler; Javon Harris; Robert Idlett, proxy for Councilwoman Phylicia Porter; Jazmin Kimble; Nancy Mead; Bill Reuter, proxy for Quincy Goldsmith; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Ethan Abbott, Acacia Asbell, Liz Cornish, Ashley Davis, Colline Emmanuelle, Neal Friedlander, Jim Longenecker, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), Samantha Rose, and Liam Walsh. Other attendees: Robert Baity; Nick Chupein, proxy for Jazmin Kimble, who was also in attendance; and Brandy Savarese, Chief of Staff, Councilman Zac Blanchard.

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 December 11, 2024, Board of Directors Meeting

The minutes of the December 11, 2024, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers shared that two new staff members started last week, and SBGP 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. Emmanuelle conducted training on SBGP’s Crisis Communications Plan and procedures. She also provided communications updates, including information about the current Community Grants application cycle and support session, upcoming Keys to Capacity workshops, ice-skating in Middle Branch Park, and the upcoming kick-off meeting for the website project.

Ms. Pitkow and Mr. Walsh reviewed ethics and other Board requirements and outstanding compliance.

Ms. Asbell conducted the annual Unconscious Bias training.

Mr. Walsh conducted the annual Open Meetings Act training.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow 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; Brittany Banks; Jasmine Esteve; Quinn Fowler; Karin Lundquist; Themar Long; and Jacob Witmer.
- Governance and Nominating: Councilwoman Phylicia Porter, Chair; Veronica Crosby; Jasmine Esteve; Themar Long; and Nancy Mead.
- Program: Noah Smock, Chair; Veronica Crosby; Javon Harris; Nancy Mead; and Kelly Quinn.
- Strategic Planning: Quincy Goldsmith, Chair; Brittany Banks; Jill Donaldson; Chris Firehock; Quinn Fowler; Jazmin Kimble; Karin Lundquist; Nancy Mead; Councilwoman Phylicia Porter; and Kelly Quinn.

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, 2025, if they do not plan to continue to serve on the Board in calendar year 2026 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 noted updates on the website redevelopment project.

Finance Committee

Ms. Mead reported on the January 8, 2025, committee meeting. Mr. Rogers shared an update on the proposed tax increase on certain casino expenditures and the potential impacts of economic development around the casino and iGaming. Ms. Pitkow reported that SBGP is soliciting bids for its upcoming audit engagement, and she reviewed the November 2024 financial statements and reports.

Program Committee

Mr. Smock and Ms. Asbell reported that the committee has not met since the last Board meeting. Mr. Smock 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 7, 2025, committee meeting. He provided updates on new MD DHCD funding awards, the potential 501(c)3 strategy, the green jobs pipeline initiative, and Mt. Clare Mansion.

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 February 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: Rich Badmington; Brittany Banks; Councilman Zac Blanchard; Veronica Crosby; Jill Donaldson; Diante Edwards; Jasmine Esteve; Chris Firehock; Quinn Fowler; Javon Harris; Quincy Goldsmith; Jazmin Kimble; Karin Lundquist; Nancy Mead; and Noah Smock. SBGP staff members in attendance: Brad Rogers, Acacia Asbell, Jessica Diaz, Colline Emmanuelle, Kanika Feaster-Gordon, Khadeen Grant, Jeff La Noue, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), Radiance Pittman, and Samantha Rose. Other attendees: Doug Hamilton, proxy for Rich Badmington, who was also in attendance; and Bill Reuter, proxy for Quincy Goldsmith, who was also in attendance.

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

Welcome and Overview

Mr. Rogers highlighted the meeting agenda.

Minutes of the January 15, 2025, Board of Directors Meeting

The minutes of the January 15, 2025, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers shared that one new staff member started this month. New SBGP staff members introduced themselves.

Mr. Rogers provided organizational updates and discussed how the organization is managing federal uncertainty. He discussed SBGP's core casino revenues, supplemental funds, and economic forecasts. SBGP augments its core funding with supplemental funds, which it considers "bonus funds" that enhance SBGP's core work, which is therefore insulated from the uncertainty of supplemental funds. Mr. Rogers discussed the potential impact of federal uncertainty, strategies for managing uncertainty related to federal funding, and strategies for mitigating risk and developing new funding streams. The Board discussed the topic in detail, including SBGP's federal funding, the accounting treatments of various grants, and risk management and other management strategies. The Finance Committee will discuss guidelines for the use of SBGP's emergency reserves.

Ms. Asbell provided Community Grants updates. She highlighted capacity building work, including pro bono professional services to nonprofit partners, as well as completed projects and projects underway. Highlighted projects included community gardens, recreational spaces, youth programs, homeownership initiatives, cleaning and greening, and community programs. Ms. Asbell also discussed the current Community Grants application cycle, outreach, and support.

Ms. Emmanuelle and Ms. Pittman provided communications and outreach updates, including updates on the current Community Grants application cycle, upcoming Keys to Capacity workshops, Reimagine Middle Branch outreach, the upcoming axe-con digital accessibility conference, and recent press coverage.

Mr. Rogers shared that the South Baltimore Gateway Partnership (donor-advised) Fund at the Baltimore Community Foundation was the recipient of approximately \$7,500.00 in donations in memory of South Baltimore resident Vincent Andrews. SBGP plans to award Community Grants with the funds.

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 and is scheduling a meeting to address a Board vacancy and proposed bylaws amendments.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He discussed progress on scoping and budgeting for the website redevelopment project.

Finance Committee

Ms. Mead reported on the February 12, 2025, committee meeting. The FY26 budget is under development. Ms. Pitkow reviewed the December 2024 financial statements and reports.

