

Minutes of the May 20, 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; Danielle Battle; Diante Edwards; Jasmine Esteve; Chris Firehock; Quinn Fowler; Javon Harris; Jazmin Kimble; Karin Lundquist; 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, Kanika Feaster-Gordon, Natalia Figueredo, Hannah George Sharp, Khadeen Grant, Jim Longenecker, Lauren McDade McLaughlin, Faith Ohai, Erica Pitkow (recording minutes), Liz Van Oeveren, and Liam Walsh. Other attendee: Lisa Hodges-Hiken, Westport Community Economic Development Corporation.

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.

Minutes of the April 15, 2026, Board of Directors Meeting

The minutes of the April 15, 2026, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Mr. Rogers provided organizational updates, including recent media coverage of the Middle Branch shoreline makeover and updates on the hiring process for an Operations Manager and a Business Systems Administrator. New employees are expected to start next month.

Ms. Feaster-Gordon, Ms. McDade McLaughlin, and Mr. Walsh provided Operations updates and project highlights. Along with completing the hiring process for a new Operations Manager, staff have been working with the UMD iConsultancy program to review and redesign the MBE/WBE compliance process, developing an AI policy, and supporting the 501(c)(3) establishment. They also coordinated staff development activities.

Ms. Asbell and Mr. Longenecker provided an update on Negro Leagues Day in Maryland. Ambassador Andrew Young joined SBGP at Camden Yards to raise donor awareness for the Black Sox Memorial. The opportunity enabled SBGP to develop new promotional assets and donor leads. SBGP was supported by partners at the City and State levels as well as others.

Ms. Emmanuelle provided communications updates, including upcoming Keys to Capacity workshops and events as well as recent media coverage. She also shared an update on the website redesign project. The project has moved into the development phase, and Ms. George Sharp and Mr. Badmington are almost finished collecting and coordinating photography assets. The anticipated launch date is October 6, 2026.

Mr. Rogers reviewed ethics requirements and outstanding compliance items.

Committee and Officer Reports

Communications Committee

Mr. Badmington reported on the May 7, 2026, committee meeting, including website and social media analytics, and updates on the website redevelopment project, photography assets, 10th anniversary campaign, and Strategic Plan update process.

Governance and Nominating Committee

Ms. Donaldson 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.

Finance Committee

Ms. Pitkow reported on the May 13, 2026, committee meeting and reviewed the March 2026 financial statements and reports.

Ms. Pitkow also presented a proposed plan for projected FY26 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. In response to a question, Mr. Rogers discussed coordination with the City on the Russell Street gateway project.

Ms. Pitkow discussed the proposed update to SBGP's signing authority procedures discussed at the previous Board meeting and reviewed the signing authority resolution. The resolution would authorize the Deputy Director of Institutional Advancement to sign or co-sign checks and draw request forms on behalf of SBGP.

The signing authority resolution was unanimously approved by the Board.

Program Committee

Mr. Edwards and Ms. Cornish reported that the committee has not met since the last Board meeting. They noted the committee's upcoming meeting.

Strategic Planning Committee

Ms. Fowler and Mr. Rogers reported on the May 5, 2026, committee meeting, including updates on Reimagine Middle Branch funding, the Mt. Clare Mansion, and the Strategic Plan update process, which were discussed substantively at the committee level.

Mr. Rogers reported that SBGP has approximately \$4.75 million of Transformational Projects funds available and reviewed the committee's proposed uses of those funds:

- The Committee recommends authorizing an additional \$2.5 million for Reimagine Middle Branch.

- The Committee recommends authorizing \$250,000 for the Mt. Clare Mansion Strategic Plan Phase 2.
- SBGP will roll \$2 million into FY27 for the Mt. Clare Mansion. The Board will be asked to vote on the implementation of those funds at a future date.

Mr. Rogers discussed each opportunity as well as its strategic value, analysis of risks, timeline, budget, and leverage analysis.

The Board discussed and unanimously approved the proposal for \$2.5 million of Transformational Projects funds for Reimagine Middle Branch.

The Board discussed the Mt. Clare Mansion funding proposal in detail, including progress to date, the various project partners and stakeholders, the Mt. Clare Mansion management structure, needs and priorities in Carroll Park, project goals, and the Strategic Plan process, budget, and deliverables. The Board agreed to table the funding proposal to allow for additional discussion. The Board was invited to an upcoming community input session on the future of Mt. Clare Mansion.

Mr. Rogers provided an update on the Strategic Plan update process, including the goal, the proposed process, and potential issues to address. He invited Board members to participate in the committee meetings.

Public Comments

Ms. Hodges-Hiken was not able to stay for the public comment section of the agenda and asked that comments be shared on her behalf. She noted that Westport residents and leadership were not notified of the Black Sox fundraising event at Camden Yards or briefed on the overall capital campaign. She also stated that she did not request a boat tour and requested information about the boat tour cost. Ms. Williams stated that she informed Ms. Hodges-Hiken that she requested a boat tour.

There were no additional 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 7:50 pm.