

Baltimore Local Development Council
Meeting Minutes
Meeting held Thursday, November 1, 2016, 6:30PM – 8:30PM
Baltimore City Department of Planning
417 E. Fayette Street, Baltimore, MD 21202

Attendance:

LDC Members:

James Alston (Proxy for Keisha Allen), Len Bush, Alex Dixon, Sen. Bill Ferguson (Chair), Andrew Gervase, Alvin Gwynn, Jr., Antonio Hayes, Alvin Lee, Richard Parker, Bill Reuter, Garrett Schiche, Wayne Vance, Beth Whitmer, *Quorum Present: Yes*

City/Agency Representatives including:

- Ethan Cohen – Mayor’s Office of Economic and Neighborhood Development (END)
- Brent Flickinger – Department of Planning
- Eric Costello – City Council
- Laura Flamm – Health Department
- Lenora Henry, Baltimore Office of Promotion and the Arts
- Valorie Lacour – Department of Transportation
- Davi Peterson and Deral Falls – Mayor’s Office of Employment Development
- Matthew Warfield – Baltimore City Parking Authority
- Muriel Rich – Department of Public Works
- Tonya Simmons – Department of Public Works
- Patrick Terranova, Baltimore Development Corporation
- Randi Vega, Baltimore Office of Promotion and the Arts
- William Vondrasek – Department of Recreation and Parks

Various Members of the Public/Guests including:

- Rebecca Davis, UMB School of Social Work
- William Eddy, Bigbelly Solar Inc.
- Ben Gilardi, Federal Hill South Neighborhood Association
- Jason Israel, South Baltimore Gateway Community Impact Distract
- William Marker, Barre Circle Association
- Deborah O’Neil, Ridgely’s Delight Association
- Brad Rogers, Advanced Placemaking
- Kate Sorestad, Harry and Jeannette Weinberg Foundation
- Jeffrey Zwillenberg, Reading Partners

Proceedings:

- 1) Senator Ferguson called the meeting to order at 6:35 p.m. welcoming members, City agency representatives and the public. LDC members introduced themselves. Sen. Ferguson noted that Jill Johnson and Alex Dixon were absent due to an event celebrating the opening of the new behavioral health clinic at MedStar Harbor Hospital. (Alex joined the meeting later)
- 2) Minutes from the LDC meeting on July 28, 2016, were approved unanimously.
- 3) Committee reports: Ethan Cohen summarized the work of committees since the July meeting:
 - a) Public Safety and Services (PSS) Committee and Sanitation, Transportation and Infrastructure (STI) Committee both met in August and September.

(Continued)