Program Committee

Mr. Smock reported on the February 3, 2025, Unconscious Bias and Grant Review Training. He discussed the current Community Grants application cycle and review dates.

Strategic Planning Committee

Mr. Goldsmith and Mr. Rogers reported on the February 4, 2025, committee meeting. They provided updates on the potential future of Mt. Clare Mansion and the green jobs pipeline initiative.

Public Comments

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

Other Business

Mr. Rogers reviewed the schedule of upcoming meetings.

Adjournment

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

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.

Minutes of the April 9, 2025, 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 of Operations (recording minutes). Members of the public and others in attendance: Brittany Banks, SBGP Board member; Ashli Fox, Federal Hill resident; Anjali Gulati, Morgan State University Patuxent Environmental & Aquatic Research Laboratory; Themar Long, SBGP Board Chair; and Katie Wunderlich, SBGP Board member.

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 and the impacts of those projects.

Proposed FY 2026 Financial Plan (Budget)

Mr. Rogers presented SBGP's proposed FY26 Financial Plan (Budget) and discussed the updated budget format that now includes both core casino funding and supplemental funding to more clearly show the full breadth of SBGP's work and accomplishments while also insulating SBGP's core work and infrastructure from federal uncertainty. Mr. Rogers reviewed revenues, expenses, and assumptions. The original target for emergency reserves 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 FY26 budget will 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 16, 2025. The budget will then be submitted to the City of Baltimore Board of Estimates for approval by April 30, 2025.

Public Comments

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

In response to comments from Ms. Gulati, Mr. Rogers confirmed that SBGP has connected with her colleagues, and he invited her to schedule a meeting with him as well. He also discussed collaboration between SBGP and Morgan State University.

In response to a question about comments and questions related to the budget from members of the public at last year's Spring Public Meeting and how they were implemented over the last year, Mr. Rogers noted that there were only general comments and the budget updates were made proactively as a management decision to be more transparent and clear rather than in response to any requests.

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 6:50 pm.

Minutes of the April 16, 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: Rich Badmington; Brittany Banks; Councilman Zac Blanchard; Natalie Cohen, proxy for Chris Firehock; Veronica Crosby; Jill Donaldson; Diante Edwards; Jasmine Esteve; Quinn Fowler; Jazmin Kimble; Karin Lundquist; Nancy Mead; Kelly Quinn; Noah Smock; and Katie Wunderlich. Staff members in attendance: Ethan Abbott, Brad Rogers, Liz Cornish, Ashley Davis, Jessica Diaz, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), Samantha Rose, and Alexandria Sweeney. Other attendee: Darius Beckford, Governor’s Office of Crime Prevention and Policy.

Mr. Rogers called the meeting to order at 6:06 pm and presided. A quorum was present.

Welcome and Overview

Mr. Rogers highlighted the meeting agenda.

Minutes of the March 19, 2025, Board of Directors Meetings

The minutes of the March 19, 2025, Board of Directors meeting were presented and unanimously approved by the Board. The minutes of the April 9, 2025, Annual Spring Public Meeting were also distributed to the Board.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. He reminded the Board that Community Grants Director Acacia Asbell is currently out on parental leave and shared that Senior Community Grants Manager Liz Van Oeveren and Senior Communications and Outreach Manager Colline Emmanuelle are both out on leave. Deputy Director of Programs Liz Cornish is supporting the Community Grants team, and SBGP is hiring for a new Communications and Outreach Manager.

Mr. Rogers provided a federal funding update. FEMA is ending the BRIC program and cancelling all BRIC applications from fiscal years 2020-2023. Grant funds that have not been distributed will be immediately returned. SBGP is waiting to receive more details and planning for how to adjust its work accordingly.

Ms. Grant and Mr. Abbott provided updates on Enhanced Services. Ms. Grant discussed team building efforts and tools developed as well as the winter mixer hosted in collaboration with Development Director Jim Longenecker. Ms. Grant and Mr. Abbott highlighted and provided updates on projects, including Conway Street Park, waste management, Westport Waterfront Park community engagement, sports, Pigtown and Federal Hill Main Streets, Boat Around the Middle Branch summer tours, and park programs and events in collaboration with BCRP.

Ms. Pitkow provided communications and outreach updates, including upcoming Keys to Capacity workshops and recent media coverage.

Ms. Pitkow reviewed ethics requirements and outstanding compliance. All board, proxy, and staff members must complete the annual financial disclosure filing for calendar year 2024 by April 30, 2025. 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. She reviewed the proposed bylaws amendments that clarify provisions related to the composition of the Board, appointment and removal of Board members, Officers, and quorum and voting.

The proposed bylaws amendments were unanimously approved by the Board.

Ms. Pitkow provided an update on the Vice Chair selection process. At the end of each calendar year, the SBGP Board normally selects its Vice Chair, Treasurer, and Secretary for the upcoming calendar year. Since the amended bylaws state that ex officio members may not serve as Vice Chair, Treasurer, or Secretary (a grace period is provided for replacing any current officers), SBGP must select a new Vice Chair. Following the last Board meeting, Board members were invited to express interest in serving as Vice Chair, and three Board members expressed interest. Following tonight's meeting, the names of the three candidates and candidate statements will be circulated to the Board along with a link to a voting form. The overall results of the voting will be shared and the Board will be asked to vote to ratify the selection of the next Vice Chair at the May 21, 2025, Board meeting.

Board members were reminded to inform Ms. Pitkow by May 1, 2025, if they do not plan to continue to serve on the Board in calendar year 2026.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. Mr. Badmington and Ms. Pitkow provided updates on the scoping and contracting process for the website project. Implementation is currently on hold.

