

Minutes of the September 16, 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; Brittany Bank; Danielle Battle; Diante Edwards; Hope Williams; Jazmin Kimble; Karin Lundquist; Kelly Quinn; Nancy Mead; Quinn Fowler; Rich Badmington; and Brandy Savarese, proxy for Councilman Zac Blanchard.

Staff members in attendance: Brad Rogers, Erica Pitkow, Kanika Feaster-Gordon, Liam Walsh, Kelsey Charles, Betti Gregus, Liz Van Oeveren, Jessica Diaz, Khadeen Grant, Faith Ohai, and Lauren McDade McLaughlin (recording minutes).

Other attendees: Stephen Mackall, SB & Company, LLC; Camille Greaney; Shareen Aarons; Casey O'Neill; Donte Bethea; Lisa Hodges-Hiken; Scott Kashnow; Howard Hughes; and Megan Cardoso.

Mr. Long called the meeting to order at 6:07 pm and presided. A quorum was not present at the start of the meeting but was prior to voting taking place.

Welcome and Overview

Mr. Long highlighted the meeting agenda and encouraged introductions of attendees in person and online.

Minutes of the August 16, 2026, Board of Directors Meeting

The minutes of the August 16, 2026, Board of Directors meeting were presented and unanimously approved by the Board.

Report of Independent Public Accountants for the Year Ended June 30, 2026

Mr. Mackall, audit partner from SB & Company, presented and reviewed the audit results; Financial Statements Together with Report of Independent Public Accountant for the Year Ended June 30, 2026; 2026 Single Audit; and required communications. SB & Company issued an unmodified (clean) opinion on the financial statements and Single Audit, did not discover any instances of fraud or material weakness in internal controls, received full cooperation from management, and assessed the control environment to be effective in all areas. Mr. Mackall discussed two recommendations included with the FY25 audit to proactively strengthen SBGP's existing controls and practices: developing an endowment policy and enhancing controls and compliance over federal grants. Both recommendations are in progress.

The Board accepted the FY26 audit report.

Executive Director and Staff Reports

Mr. Rogers reported that SBGP will be hiring for three additional positions: a Senior Manager, Capital Projects on the Enhanced Services team and two positions on the Restoration team. The senior manager position was recently posted and the other two positions will be posted in the next few weeks.

Ms. Pitkow gave updates from the Operations team along with Ms. Feaster-Gordon, Mr. Walsh, Ms. Charles, and Ms. Gregus. The team introduced Ms. Charles and Ms. Gregus as new staff members and discussed the team's training and onboarding, Salesforce adoption and leadership, FY26 audit process, the transition of board management duties, and the ongoing development of an AI policy. Ms. Gregus has been leading SBGP's adoption of Salesforce and Titan platforms with the most recent Community Grants application cycle, resulting in a smoother and more centralized process for SBGP and applicants.

Ms. McDade McLaughlin reviewed ethics requirements and outstanding compliance items.

Committee and Officer Reports

Governance and Nominating Committee

Ms. McDade McLaughlin reported that the committee just completed individual reviews of applications and will be selecting candidates for interviews the week of September 21, 2026. The committee is next scheduled to meet on October 5, 2026 to hold interviews.

Communications Committee

Mr. Badmington reported that the committee will be meeting on September 17, 2026 and reviewing a few projects, including the new SBGP website in process.

Finance Committee

Ms. Pitkow reported that the committee met on September 9, 2026 and at that meeting they met with SBGP's audit firm and reviewed the FY26 rollover plan. Ms. Pitkow also reviewed the July 2026 financial statements and reports and highlighted adjustments to the FY26 rollover plan based on actual FY26 funds.

Program Committee

Ms. Cornish asked for members of the review committee to complete their recusals based on the slate of applicants and highlighted the efficiency of the new application process in Salesforce. The committee will review applications at the October 10, 2026 meeting. Mr. Edwards said the committee was still looking for four additional board members to participate in grant review.

Strategic Planning Committee

Ms. Fowler reported that the committee met on September 1, 2026 and discussed both the update to SBGP's Strategic Plan and the proposal for Carroll Park Rising. The committee voted to bring each item to the full board for a vote.

Mr. Rogers reviewed information about revisions to the Strategic Plan, including minor changes based on suggestions made at the August board meeting. The board voted unanimously on the revised draft of the strategic plan.

Next, Mr. Rogers introduced the Carroll Park Rising plan by reviewing the history of and around the park and projects funded by SBGP. Carroll Park Rising contextualizes those investments as phase one of a

broad, unified strategy. Ms. Cornish then presented the proposed phase two of Carroll Park Rising including \$2.5 million for investments in recreation facilities, infrastructure, event lawn grading, and work around the Mount Clare Mansion site and landscape. Mr. Edwards made a motion to separate approval for the funds for Mount Clare Mansion from the rest of the plan that did not receive a second motion. After extensive discussion between the board and staff the proposal passed unanimously.

Public Comments

Members of the public were invited to provide public comment. Ms. Greaney asked for SBGP to explore more ways to engage with the community through Friends of Carroll Park and Citizens of Pigtown meetings and expressed concerns over community members' understanding of the plans for Carroll Park Rising. Mr. Kashnow expressed support for additional investments in Carroll Park and said that it was important to maintain assets beyond the initial investment and continue to support smaller organizations working within the park. Mr. Hughes expressed frustration with facilities in Carroll Park being in disrepair. Ms. O'Neill asked for a summary of the feedback shared during a public information session about Carroll Park investments.

Mr. Rogers proposed scheduling a meeting with representatives from Friends of Carroll Park and SBGP to discuss further partnership.

Other Business

Mr. Long reviewed the schedule of upcoming meetings.

Adjournment

There being no further business or comments, the meeting was adjourned at 8:30 pm.