- b) PSS Committee met with Police and Mayor's Office of Criminal Justice representatives to develop plans for extra neighborhood patrols and creating a position of Criminal Justice Outreach Coordinator. The committee also met with UMB School of Social Work representatives to consider funding for the Public Allies program to undertake an "Attendance Monitors" project in three schools in Pigtown, and to request a proposal to expand programming to other schools in FY'18. The committee also met with the Office of Sustainability on environmental education programming.
 - c) STI Committee met with the Department of Public Works-Bureau of Solid Waste; Department of Recreation and Parks' Recreation, Urban Forestry and Operations divisions; Department of Transportation's Planning and Bicycle/Pedestrian divisions. Committee members and agency staff reviewed and refined project scopes and work plans for FY'17 funding.
 - d) Economic and Community Development (ECD) Committee did not meet; however progress on projects they oversee continues, some of which will be presented tonight. Also, work continues on implementing the Community Impact District (CID), following recommendations of the Feasibility Study overseen by the ECD Committee from January-June 2016.
- 4) Senator Ferguson reviewed the meeting schedule for the rest of the year. A joint LDC and CID meeting will be held on Wednesday, November 16, 2016, at MedStar Harbor Hospital. Given that regular committee meeting times conflict with the November 16 meeting and Thanksgiving, committees should contact Ethan if they wish to meet at other times or in December.
- 5) LDC membership will be discussed further at the November 16 meeting. Ethan noted that the application for 2018 LDC membership has been circulated with a deadline of November 28, 2016. Sen. Ferguson suggested that might be extended.
- a) Sen. Ferguson noted that under the City enabling ordinance creating the CID, the twelve "non-elected" members of the LDC serve on the CID Board of Directors.
 - b) Anyone considering applying and serving on both bodies may, with approval, designate a proxy to participate in meetings of either the LDC or CID Board.
- 6) Senator Ferguson introduced a motion to approve changes to the LDC's Operating Procedure, introduced at the July 28, 2016, meeting. Ethan presented the proposed changes, which included:
- a) Change all abbreviations for the Council from "BLDC" to "LDC."
 - b) Correcting a typo that referred to the "LDC" as "VLT."
 - c) Add language that requires that at least two (2) of the required seven residents on the LDC be from each sector (West, East and South) of the South Baltimore Gateway Master Plan, and that at least one of the four (4) required businesses or institutions be from each sector. Language in the draft amendment was amended during the meeting because the copy circulated read that three (3) residents, not two (2), be from each sector. The intent was for two from each.
 - d) Language on maximum terms that members can serve was changed to allow that one-year terms shall be renewable for up to six (6) continuous years of service.
 - e) Language was inserted to and deleted from a prior amendment to allow for members who are no longer serving in leadership roles with their organizations to serve out their terms, subject to the approval of the Mayor.
 - f) The motion for the amended changes to the Operating Procedures was passed unanimously.
- 7) Ethan presented a report on FY'17 activities with casino Local Impact Grant (LIG) funding.

- a) Ethan first gave a review of LIG revenue from FY'15 and '16 and the projected amount of LIG funds expected for FY'17, as follows:
 - i) Based on final revenue for FY'16, revenues for the first quarter of FY'17, and the impending opening of MGM Grand/National Harbor Casino in December 2016, the budget of \$11.35 million in LIG funds for for FY'17 appears realistic.
 - ii) The funding formula changes once MGM Casino opens, in that the three jurisdictions of Baltimore City, Anne Arundel County and Prince George's County equally divide the pool of LIG funds—with the exception that no jurisdiction is allowed to receive less in LIG funding than it did during the year prior. Thus, Baltimore City's LIG funds are expected to increase in FY'17, whereas Anne Arundel County's will stay the same.
 - b) Ethan also presented a summary of carry-forward funding and Tier 2 allocations from FY'16. Ideas for these appropriations were discussed at the July 28, 2016, meeting. The amounts were revised following the meeting, and approved by the LDC via email vote in August.
 - c) Ethan then presented the “dashboard” report on FY'17 spending. Sen. Ferguson invited discussion or questions.
 - i) Ethan clarified that amounts available in each year are cumulative. FY'15 carry-forward funds are added to the FY'16 budget, and FY'16 closeout figures include carry-forward from FY'15. FY'16 carry-forward is added to the FY'17 budget, resulting in FY'17 funds available.
 - ii) Bill Reuter asked about the Steam Line repayment. Ethan noted that the second and final payment will be made in FY'17.
- 8) Sen. Ferguson asked if there were other questions about the report. He noted that the individual project pages contain details on the current activities under each initiative. He also commented on the sheer number of projects or programs (approximately 40) now being supported with LIG funds. He then stated that the next hour would be dedicated to brief presentations by agencies and partners on a sampling of these projects, as highlighted below:
- a) DOT's Valorie Lacour gave an update on the Complete Streets Plan and Implementation Projects.
 - i) DOT expects to receive a revised draft of the plan within the week. The plan will be reviewed by the Mayor's Office before being circulated to the LDC and communities. The representative of the Parking Authority reported that the Authority is managing the parking study of communities within the South Baltimore Peninsula. The kickoff of the study occurred in late September. Garrett Schiche requested a date for the study to be complete. Lacour replied that findings could be shared in February 2017.
 - ii) Lacour also distributed a memo and table on projects currently being explored for implementation using FY'17 funding. The process for receiving new projects is that communities will submit requests; DOT investigates them for feasibility and cost, and the LDC will be asked to give approval.
 - b) DPW's Tonya Simmons reported on the Bureau of Solid Waste's progress in improving the management of public trash receptacles, or “corner cans,” within the Casino Impact Area (CIA).
 - i) Working with the STI committee and the Mayor's Office, DPW consulted with Bigbelly Solar Inc., the company that furnishes solar-compacting trash receptacles in the city, including