Finance Committee

Ms. Pitkow reported on the April 9, 2025, committee meeting and reviewed the February 2025 financial statements and reports.

The Finance Committee recommended the Board approve the proposed FY26 Financial Plan (budget). Ms. Pitkow presented SBGP's proposed FY26 budget compared to the FY25 budget, including revenues, expenses, and assumptions. She noted formatting changes to make SBGP more transparent and effective in its budgeting and financial reporting. When SBGP was first founded, its funding came exclusively from its core casino revenues. Therefore, its annual financial plan focused exclusively on these casino funds. Since SBGP has successfully leveraged its core funds to attract new outside funding, these supplemental funds have now been incorporated into the financial plan. Program expenses are

budgeted to be 98 percent of total expenses, and operating expenses are budgeted to be just 2 percent of total expenses. Looking only at SBGP's core casino funds, program expenses are budgeted to be about 85 percent of total expenses, and operating expenses are budgeted to be just 15 percent of total expenses, which is still an incredibly lean overhead rate. 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 FY26 budget was also presented at SBGP's annual Spring Public Meeting on April 9, 2025, 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.

The Board discussed the budget in detail and unanimously voted to approve the proposed FY26 budget. The FY26 budget will be submitted to the Board of Estimates for approval by April 30, 2025.

Program Committee

Mr. Smock, Ms. Cornish, and Ms. Davis reported on the April 5, 2025, Program Committee meeting and the grant application review process. Mr. Smock discussed lessons learned. Ms. Davis 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 50 applications requesting over \$2.5 million, the Board was asked to approve awards for 24 grants totaling \$660,645. Ms. Davis also reviewed and discussed the applications that were not awarded funding.

Mr. Rogers reminded the Board of the disclosure and recusal process and that the Board is being asked to vote on the entire slate. He noted that approximately \$20,000 of the grant awards are in memorium of South Baltimore resident Vincent Andrews.

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

Mr. Smock noted that staff will send out grant award acknowledgment letters and declination letters on approximately May 1, 2025, and decisions should not be shared before then. 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 1, 2025, committee meeting. The committee is developing a plan for the commitment of remaining FY25 Transformational Projects funds, which it plans to finalize soon and then recommend to the Board at an upcoming meeting.

Public Comments

Darius Beckford from the Governor's Office of Crime Prevention and Policy introduced himself and discussed his office's work. He invited SBGP and its communities to reach out as needed. Mr. Beckford will also share available grant opportunities with SBGP.

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

Other Business

Mr. Rogers reviewed the schedule of upcoming meetings.

Adjournment

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

Minutes of the May 21, 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; Rich Badmington; Veroncia Crosby; Jill Donaldson; Diante Edwards; Jasmine Esteve; Quinn Fowler; Chris Firehock; Javon Harris; Jazmin Kimble; Karin Lundquist; Nancy Mead; Bill Reuter, proxy for Quincy Goldsmith; Noah Smock; and Katie Wunderlich. Staff members in attendance: Brad Rogers, Liz Cornish, Jessica Diaz, Neal Friedlander, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), and Samantha Rose. Other attendee: Alrich Lynch, LDG Consulting.

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 April 16, 2025, Board of Directors Meetings

The minutes of the April 16, 2025, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. Ethan Abbott has left SBGP, and SBGP is deciding when to rehire and if to make any changes to the position. Hannah George Sharp will be joining SBGP as the new Communications and Outreach Manager in July 2025.

Mr. Rogers provided Transformational Projects updates: the B&O Railroad Museum held a groundbreaking on their South Car Shop project, and SBGP hosted a meeting for stakeholders to provide input into the Westport Waterfront Park for which design is underway.

Ms. Rose provided updates on MBRI. SBGP received reimbursement for its outstanding BRIC grant fund requests and is seeking reimbursement for the remaining design costs. Ms. Rose discussed the strategy

moving forward and next steps and responded to questions from the Board regarding funding sources, risk management, maintenance, and endowment funds.

Mr. Friedlander provided updates on several Transformational Projects. The Pigtown Pratt Library development project will not be moving forward, since the developer did not close by the deadline; SBGP will reallocate the funding it pledged to the project. The Strategic Planning Committee approved a \$500,000 Community Development Fund award to the NPH Foundation for the development of ONE Westport Parcel A. The project will include a 50-unit apartment building designed for residents at 30-60 percent of Area Median Income (AMI) and eight units for formerly homeless individuals. The award will be conditional upon NPH Foundation's financial closing and construction starting prior to the disbursement of funds. Planning for the reimagining of Mount Clare Mansion continues.

Mr. Rogers provided a fundraising and development update on behalf of Development Director Jim Longenecker. The State of Maryland's budget includes \$3 million for SBGP. He also reviewed opportunities being cultivated with corporate philanthropy, traditional philanthropy, and individual donors as well as total requests pending. Mr. Rogers also discussed events held and planned.

Ms. Pitkow provided communications and outreach updates, including upcoming Keys to Capacity workshops, Boat Around the Middle Branch tours, the 2025 Reel Rewards season, and recent media coverage. She noted that contracting for the website project is underway while implementation remains on hold.

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.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported on the May 19, 2025, committee meeting. She provided an update on the Vice Chair selection process. At the end of each calendar year, the SBGP Board normally selects its Vice Chair, Treasurer, and Secretary for the upcoming calendar year. Since the amended bylaws state that ex officio members may not serve as Vice Chair, Treasurer, or Secretary, SBGP must select a new Vice Chair. Following the March Board meeting, Board members were invited to express interest in serving as Vice Chair, and three Board members expressed interest. Following April's meeting, the names of the three candidates – Jill Donaldson, Diante Edwards, and Rich Badmington – and candidate statements were circulated to the Board along with a link to a voting form. Of the 15 votes received, the majority voted for Jill Donaldson. All of the candidates were thanked for volunteering.

