

Minutes of the July 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: Themar Long, Chair; Jill Donaldson; Brandy Savarese, proxy for Councilman Zac Blanchard; Diante Edwards; Chris Firehock; Quinn Fowler; Karin Lundquist; Nancy Mead; Dani Battle; Robert Idlett; Bill Reuter; Hope Williams; Jasmine Esteve; Brittany Banks; and Katie Wunderlich.

Staff members in attendance: Brad Rogers, Erica Pitkow, Liz Cornish, Samantha Rose, Jessica Diaz, Faith Ohai, Betti Gregus, Colline Emmanuelle, and Lauren McDade McLaughlin (recording minutes).

Other attendees: Keisha Allen, proxy for Hope Williams, who was also in attendance; and Karen Johnson.

Mr. Long called the meeting to order at 6:09 pm and presided. A quorum was present.

Welcome and Overview

Mr. Long highlighted the meeting agenda.

Minutes of the June 17, 2026, Board of Directors Meeting

The minutes of the June 17, 2026, Board of Directors meeting were presented and unanimously approved by the Board.

Executive Director and Staff Reports

Ms. Rose provided Restoration updates including the pilot year of the Restoration Academy, year three of the Reel Rewards program, and Middle Branch Resiliency Initiative updates for projects under development, design, construction, and maintenance and monitoring. In response to questions, Ms. Rose discussed the lessons learned around outreach and recruitment for the Restoration Academy and the job placements for participants as well as using fish caught from the Reel Rewards program as free bait for other anglers.

Mr. Rogers provided updates on Westport Waterfront Park and the ongoing construction at the B&O Railroad Museum, recently renamed as the National Museum of Railroad History & Innovation.

Ms. Ohai provided updates from the Community Development program including the Veronica Avenue project in Cherry Hill and the Baltimore Vacants Reinvestment Initiative. SBGP received a renewal award for FY27. Staff and board members also discussed supports for newer and existing homeowners as house values may shift with increased development in Westport.

Ms. Emmanuelle provided communications updates, including the Smith Cove community information session held on June 24, 2026 with a pilot for Spanish language translation services, the open submission nominations for the Black Sox Park Sculpture Project, the open Community Grants application cycle, open registration for the SoWeBo Gateway 5K, upcoming information sessions for the Design Baltimore: Gateways design competition as well as recent media coverage.

Ms. Cornish reported that there was a community open house and town hall at the Mount Clare Historic Mansion on July 11, 2026 and there are two upcoming Mount Clare Museum Strategic Plan Focus Groups on July 20th and 21st.

Mr. Rogers 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. She noted the upcoming Board application cycle and requested Board volunteers to help review applications.

Communications Committee

Ms. Emmanuelle reported that the committee has not met since the last Board meeting. The next quarterly committee meeting is scheduled for September 10, 2026.

Finance Committee

Ms. Mead reported that the committee met on July 8, 2026. Ms. Pitkow reviewed the May 2026 financial statements and reports.

Program Committee

Mr. Edwards reported that the committee has not met since the last Board meeting. The next meeting will be August 11, 2026 from 6-8 pm. At this meeting the committee will be reviewing an Unconscious Bias Training as part of preparations for reviewing grant applications with the current cycle. An all-day grant review meeting will be held on October 10, 2026. Mr. Edwards and Ms. Cornish encouraged board members planning to participate in grant review to attend the August 11th meeting. Additionally, this cycle the committee will be using a new Salesforce-powered portal to review grant applications.

Strategic Planning Committee

Ms. Fowler reported that the committee met on July 7, 2026. At that meeting the committee reviewed a first draft of revisions to SBGP's Strategic Plan, discussed Mr. Rogers's meeting with the president of the Maryland Chapter of The National Society of The Colonial Dames of America, and discussed a planned update of the Community Development Fund Program Manual.

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.

Mr. Firehock shared Casino Local Impact Fund (CLIF) funding opportunities.

Adjournment

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