- several within the CIA, to develop a plan for changing from a mix of open cans and Bigbelly receptacles to using all Bigbelly products.
- ii) William Eddy of Bigbelly then presented his analysis of the current operations and benefits of changing to an all closed receptacle/compacting solution. He cited advantages such as reduction in windblown trash from open cans and the opportunity to combine trash and recycling stations, among others. The main advantage he cited is reducing the frequency of weekly collection times, which is currently scheduled twice daily, seven days per week at over 80 locations. This change could reduce the number of personnel hours potentially by two thirds, allowing for deployment on other tasks such as picking up litter and debris.
 - iii) Bigbelly and DPW continue to analyze the data, cost/savings implications and deployment plans, and will share information with the STI Committee.
 - iv) Len Bush asked how the effectiveness of a Bigbelly program would be measured. Mr. Eddy said that, because the receptacles are software-equipped, we will know how much trash is being collected and at what rate of efficiency we are using personnel to empty them. While we will not have objective measures to determine if there is less litter on the ground, the change of operations will free up resources for more cleaning of streets and removing debris, due to less time being spent on emptying receptacles.
 - v) Ethan mentioned that DPW Solid Waste has also been reporting to the STI Committee and refining plans for additional street sweeping in the areas of Carroll-Camden and the Monroe Street/295 interchange, and engaging a contractor for removing trash from the shoreline of the Middle Branch north of I-95.
- c) William Vondrasek reported on the progress of Baltimore City Recreation and Parks (BCRP) in its efforts to implement projects supported with FY'17 funding. He read from a list of short-term upkeep and maintenance improvements, such as repairing the dugout shelters in Carroll Park; adding picnic tables, grills and ashbins in Riverside, Middle Branch and Carroll Park; improving baseball fields in Lakeland and Carroll Parks; various improvements in Penn & Melvin Park, etc. Sen. Ferguson asked if a complete list could be provided. Ethan reported that the STI committee has been working with BCRP over the past three months to develop and refine the list, and that a report on the current status would be provided shortly. Vondrasek also reported on recreation programs and Urban Forestry projects. Wayne Vance asked whether tree work in Carroll-Camden would be completed this year, and Vondrasek stated it would.
- d) Patrick Terranova reported on a new grant program to be launched in the Casino Impact Area: the South Baltimore Gateway Façade Improvement Grant (SBG-FIG) program will provide matching grants for exterior improvements on industrially zoned properties. SBGF-FIG is modeled on a successful grant program for properties in the Carroll-Camden Industrial Area only. The new program will be made available to eligible properties throughout the CIA.
- i) James Alston asked if there are selection criteria. Terranova said they are contained within the application. The main goal is looking for visual impact from the street and improving the overall environment.
 - ii) Garrett Schiche asked why this is only for industrial areas. Terranova replied that BDC has its regular Façade Improvement Grant program for commercial districts. The goal here is to entice owners of large-footprint industrial buildings to improve the look of their properties.
 - iii) Delegate Antonio Hayes asked if there are any MWBE properties among the grantees in the Carroll-Camden program. Terranova said none of the current grantees are MWBE. One had

applied and been awarded a grant conditionally, but the business was not in good standing with the state. That business would be eligible to receive a grant once it is in good standing.