The Board unanimously voted to select Ms. Donaldson to serve as Vice Chair effective immediately.

Ms. Pitkow provided an update on the current vacancy on the Board, which the SBGP Board is responsible for filling. Based on the Board composition requirements, the Board currently needs one South sector resident, so the Governance and Nominating Committee invited South sector residents who previously applied for the SBGP Board to let SBGP know if they remain interested in joining the Board. Robert Idlett, a previous Board applicant and current Board proxy and South sector resident, expressed interest. The committee interviewed Robert Idlett and nominated him for appointment to the

SBGP Board. Members of the committee and review team discussed Robert Idlett's qualifications and experience.

The appointment of Robert Idlett effective immediately was unanimously approved by the Board.

Ms. Pitkow shared information and the timeline for the upcoming Board application cycle and requested Board volunteers to help review applications. In response to questions from the Board, she and Mr. Rogers discussed Board composition requirements and transition planning. Ms. Lundquist and Ms. Wunderlich volunteered to help with the Board application review process. Mr. Edwards tentatively volunteered.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He noted the update on the website project provided earlier in the meeting.

Finance Committee

Ms. Mead reported on the May 14, 2025, committee meeting, and Ms. Pitkow reviewed the March 2025 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 6, 2025, committee meeting and noted the Community Development Fund award reported earlier in the meeting. On behalf of the committee, Mr. Rogers presented and reviewed a plan for the commitment of additional FY25 Transformational Projects funds, including:

- An additional \$1 million for the B&O Railroad Museum project.
- \$1 million to match/leverage external funding for the MedStar Harbor Hospital shoreline.
- \$500,000 to leverage external funding for Black Sox Park and the Westport Waterfront.
- \$200,000 for Mt. Clare Mansion.

SBGP would set aside and rollover into FY26 remaining FY25 Transformational Projects funds to mitigate risks associated with federal uncertainty. SBGP may recommend committing additional funds to these and/or other projects in the future.

The Board discussed the proposal in detail, including the funding and timelines for each proposed project.

The proposed plan for the commitment of additional FY25 Transformational Projects funds was approved. Ms. Donaldson abstained from voting.

Public Comments

Mr. Lynch thanked SBGP for the information and reports shared. 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 and site visit.

Adjournment

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

Minutes of the June 18, 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; Nick Chupein, proxy for Jazmin Kimble; Veronica Crosby; Jill Donaldson; Jasmine Esteve; Doug Hamilton, proxy for Rich Badmington; Javon Harris; Robert Idlett; Karin Lundquist; Nancy Mead; Bill Reuter, proxy for Quincy Goldsmith; Noah Smock; Darnell Williams, proxy for Jacob Witmer; and Katie Wunderlich. Staff members in attendance: Brad Rogers, Ashley Davis, Neal Friedlander, Jim Longenecker, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), Alexandria Sweeney, and Liam Walsh.

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 May 21, 2025, Board of Directors Meetings

The minutes of the May 21, 2025, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided a staffing update; Community Grants Director Acacia Asbell is returning from parental leave.

Mr. Rogers provided updates on the Hanover Street wetlands site visit and MBRI, including funding from the Maryland Department of the Environment. He also provided updates on the Westport Waterfront and Black Sox Park and shared a testimonial video from Governor Moore.

Mr. Rogers provided an update on the process to establish an affiliated 501(c)3, with which MD Nonprofits is assisting.

Ms. Sweeney provided Community Grants updates. She discussed active projects, including the most recent cycle of Community Grants awards. Grantee orientation was held and grant agreements are being executed. Ms. Sweeney also highlighted several projects underway and provided updates on the Keys to Capacity workshops and April Quarterly Networking Meeting with grantees.

Ms. Pitkow provided communications and outreach updates, including the upcoming Community Grants application cycle and Community Grants Support Sessions, Boat Around the Middle Branch tours, the 2025 Reel Rewards season, the upcoming Board application cycle, and recent media coverage. She noted that contracting for the website project is underway while implementation remains on hold.

Mr. Walsh 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 and shared information and the timeline for the upcoming Board application cycle and requested Board volunteers to help review applications.

Communications Committee

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

Finance Committee

Ms. Mead reported on the June 11, 2025, committee meeting, and Ms. Pitkow reviewed the April 2025 financial statements and reports. Ms. Pitkow also presented a proposed plan for projected FY25 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.

Program Committee

Mr. Smock reported on the June 2, 2025, committee meeting. He provided updates on the upcoming Community Grants application cycle and program discussions.

Strategic Planning Committee

Mr. Rogers reported on the June 3, 2025, committee meeting and provided updates on tracking MBRI progress and an RFP under development for the Mount Clare Museum site.

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 July 16, 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: Jill Donaldson, Vice Chair; Rich Badmington; Brittany Banks; Diante Edwards; Chris Firehock; Quinn Fowler; Javon Harris; Robert Idlett; Jazmin Kimble; Kelly Quinn; and Bill Reuter, proxy for Quincy Goldsmith. Staff members in attendance: Brad Rogers, Liz Cornish, Hannah George Sharp, Khadeen Grant, Jim Longenecker, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), and Samantha Rose.

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

Welcome and Overview

Ms. Donaldson highlighted the meeting agenda. Meeting attendees introduced themselves.

