

# PIMLICO COMMUNITY DEVELOPMENT AUTHORITY (PCDA) MEETING

FY26 Local Impact Aid Kickoff Meeting

August 20, 2024, | 5:30 PM



## Agenda

- Welcome & Updates (*10 mins.*)
  - New Staff
  - Racetrack
- FY26 Spending Plan Process (*25 mins.*)
- Prioritization Exercise & Discussion (*40 mins.*)
- Status on Funding and Previous Years Projects (*30 mins.*)
  - City Project Updates (*10 mins.*)
  - Park Heights Renaissance (*20 mins.*)
- Closing (*10 minutes*)



**WELCOME KYRA MCDONNELL!**



## Pimlico Racetrack Redevelopment

- Maryland Thoroughbred Racetrack Operating Authority (MTROA), Maryland Stadium Authority (MSA) and project partners developing site plan and design.
- Timeline for redevelopment
  - Demo of non-essential structures starts **September 1**
  - Pauses **April 2025** for 150th Preakness
  - Preakness held in **Laurel in 2026**
  - Returns to **Pimlico in 2027**
- HB 1524 also requires a **plan for community development** in neighborhoods surrounding the racetrack.
  - Plan development coordinated by State DHCD and MTROA.
  - Builds on work led by Pimlico Community Advisory Board, community members, and partners over the past several years.
  - Study area includes Park Heights Master Plan Area and One Mile Radius.



## Pimlico Racetrack Redevelopment

- Plan for community development includes recommendations, timelines, and funding targets for:
  - Housing (workforce, affordable, blight/vacancy, homeownership)
  - Commercial Revitalization
  - Community Safety and Beautification
  - Workforce Development and Job Training
- Recommendations will draw from existing community and master plans, strategic plans, and vision plans.
  - E.g., Park Heights Master Plan, INSPIRE Plans, NWCPF Revitalization Plan, BRNI Revitalization Plan
  - E.g., strategic and community planning work led by PHR, CHAI, Northwest Baltimore Partnership, and Pimlico Community Advisory





*Esther Armstrong of Sankofa Children's Museum of African Cultures; Candy Stripe Circle of Excellence; Redeveloped vacant, now owner-occupied, in Park Heights*

# FY26 SPENDING PLAN PROCESS AND SCHEDULE



## Process

- **New:** hard deadline of October 18, 2024.
- **New:** cure period and technical review will allow for corrections.
- **New:** minimum funding request of \$25,000 per project.
- Eligible projects required to show complete scope of work, budget information (sources and uses), timelines, project types, and project outcomes.
- This ensures that the PCDA and City can make more informed decisions and that the community can respond to complete project proposals.
- Also ensures the City can distribute funding quickly because we already have information needed to execute grant agreements

Transparency



## Process

- Request form includes eligibility criteria and review of grantees to ensure organizations in good standing and that funds will be allocated to organizations with the capacity to administer program or have a fiscal sponsor.
- All projects required to show measurable activity, performance targets and goals which will now be included in contracts so that City, PCDA, and community will be able to much more clearly track outcomes of funding.
- All projects required to show alignment with current master plans or community plans.
- Quarterly reports provide expenditure and project progress.

## Accountability





## Process

### Equity

- **New:** Applicants now invited to testify/give comment at PCDA work session. Ensures a more level playing field between agencies, high-capacity groups, and emerging organizations.
- **New:** Equity question updated per feedback from PCDA. Application now includes question about alignment with Department of Planning's Equity Lens (structural, procedural, distributional, and/or transgenerational equity).
- **New:** Northwest Neighborhood Grants Program is now duplicated for the Park Heights Master Plan area.
- Data show trend of allocation of higher proportion of funding to emerging organizations in recent years.



# Fiscal Administration of Pimlico Local Impact Aid

1.

Pimlico Local Impact Aid (LIA) accrues annually as a portion of statewide Video Lottery Terminal (VLT) revenue.

PHR receives \$2.4M or 24% of Pimlico LIA (whichever is higher) off the top.

\$3.5M of Pimlico LIA committed for annual debt service to finance redevelopment of racetrack.

Remainder allocated to Baltimore City for distribution according to State Law § 9-1A-31.

2.

§ 9-1A-31 requires a spending plan, public hearing, counsel from the PCDA, and 45-day review window.