- e) Jeffrey Zwillenberg, Executive Director of Reading Partners (RP), reported on implementing plans for programming in the CIA using LIG funds. RP is in 19 schools citywide; 5 are in the CIA. They include Lakeland Elementary, just added this year. LIG funds are supporting increased support for programming in these schools and, for the first time, summer programming that was held at Westport Academy. Pastor Gwynn and Delegate Hayes both asked how outcomes are measured. Zwillenberg reported that RP started this year to track outcomes in parallel with the school system's assessment measures, and thus will be able to report on gains by RP students.
 - f) Kate Sorestad of the Harry and Jeannette Weinberg Foundation reported on "the Library Project," a \$10 million commitment by the foundation with the goal of fully renovating and equipping 24 elementary and middle school libraries across the city. The program also provides staffing support and matches schools with other services. George Washington Elementary School in Pigtown is the twelfth school to receive a renovated library. The project is under construction with a budget of approximately \$1M, of which \$150,000 in LIG funds will help cover books, technology and furniture for the space. The dedication will be held January 23, 2017, and the LDC will be invited. The foundation is also glad to offer a tour of the project during construction, if LDC members would be interested.
 - g) Rebecca Davis reported on the planned collaboration of Public Allies, a program of the School of Social Work at the University of Maryland Baltimore, with three elementary schools in Pigtown: George Washington, Charles Carroll Barrister and Southwest Baltimore Charter. Using AmeriCorps Funding, the program will place, train and support "Public Allies" in each of the schools, where they will develop and implement activities that boost attendance rates. Ethan noted that UMB/Public Allies has submitted a proposal for expanding its programs to support other schools in the CIA for consideration in the FY'18 Spending Plan.
 - h) Ethan reported that in the coming weeks, the administration intends to announce a new collaboration with Parks and People Foundation to co-lead the effort for redeveloping and revitalizing Middle Branch Park and the entire Middle Branch for expanded recreation, environmental clean up and public access. This will require significant funding for design and construction. The \$200,000 in LIG funds already committed will be leveraged through a fundraising effort, with the goal of assembling \$1M for design and engineering while seeking larger sums in state and federal funding for construction.
- 9) Update on establishing the Community Impact District
- a) Ethan reported on progress towards establishing the CID since the July 28 meeting, as follows:
 - i) In August the City Council passed and the Mayor signed the enabling ordinance creating the District and Management Authority.
 - ii) With the LDC's approval, Advanced Placement was engaged to help with facilitating the start-up of the district, implementing the recommendations of the Feasibility Study completed in June.
 - iii) Brad Rogers of Advanced Placemaking was part of the team, led by Valbridge, which conducted the study. Brad began work under this contract in September.
 - b) Sen. Ferguson introduced Jason Israel, whom the Senator appointed as Chair of the Board of Directors of the new CID Management Authority. Jason spoke about his background and

qualifications, and his excitement about working with LDC members on this next phase of planning and actions for the strategic investment of LIG funding to improve CIA communities.

- c) Brad Rogers of Advanced Placemaking gave a brief presentation on the steps and timeframes required for establishing the CID in its first year. He stated that, for FY'17, the CID Board of Directors must establish a budget right away and obtain approval from the Board of Estimates in order to start spending money. This may occur before the strategic plan is done; however, the strategic plan must also be completed quickly, so as to inform the FY'18 budget, which must be submitted to the BOE for review in early in 2017.
 - i) Del. Hayes asked how Advanced Placemaking was hired. Sen. Ferguson and Ethan reminded the group that AP's proposal was presented at the July 28 meeting and was modified and approved by an email vote of the LDC in August.
 - ii) James Alston stated that he hoped capacity building for community groups to receive and administer grants directly would be a priority for the CID.
 - iii) Len Bush asked for clarification that funds overseen by the CID do not have to be used for services provided by the City. Ethan confirmed that this is correct.

10) Sen. Ferguson spoke briefly on the process for reviewing the FY'18 Spending Plan. Ethan will present the City's plan at the meeting on November 16, 2016. The LDC will have 45 days to review and comment on the plan. During that time the LDC may consider what duties or functions it wishes to be handled by the CID and which by the City, given that fifty percent of the LIG funding projected for FY'18, or \$7 million, will go to each.

11) Public Comment: William Marker remarked that no mention had been made about other appointments to the CID Board of Directors, and expressed his interest in service.

12) Meeting adjourned at 8:35 PM

13) Next meeting(s):

- a) Wednesday, November 16, 2016 – Combined meeting of the LDC and CID Board of Directors.

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