Minutes of the June 18, 2025, Board of Directors Meeting

The minutes of the June 18, 2025, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. Senior Community Grants Manager Liz Van Oeveren has returned from leave, Senior Communications and Outreach Manager Colline Emmanuelle is returning from leave next week, and new Communications and Outreach Manager Hannah George Sharp has joined SBGP.

Mr. Rogers provided funding updates. SBGP was announced as an awardee of the Baltimore Vacants Reinvestment Initiative (BVRI). Funding will be used to renovate vacant houses in Westport. Mr. Rogers discussed how the funding works, SBGP's role, strategy considerations, and coordination with stakeholders.

Ms. Grant and Mr. La Noue provided Enhanced Services updates, including an overview of FY25 projects and project highlights. The 9th Annual Cherry Hill Arts and Music Festival included a new drone show sponsored by the City in place of fireworks. Boat Around the Middle Branch tours continue this summer. Updates on Conway Street Park were presented to the community in May, an RFP was released in June, and a contractor was selected; the contract is under development. Cleaning, greening, waste management, and sports work also continue. Staff responded to a few questions from the Board and discussed Enhanced Services reporting, evaluation efforts, and how those inform decision making and process improvement.

Ms. Pitkow provided communications and outreach updates, including Boat Around the Middle Branch tours, the 2025 Reel Rewards season, the Community Grants application cycle and upcoming Community Grants Support Session, the Board application cycle, and recent media coverage. She noted that contracting for the website project is complete while implementation remains on hold.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Donaldson reported that the committee has not met since the last Board meeting and shared information and the timeline for the upcoming Board application cycle and requested Board volunteers to help review applications.

Communications Committee

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

Finance Committee

Ms. Pitkow reported on the July 9, 2025, committee meeting and reviewed the May 2025 financial statements and reports. She also presented updates on the emergency reserves. Since SBGP has grown substantially since it originally established its emergency reserves, it is increasing the target reserve amount to \$2.1 million (to cover overhead and program expenses for approximately three months) and updating its guidelines consistent with the organization's growth. Once the new target reserve is met, SBGP will reassess the target. The emergency reserves will continue to serve as a rainy-day fund in the event of a budget shortfall due to revenues being lower than budgeted.

Program Committee

Ms. Cornish reported that the committee has not met since the last Board meeting. The upcoming committee meeting will include training on reading nonprofit financial statements, and she is accepting suggestions for program related topics to cover at future meetings.

Strategic Planning Committee

Mr. Rogers reported on the July 1, 2025, committee meeting and provided updates on the Green Jobs Training Pilot (formerly the Native Plant Nursery), the MedStar Harbor Hospital tidal wetlands groundbreaking, BVRI tracking, and an RFP under development for the Mount Clare Museum site.

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 7:35 pm.

Minutes of the August 20, 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; Diante Edwards; Chris Firehock; Quinn Fowler; Robert Idlett; Karin Lundquist; Kelly Quinn; Bill Reuter, proxy for Quincy Goldsmith; and Noah Smock. Staff members in attendance: Brad Rogers, Jessica Diaz, Neal Friedlander, Hannah George Sharp, Khadeen Grant, Jeff La Noue, Erica Pitkow (recording minutes), and Samantha Rose.

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. Meeting attendees introduced themselves.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. Senior Communications and Outreach Manager Colline Emmanuelle has returned from leave, Senior Community Development Manager Neal Friedlander is retiring in October, and SBGP will be posting for Mr. Friedlander's successor and a new Enhanced Services Manager soon.

Staff provided Transformational Projects updates. Ms. Rose provided updates on MBRI. Three sites are under construction, and other sites are under design. Also under design are public access improvements, a stormwater wetland, and a fishing pier. SBGP recently hosted Senator Van Hollen for an MBRI site visit. Ms. Diaz provided updates on the Whole Watershed Act grant and community engagement. SBGP was selected for the five-year program supporting water quality improvements across five watersheds and will receive \$2 million in FY26 to support five projects and water quality monitoring. Mr. Rogers provided updates on the ONE Westport development progress – it is under construction – as well as the Baltimore Vacants Reinvestment Initiative (BVRI) – SBGP continues to move forward thoughtfully, and its initial approach may evolve as program rules change. Mr. Friedlander provided updates on Community Development Fund projects, including 1013 Veronica Avenue, the Westport Parcel A development, and Mt. Winans Meadows.

Mr. Rogers provided fundraising and development updates, including goals, challenges, strategy, requests pending, actual, and cultivation. The focus is on Baltimore Black Sox Memorial Park and the trail hub. He also discussed partner support and events completed and planned to raise visibility.

Ms. George Sharp provided communications and outreach updates, including the Community Grants application cycle, the upcoming Community Grants Support Session, and recent media coverage.

Ms. Pitkow reviewed ethics requirements and outstanding compliance.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported on the August 12, 2025, Unconscious Bias and Board Application Review Training and shared information and the timeline for the Board application cycle and review process.

Communications Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting. She noted that contracting for the website project is complete and staff will be determining the implementation timeline soon.

Finance Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting and reviewed the June 2025 financial statements and reports.

Program Committee

Mr. Smock reported on the August 4, 2025, committee meeting and the Community Grants application cycle. A few Board members expressed interest in participating in the grants review process as well as concerns about the time and commitment required. Mr. Smock and Mr. Rogers responded and indicated that the matter can be discussed at an upcoming Program Committee meeting. Ms. Banks and Mr. Idlett volunteered to participate in the review process.

Strategic Planning Committee

Mr. Rogers reported on the August 5, 2025, committee meeting. The committee will consider approving the second phase of the Mt. Winans Meadows project as well as additional funds for Black Sox Memorial Park at an upcoming 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.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:15 pm.

