

Minutes of the August 19, 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; Bill Reuter; Quinn Fowler; Katie Wunderlich; Dani Battle; Hope Williams; Rich Badmington; Robert Idlett; Karin Lundquist; Diante Edwards; Javon Harris; Brittany Banks; and Kelly Quinn

Staff members in attendance: Brad Rogers, Acacia Asbell, Hannah George Sharp, Erica Pitkow, Liz Cornish, Liz Van Oeveren, Samantha Rose, Faith Ohai, and Lauren McDade McLaughlin (recording minutes).

Other attendees: Mitch Obradovic, proxy for Rich Badmington, who was also in attendance; Lisa Hodges-Hiken, and Karen Johnson.

Ms. Donaldson called the meeting to order at 6:08 pm and presided. A quorum was present.

Welcome and Overview

Mr. Badmington introduced Mr. Obradovic as his new proxy. Ms. Donaldson highlighted the meeting agenda.

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

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

Executive Director and Staff Reports

Mr. Rogers highlighted the transformation of Conway Street Park, celebrated with a ribbon cutting ceremony on August 4, 2026.

Ms. Pitkow presented a resolution to the board which authorizes SBGP to update and maintain the Premium Only Plan associated with our group medical coverage and HSA. The update is because the HSA administrator, Further, was acquired by HealthEquity. The resolution was unanimously approved by the board.

Ms. Asbell gave Institutional Advancement updates including an introduction to the department, 10th anniversary campaign and storytelling efforts, plans for developing systems and laying the groundwork for data collection, communications and outreach updates, and highlighted fundraising and development goals and strategies. There was one question from the board about the stock photos used in the presentation and Ms. Asbell said that they would be updated with more local images over time. Ms. George Sharp discussed ways the Communications & Outreach team supports project teams as part of the IA department, using the Black Sox Park project as an example.

Mr. Rogers reviewed ethics requirements and outstanding compliance items.

Committee and Officer Reports

Governance and Nominating Committee

Ms. Donaldson reported that the committee received six applications as part of the board application cycle that closed on August 14, 2026. The public comment period is now open and runs through September 1, 2026. The committee hosted an information and unconscious bias session for application reviewers on August 10, 2026 and is still open for volunteers. Ms. Donaldson also highlighted the timeline for the remainder of the process.

Communications Committee

Mr. Badmington reported that the committee has not met since the last Board meeting and is working on getting the next committee meeting scheduled.

Finance Committee

Ms. Pitkow reported that the committee did not meet this month and will meet again on September 9, 2026. Ms. Pitkow reviewed the June 2026 financial statements and reports. A question was asked about whether SBGP has seen a rise in revenue with a rise in gambling in the state and whether online gambling has had any impact. Mr. Rogers answered that online gambling does not impact SBGP's revenue and is unlikely that it will in the future.

Program Committee

Mr. Edwards reported that the committee met on August 11, 2026. Twenty-one submissions have been submitted so far for the community grants cycle which closes on August 28, 2026. Applications will be reviewed by the committee on October 10, 2026 and there will be another meeting to debrief after the grant cycle closes. Mr. Edwards requested four additional volunteers sign up to be on the review committee.

Strategic Planning Committee

Ms. Fowler reported that the committee met on August 4, 2026. Mr. Rogers gave a brief update on the Carroll Park Rising plan that will be reviewed at a later Board of Directors meeting and presented highlights of the changes to SBGP's strategic plan. The Board of Directors will be asked to review the plan and vote on it at the October board meeting. Board members asked a few questions including about the connection between the strategic plan and the South Baltimore Gateway Foundation (SBGF), as well as how a commitment to transparency might be incorporated in the updated strategic plan.

Public Comments

Ms. Banks asked for an update to the funding for the Mt. Clare Strategic Plan. Mr. Rogers said Ms. Cornish and Ms. Khadeen Grant are working on this as part of the Carroll Park Rising Plan and intend to present it to the Strategic Planning Committee in September.

Ms. Hodges-Hiken expressed disappointment that the presentation about Communication & Outreach efforts around Black Sox Park did not explicitly mention Westport Community Economic Development Corporation (WCEDC) and is dissatisfied with outreach from SBGP to WCEDC about nominations for the sculptures in the park. She feels that WCEDC is not sufficiently acknowledged and asked for their logo to

be included on materials moving forward. She also expressed concern about the creation of the SBGF and its impact on community funding. Mr. Rogers said the intent of the evening's presentation was not to ignore or overlook WCEDC or the Westport community's input, but rather to summarize and describe efforts of a new department within SBGP. Mr. Rogers also said that the intention of SBGF is not to take away funds from other organizations and that the ability to raise funds was established as part of the creation of SBGP.

Other Business

Ms. Donaldson reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:00 pm.