

Minutes of the March 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: Themar Long, Chair; Jill Donaldson; Rich Badmington; Brittany Banks; Danielle Battle; Jasmine Esteve; Chris Firehock; Quinn Fowler; Javon Harris; Robert Idlett; Karin Lundquist; Nancy Mead; Megan Murray, proxy for Diante Edwards; Bill Reuter; and Hope Williams. Staff members in attendance: Brad Rogers, Acacia Asbell, Colline Emmanuelle, Hannah George Sharp, Jim Longenecker, Lauren McDade McLaughlin, Faith Ohai, and Erica Pitkow (recording minutes). Others in attendance: Keisha Allen and Lisa Hodges-Hiken, Westport Community Economic Development Corporation.

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 February 18, 2026, Board of Directors Meeting

The minutes of the February 18, 2026, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers presented on SBGP’s organizational structure and plans for future evolution, including an updated FY27 organizational chart. He discussed SBGP’s shift from relying solely on casino revenues to also raising supplemental funds to support its work. He also discussed the infrastructure and resources needed to support that successful shift as well as current limitations. He shared updated staffing plans to address those issues, including reorganizing staff, the creation of a new department and new positions, promotions for existing employees, and plans to hire two additional employees. He also discussed which teams would staff the various Board committees, the timeline for implementing updates, and the financial impact. SBGP can maintain similar levels of program spending and an efficient overhead rate while making these changes so long as the organization continues to meet its fundraising goals. If SBGP does not make these changes, it may need to scale back its work. Mr. Rogers stated that the staffing plan represents responsible growth as the organization continues to assess future needs. It was also presented to the Executive Committee and Finance Committee and incorporated into the draft proposed FY27 budget.

The Board discussed the staffing plans in detail and asked questions. Some potential future needs were noted, and the Board expressed support of the staffing plan, especially the balance of responsible growth and promoting and developing existing staff.

Mr. Rogers provided an update on the Mt. Clare Museum. The first phase of the strategic planning process is set to begin soon. As part of that process, SBGP will need to consider funding needed for future phases. Staff will discuss this information with the Strategic Planning Committee as appropriate.

Mr. Rogers provided an update on BVRI. SBGP recently informed the Westport Community Economic Development Corporation that SBGP will not provide a loan to the organization through BVRI. SBGP remains committed to serving the needs of the community and is now opening up BVRI funding to other development partners.

Ms. Emmanuelle provided communications updates, including upcoming Keys to Capacity workshops, highlights from the recent Pop-Up Ice-Skating at Middle Branch Park and Beyond the Scoreboard: The Baltimore Black Sox and the Negro Leagues' Civil Rights Legacy events, and recent media coverage. She also highlighted an upcoming Black Sox Memorial Sculpture Project: Meet the Artists Community Event and the upcoming kickoff of the Reel Rewards: Incentivizing Sustainable Fishing season. Ms. George Sharp provided a social media overview, including following and steady growth across all platforms except X and recent posts content. Ms. Emmanuelle and Ms. George Sharp also shared an update on the website redesign project. Wireframing, design, and copywriting are in process, and initial user testing is starting soon. Ms. Emmanuelle shared some draft designs. When design is complete, the project will move into the development phase. Ms. George Sharp shared an opportunity for Board members to help gather images from across the District to enhance the new website and reviewed website photography guidance. Mr. Badmington encouraged Board members to help with this opportunity, and Mr. Long offered to provide in-kind photography services.

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 that the committee has not met since the last Board meeting and is meeting on a quarterly schedule moving forward.

Finance Committee

Ms. Mead reported on the March 11, 2026, committee meeting. Ms. Pitkow reviewed the January 2026 financial statements and reports.

Ms. Pitkow also presented an update on the plan for FY25 excess funds and rollover on behalf of the committee. She reviewed the updated uses of those funds for overhead and program expenses in FY26 based on current priorities. The updated plan was accepted by the Board.

Ms. Pitkow presented and reviewed the draft proposed FY27 financial plan (budget) – including revenues, expenses, and assumptions – and timeline. She noted the budget includes 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 uncertainty. The Board discussed the budget and agreed to present the proposed FY27 financial plan for public comment at the annual Spring Public Meeting scheduled for April 8, 2026. Any public comments will be shared at the April 15, 2026, Board meeting.

Program Committee

Ms. Asbell reported that the committee has not met since the last Board meeting. She reported on the current Community Grants cycle and grant review dates.

Strategic Planning Committee

Ms. Fowler reported on the March 3, 2026, committee meeting. She provided updates on the Mt. Clare Museum Strategic Plan and the Mt. Winans Meadow Community Development Fund project.

Public Comments

Ms. Hodges-Hiken shared recent accomplishments and concerns related to Westport CEDC's work. Accomplishments include recent residential rehabs, pending contracts for affordable homes, and recent awards and support to further its work. She thanked SBGP for its capacity building support. Ms. Hodges-Hiken expressed concerns about the BVRI process, communication issues, and SBGP's recent decision not to provide a loan to Westport CEDC. She also expressed concerns related to delays in updates on Florence Cummins Park and the art installation in Westport Park and funding for those projects. She noted that Florence Cummins Park is a priority for the neighborhood over the waterfront park since it is in the existing neighborhood where legacy residents live.

Mr. Rogers responded to Ms. Hodges-Hiken and provided an update on the status of and funding for the park projects. He noted that the City is leading the Florence Cummins Park project. Mr. Firehock provided an update on behalf of the City and stated that the new plan for Florence Cummins is fully funded.

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

Other Business

Mr. Long congratulated SBGP on the staffing plan and staff promotions. He noted the importance of staff development and retention to the strength and stability of the organization.

Mr. Long reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:30 pm.