Minutes of the September 17, 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: Jill Donaldson, Vice Chair; Rich Badmington; Brittany Banks; Veronica Crosby; Quinn Fowler; Javon Harris; Karin Lundquist; Kelly Quinn; Darnell Williams, proxy for Jacob Witmer; and Jazmin Kimble. Staff members in attendance: Brad Rogers, Acacia Asbell, Liz Cornish, Ashley Davis, Hannah George Sharp, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), Liz Van Oeveren, and Jessica Diaz. Others in attendance: Jermira Fitchett; Tim Lisbee; Stephen Mackall, SB & Company; and Hope Williams.

Mr. Rogers called the meeting to order at 6:08 pm and presided. A quorum was not present.

Welcome and Overview

Mr. Rogers highlighted the meeting agenda.

Report of Independent Public Accountants for the Year Ended June 30, 2025

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, 2025; 2025 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. Mr. Mackall discussed two recommendations to proactively strengthen SBGP's existing controls and practices: developing an endowment policy and enhancing controls and compliance over federal grants. Both recommendations are currently underway and were not prompted by any specific issues.

The Board accepted the FY25 audit report.

Executive Director and Staff Reports

Mr. Rogers provided hiring updates. SBGP is interviewing for a new Senior Real Estate Development Manager and a new Enhanced Services Manager.

Mr. Rogers reported that SBGP staff will be participating in a Baltimore-Rotterdam Sister City Committee delegation trip to Rotterdam in October. The trip will include attending the Planetary Health Annual Meeting and presenting on the Middle Branch Resiliency Initiative (MBRI) to the Mayor and City Council of Rotterdam.

Mr. Rogers provided updates on MBRI. The Hanover Street and Patapsco Delta East wetlands are nearly complete, and the MedStar Harbor Hospital wetlands have broken ground and will be completed in winter 2026. Design is underway for public access improvements, a stormwater wetland, and a fishing pier.

Mr. Rogers provided updates on the Historic Mount Clare Museum Strategic Plan RFP process. About 25 potential bidders from across the country and around the world attended a bidders' conference, and a site tour is scheduled for September 24, 2025. The RFP submission deadline is October 24, 2025.

Mr. Rogers provided an update on BVRI. SBGP is processing the necessary paperwork to secure the first round of BVRI funding and anticipates presenting a Board resolution at an upcoming meeting.

Ms. Cornish provided an update on the establishment of an affiliated 501(c)3 organization. Key foundational steps have been completed, including filing articles of incorporation, hiring a registered agent, obtaining an EIN, drafting bylaws, and identifying initial board members. The first board meeting has been held, and a Form 1023 has been drafted. Next steps include reviewing and submitting Form 1023, waiting for the IRS determination letter, drafting a shared services agreement, and further

developing board policies and procedures. A presentation to the Strategic Planning Committee is tentatively scheduled for November.

Ms. Asbell, Ms. Van Oeveren, and Ms. Davis shared updates on the Community Grants program. There are currently 57 open projects. Cycle 16 support sessions had 36 attendees, and the grant review team participated in training with Baltimore Fiscal Partners on interpreting financial documents in grantmaking. Recent site visits and several completed and ongoing projects were highlighted. Ms. Davis also shared the happy news of welcoming her new son.

Ms. Asbell announced that SBGP is planning a 10th anniversary celebration and invited Board members to volunteer for the anniversary committee. She outlined the expectations, time commitment, and shared details about the committee's next meeting.

Ms. George Sharp provided communications and outreach updates, including recent media coverage.

Ms. Pitkow reviewed ethics requirements and outstanding compliance items. She also reminded the Board to complete the form that was sent by email to provide their current contact details and update Board records.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Pitkow reported that the committee has not met since the last Board meeting and shared information and the timeline for the Board application cycle and review process.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting. He noted that contracting for the website project is complete and staff will be determining the implementation timeline soon.

Finance Committee

Ms. Pitkow reported on the September 10, 2025, committee meeting and reviewed the July 2025 financial statements and reports.

Program Committee

Ms. Cornish reported that the committee has not met since the last Board meeting. Ms. Asbell reported on the current Community Grants application cycle. The application review process is underway, and the in-person review session is scheduled for October 11, 2025.

Strategic Planning Committee

Mr. Rogers reported on the September 2, 2025, committee meeting and shared a proposal for additional funding to support the next phase of the Westport waterfront design and implementation. The proposal will be presented for a Board vote at an upcoming Board meeting. He reviewed the

collaborative effort outlined in the MOU between SBGP, the Westport Community Economic Development Corporation (WCEDC), the developer, and the City to create a new, 11-acre, \$30 million waterfront park. SBGP is funding the design process, while the developer will cover code-required improvements and lead construction. The park will be donated to the City upon completion, with maintenance supported by HOA fees and programming funded by SBGP. Design for the first stage is complete, and additional funds are now needed to advance the second stage and oversee construction administration.

Public Comments

Members of the public and other meeting attendees introduced themselves. There were no other comments or questions from members of the public or other meeting attendees.

Other Business

Mr. Rogers reviewed the schedule of upcoming meetings.

Ms. Pitkow reported that the calendar of 2026 Board and committee meetings was distributed by email, and she invited staff and Board members to a happy hour on October 22, 2025.

