

Minutes of the April 15, 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: Nancy Mead, Secretary; Rich Badmington; Brittany Banks; Danielle Battle; Nick Chupein, proxy for Jazmin Kimble; Jasmine Esteve; Chris Firehock; Quinn Fowler; Javon Harris; Themar Long; Karin Lundquist; Megan Murray, proxy for Diante Edwards; Kelly Quinn; Brandy Savarese, proxy for Councilman Zac Blanchard; Hope Williams; and Katie Wunderlich. Staff members in attendance: Brad Rogers, Acacia Asbell, Jessica Diaz, Colline Emmanuelle, Lauren McDade McLaughlin, Faith Ohai, Erica Pitkow (recording minutes), Alexandria Sweeney, and Liz Van Oeveren. Other attendee: Catherine Harbour, Riverside resident.

Ms. Mead called the meeting to order at 6:08 pm and presided due to Mr. Long needing to participate virtually. A quorum was present.

Welcome and Overview

Ms. Mead highlighted the meeting agenda.

Minutes of the March 18, 2026, Board of Directors Meeting

The minutes of the March 18, 2026, Board of Directors meeting were presented and unanimously approved by the Board. The minutes of the April 8, 2026, Annual Spring Public Meeting were also distributed to the Board.

Executive Director and Staff Reports

Mr. Rogers provided updates on active MBRI wetlands sites, including Smith Cove. He discussed the current conditions of the site and the plan for treating stormwater runoff and establishing a new off-road pedestrian boardwalk. He also reviewed the project cost and funds secured to date.

Ms. Asbell and Ms. Van Oeveren provided Community Grants updates. They highlighted active projects, including several nearing completion, and the onboarding timeline for the current cycle of Community Grants. They also provided updates on the staffing transition, Keys to Capacity workshops, and the grantee quarterly networking meeting and shared positive feedback on the Community Grants team received from grantees.

Ms. Emmanuelle provided communications updates, including upcoming Keys to Capacity workshops, Reimagine Middle Branch community engagement efforts, and recent media coverage. She also shared an update on the website redesign project. The sitemap and wireframing are complete, design is nearing completion, and copywriting and user testing are in process. When design is complete, the project will move into the development phase.

Ms. Pitkow reviewed ethics requirements and outstanding compliance items. All board, proxy, and staff members must complete the annual financial disclosure filing for calendar year 2025 by April 30, 2026.

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 noted 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 and noted the upcoming committee meeting. He reminded the Board about the opportunity to help gather images from across the District to enhance the new website.

Finance Committee

Ms. Mead reported on the April 8, 2026, committee meeting. Ms. Pitkow reviewed the February 2026 financial statements and reports.

The Finance Committee recommended the Board approve the proposed FY27 Financial Plan (budget). Ms. Pitkow presented SBGP's proposed FY27 financial plan (budget), including revenues, expenses, and assumptions. She noted the budget includes both core casino funding and supplemental funding to clearly show the full breadth of SBGP's work. Program expenses are budgeted to be 96 percent of total expenses, and operating expenses are budgeted to be just 4 percent of total expenses. Looking only at SBGP's core casino funds, program expenses are budgeted to be 81 percent of total expenses, and operating expenses are budgeted to be 19 percent of total expenses, which is still an efficient overhead rate. The emergency reserves will grow by \$200,000 to \$1.7 million (the target is \$2.1 million). Ms. Pitkow reviewed the budget development and approval timeline. The FY27 budget was also presented at SBGP's annual Spring Public Meeting on April 8, 2026, 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 FY27 budget. The FY27 budget will be submitted to the Board of Estimates for approval by April 30, 2026.

Program Committee

Ms. Murray, Ms. Asbell, and Ms. Van Oeveren reported on the April 4, 2026, Program Committee meeting and the grant application review process. Ms. Asbell discussed lessons learned, 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 64 applications requesting over \$2.6 million, the Board was asked to approve awards for 23 grants totaling \$553,022.92. Ms. Asbell also reviewed and discussed the applications that were not awarded funding.

Ms. Asbell and Mr. Rogers reminded the Board of the disclosure and recusal process and that the Board is being asked to vote on the entire slate.

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

Ms. Van Oeveren noted that staff will send out grant award acknowledgment letters and declination letters on approximately May 1, 2026, and decisions should not be shared before then. The Community Grants staff, Mr. Edwards, the Program Committee, and the review team were thanked for their work.

Strategic Planning Committee

Ms. Fowler reported on the April 7, 2026, committee meeting. She provided updates on the Strategic Plan update process and timeline and BVRI as well as a proposal under consideration for funding allocations.

Public Comments

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

Other Business

Ms. Mead reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 7:17 pm.

Grantee/Project Manager	Project Title	SBGP Funding Amount
Downtown Baltimore Family Alliance Inc	Playground Tour - Cherry Hill	\$ 2,000.00
The Ridgely's Delight Association	The Garden Mural	\$ 2,000.00
Pigtown Food For Thought Garden	Safety & Access Improvement	\$ 2,429.94
SEEDLING INC	Paul's Place STEM Programming	\$ 3,750.00
Federal Hill South Neighborhood Association	Neighborhood Lights	\$ 4,000.00
Junior Achievement USA	Digital Harbor Entrepreneurs	\$ 5,000.00
Neighborhood Design Center, Inc.	The Trash Dash 2026	\$ 5,000.00
Trash Free Maryland Corporartion	Little Prevention Initiative	\$ 5,000.00
Reach Out and Read Inc	ROR South Baltimore Project	\$ 7,500.00
Southwest Sports and Fitness Alliance, Inc.	SSFA Mentoring through Sports	\$ 18,000.00
Federal Hill Neighborhood Association, Inc.	Cross Street Revitalization	\$ 21,848.00
Arts Every Day Inc	Increasing School Arts Access	\$ 22,017.65
Lets Eat Inc	Weekly Food Delievery	\$ 23,316.00
Healthy Neighborhoods, Inc.	Legacy Home Repair Initiative	\$ 24,475.00
Digital Harbor Foundation Inc	Tech Credential Cohort	\$ 25,000.00
Business Volunteers Maryland	Capacity Build Initiative	\$ 32,499.00
Salem Evangelical Lutheran Church	Riverside Third Space Phase 2	\$ 35,000.00
Taste Wise Kids Inc	TWK 26/27 School Year	\$ 37,756.41
Baltimore Outreach Services	Children's Summer Wellness	\$ 41,383.00
Gods Best Family Inc	South Baltimore Collective	\$ 44,120.00
Maryland Volunteer Lawyers Service, Inc.	Legal Services	\$ 49,996.00
Leadenhall Baptist Church, Inc.	Stained Glass Window Project	\$ 50,000.00
Baltimore Community ToolBank	Sustaining a Community Anchor	\$ 90,931.92
Total		\$553,022.92