Adjournment

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

Minutes of the October 15, 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; Jill Donaldson; Rich Badmington; Brittany Banks; Veronica Crosby; Diante Edwards; Jasmine Esteve; Chris Firehock; Quinn Fowler; Javon Harris; Robert Idlett; Jazmin Kimble; Karin Lundquist; Nancy Mead; Kelly Quinn; Noah Smock; Darnell Williams, proxy for Jacob Witmer; and Katie Wunderlich. Staff members in attendance: Brad Rogers, Acacia Asbell, Liz Cornish, Jessica Diaz, Colline Emmanuelle, Kanika Feaster-Gordon, Hannah George Sharp, Khadeen Grant, Jim Longenecker, Lauren McDade McLaughlin, Erica Pitkow (recording minutes), and Liam Walsh.

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

Welcome and Overview

Mr. Long highlighted the meeting agenda.

Minutes of the July 16, 2025, August 20, 2025, and September 17, 2025, Board of Directors Meetings

The minutes of the July 16, 2025, August 20, 2025, and September 17, 2025, Board of Directors meetings were presented and unanimously approved by the Board.

Program Committee Report

Mr. Smock and Ms. Asbell reported on the October 11, 2025, 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 62 applications requesting over \$2.7 million, the Board was asked to approve awards for 27 grants totaling \$693,198.50. 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.

Executive Director and Staff Reports

Mr. Rogers provided hiring updates. Interviews are ongoing for a new Senior Real Estate Development Manager and a new Enhanced Services Manager.

Mr. Rogers reported on the Baltimore-Rotterdam Sister City Committee delegation trip to Rotterdam. The trip included attending the Planetary Health Annual Meeting and presenting on the Middle Branch Resiliency Initiative (MBRI) to the Mayor and City Council of Rotterdam.

Mr. Rogers provided an update on the Baltimore Vacants Reinvestment Initiative (BVRI). Funding will be used to renovate vacant houses in Westport. Mr. Rogers discussed how the funding works, SBGP's role, strategy considerations, and coordination with stakeholders. SBGP is currently processing the required paperwork to secure the first round of BVRI funding and presented a Board resolution authorizing SBGP to enter into a \$500,000 forgivable loan. While SBGP is not yet prepared to finalize or accept the loan, approving the resolution now will ensure all documentation is in place once the organization is ready to proceed. Additional coordination and planning will be required prior to settlement.

The Board discussed BVRI and the proposed resolution in detail, including implementation and monitoring. Mr. Firehock spoke about collaboration with the City.

The Board unanimously approved the resolution.

Ms. Cornish provided an update on the establishment of an affiliated 501(c)3 organization, the South Baltimore Gateway Foundation. The Foundation submitted its application to the IRS for 501(c)3 status and is awaiting an IRS determination letter, which it anticipates receiving in the coming months. Next

steps include drafting a shared services agreement and further developing board policies and procedures.

Ms. Feaster-Gordon, Ms. McDade-McLaughlin, and Mr. Walsh provided operations updates. They highlighted performance metrics, process improvements, and team contributions, including coordinating team building events. They provided a reminder of the Board and staff happy hour scheduled for next week.

Ms. Emmanuelle provided communications and outreach updates. The website redesign project for SBGP's site has begun with the discovery and design phase. She highlighted an upcoming Keys to Capacity workshop; the RFQ for a graphic design, marketing, and events consultant for SBGP's 10th Anniversary celebration; Grow Home's green jobs training program; the Coppin State student research showcase as part of the Black Sox Memorial project through Reimagine Middle Branch; and recent media coverage.

Mr. Walsh reviewed ethics requirements and outstanding compliance items.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Donaldson and Ms. Pitkow reported on the September 29, 2025, committee meeting and provided an update on the Board application process. The application for three new Board members to begin serving effective January 1, 2026, opened on July 1, 2025, and closed on August 15, 2025. SBGP received 12 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 12 applications were reviewed compared to the established criteria and Board composition requirements. Of the 12 applicants reviewed, five were selected for interviews, of which three were 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 nominees to the SBGP Board: Hope Williams, Danielle Battle, and Bill Reuter.

The appointment of Hope Williams, Danielle Battle, and Bill Reuter effective January 1, 2026, 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. Ms. Donaldson, Ms. Mead, and Ms. Esteve are interested in continuing to serve as Vice Chair, Treasurer, and Secretary, respectively.

The Board voted to select Ms. Donaldson, 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 and discussed committee items that will be addressed at an upcoming meeting.

Finance Committee

Ms. Mead reported that the committee has not met since the last Board meeting, and Ms. Pitkow reviewed the August 2025 financial statements and reports.

Strategic Planning Committee

Mr. Rogers reported on the October 14, 2025, committee meeting and shared a proposal for \$2 million of additional funding to support the next phase of the Westport waterfront design and implementation. He reviewed the collaborative effort outlined in the MOU between SBGP, the Westport Community Economic Development Corporation (WCEDC), the developer, and the City to create a new, 11-acre, \$30 million waterfront park. SBGP is funding the design process, while the developer will cover code-required improvements and lead construction. The park will be donated to the City upon completion with maintenance supported by HOA fees and programming funded by SBGP. Design for the first stage is complete, and additional funds are now needed to advance the second stage and oversee construction administration. The Strategic Planning Committee evaluated the opportunity, strategic value, definition of success, risks, timeline, budget, and leverage analysis and recommends the Board approve the proposal.

The Board discussed the proposal in detail, including property values in the neighborhood, the impact on purchasing vacant properties related to implementation of the BVRI award, concerns about displacement, and the accessibility of the park. The park would be public and owned by Baltimore City Recreation and Parks. Resources for existing, legacy homeowners were discussed, and Chris Firehock discussed coordination with the City.

The Board unanimously approved the proposal and authorized an additional \$2 million of funding to support the next phase of the Westport waterfront design and implementation.

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. The calendar of 2026 Board and committee meetings was distributed by email, and staff and Board members were invited to a happy hour on October 22, 2025.

Adjournment

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

Minutes of the November 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; Jill Donaldson; Rich Badmington; Brittany Banks; Chris Firehock; Quinn Fowler; Robert Idlett; Nancy Mead; Megan Murray, proxy for Diante Edwards; Kelly Quinn; Brandy Savarese, proxy for Councilman Zac Blanchard; Noah Smock; and Katie Wunderlich. Staff members in attendance: Brad Rogers, Liz Cornish, Natalia Figueredo Botello, Hannah George Sharp, Khadeen Grant, Jeff La Noue, Lauren McDade McLaughlin, Faith Ohai, and Erica Pitkow (recording minutes). Other attendee: Hope Williams.

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.

Minutes of the October 15, 2025, Board of Directors Meeting

The minutes of the October 15, 2025, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided staffing updates. Faith Ohai has joined as SBGP’s new Senior Real Estate Development Manager and Natalia Figueredo is SBGP’s new Enhanced Services Manager. They introduced themselves.

Mr. Rogers provided updates on MBRI, including the green jobs program, and shared drone footage of the Hanover Street wetlands.

Ms. Grant, Mr. La Noue, and Ms. Figueredo provided Enhanced Services updates. They presented an overview of current projects and staff portfolios and highlighted several projects. Projects discussed included the Boat Around the Middle Branch tours, brick replacement in Barre Circle, work with God’s Best Family and sports partners, support for Main Streets, waste management, and landscaping. Construction has begun on Conway Street Park, and SBGP is funding construction of the Paca Street Pavilion, which will be managed by BCRP.

Ms. George Sharp provided communications and outreach updates. She highlighted the upcoming Community Grants application cycle, Keys to Capacity workshop, and Community Grants application support session as well as an RFP for the Black Sox Sculpture Project application, the Coppin State Student Research Showcase, and recent media coverage. The discovery and design phase of the SBGP website redesign project continues. SBGP staff workshops and interviews have been completed, and

user research has started. Board members were reminded to complete the user survey. The “style tile,” which highlights design elements that will be incorporated into the new website, was shared.

Ms. George Sharp also provided an update on the recent B&O Museum tour for SBGP staff and board members. Construction is expected to be completed in October 2026, and the updated facility is expected to open to the public in January 2027 in time for the 200th anniversary of American rail. She discussed the project budget and fundraising as well as the planned classrooms, archives, and conference and event space.

Ms. Pitkow reviewed ethics requirements and outstanding compliance items.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Donaldson reported that the committee has not met since the last Board meeting. Ms. Pitkow noted that onboarding has started for the new incoming Board members.

Communications Committee

Mr. Badmington reported on the November 5, 2025, committee meeting. The committee reviewed social media and website analytics as well as the committee purpose statement and progress.

Finance Committee

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

Program Committee

Mr. Smock reported on the November 3, 2025, committee meeting. The committee debriefed on the recent grant cycle and modified the letter of support requirement for future grant applications. Mr. Smock is term-limited at the end of the calendar year, so the Program Committee Chair position is being transitioned to Diante Edwards.

Strategic Planning Committee

Mr. Rogers reported on the November 4, 2025, committee meeting. He provided updates on the Historic Mount Clare Museum Strategic Plan RFP, funding for the green jobs program, and ongoing oversight of the Baltimore Vacants Reinvestment Initiative (BVRI).

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. The calendar of 2026 Board and committee meetings was distributed by email.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:15 pm.

Minutes of the December 10, 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; Veronica Crosby; Jill Donaldson; Quincy Goldsmith; Robert Idlett; Nancy Mead; Megan Murray, proxy for Diante Edwards; Kelly Quinn; Brandy Savarese, proxy for Councilman Zac Blanchard; and Noah Smock. Staff members in attendance: Brad Rogers, Acacia Asbell, Jessica Diaz, Colline Emmanuelle, Kanika Feaster-Gordon, Natalia Figueredo Botello, Hannah George Sharp, Khadeen Grant, Jeff La Noue, Jim Longenecker, Lauren McDade McLaughlin, Faith Ohai, Erica Pitkow (recording minutes), Samantha Rose, Liz Van Oeveren, and Liam Walsh. Other attendees: Danielle Battle; Bill Reuter, proxy for Quincy Goldsmith, who was also in attendance; Lauren Schiszik, CHAP; Dawn Williams; and Hope Williams.

Mr. Long called the meeting to order at 6:55 pm and presided. A quorum was present.

Welcome and Overview

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

Minutes of the November 19, 2025, Board of Directors Meeting

The minutes of the November 19, 2025, 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. Feaster-Gordon, Ms. McDade McLaughlin, and Mr. Walsh discussed operations. Ms. Emmanuelle and Ms. George Sharp presented on communications and outreach. Mr. Longenecker discussed development and fundraising. Ms. Asbell discussed Community Grants. Ms. Grant, Ms. Figueredo, and Mr. La Noue presented on Enhanced Services. Ms. Rose and Ms. Diaz discussed the Middle Branch Resiliency Initiative Transformational Projects, and Mr. Rogers and Ms. Ohai discussed community development Transformational Projects.

Mr. Rogers reflected on the last year, the upcoming year, and the context in which SBGP works. Attendees were invited to view significant artifacts from archaeological digs at the Mount Clare Museum at Carroll Park that reveal colonial life and the life of enslaved people and talk with Ms. Schizik about the artifacts.

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 the past year 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 2025 financial statements and reports were provided by email.

Mr. Long reviewed the schedule of upcoming meetings. The calendar of 2026 Board and committee meetings has been distributed.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:30 pm.