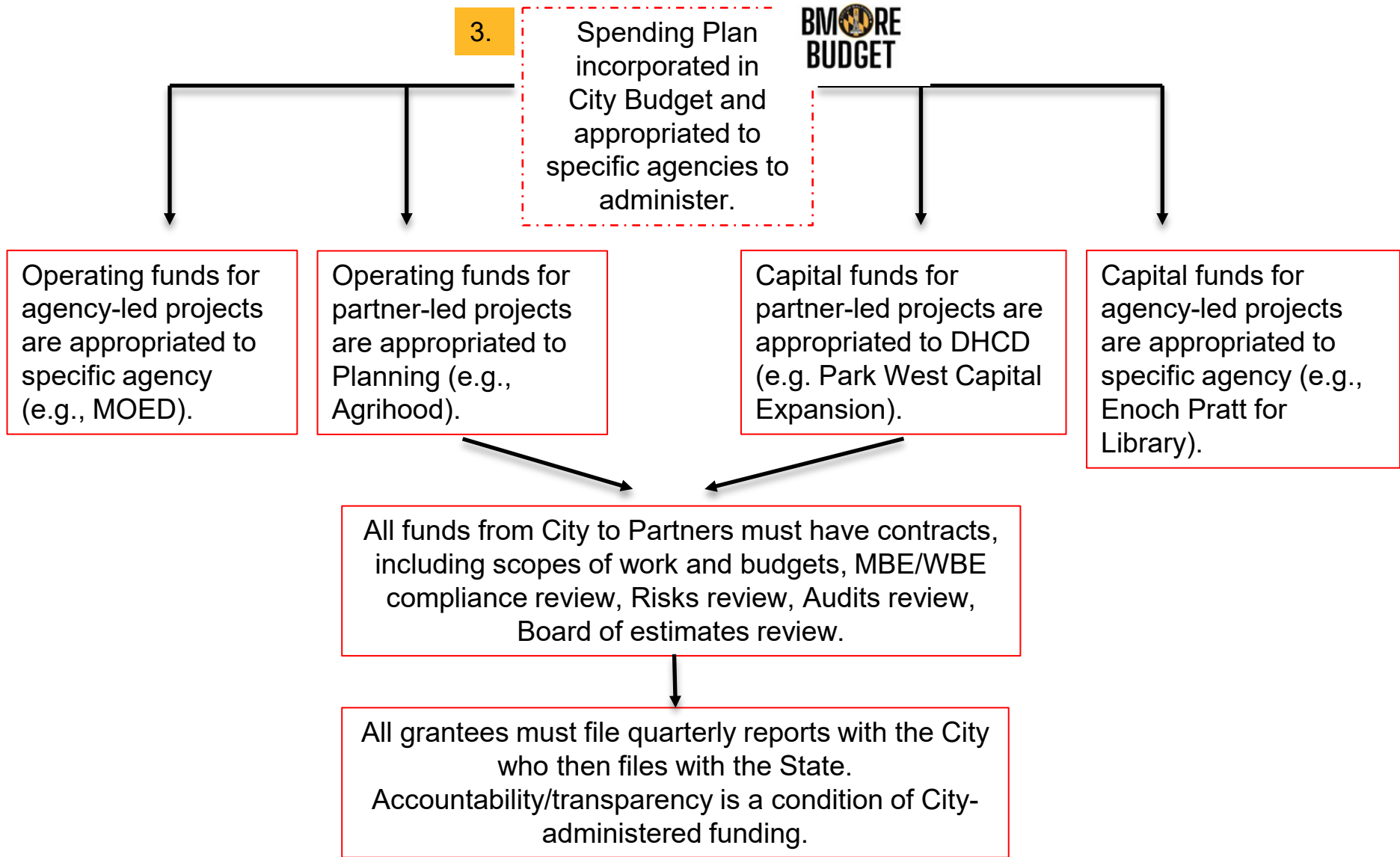
City advertises project funding request period. PCDA makes preliminary recommendations. City holds public hearing. PCDA makes final recommendations.

With advice from the PCDA, Mayor determines final Spending Plan.

Spending Plan incorporated in City Budget and appropriated to specific agencies to administer.



# Fiscal Administration of Pimlico Local Impact Aid



## Evaluation Criteria

- Alignment with **State Law § 9-1A-31, including:**
  - Infrastructure improvements
  - Facilities
  - Public safety
  - Sanitation
  - Economic and community development, including housing
  - Other public services and improvements
- Applicant eligibility as determined by tax-exempt status, fiscal capacity, and past grant compliance.
- Alignment with relevant master plans, community plans, area strategies, and City, PCDA, and community priorities.
- Project readiness as determined through scope of work, budget, and timeline.
- Outcomes/Impact as determined by equity response and performance measures.



# FY26 Meeting and Spending Plan Schedule

Date	Action Item
August 20, 2024	PCDA meeting to kick off FY26 Spending Plan process
September 9, 2024	Spending Plan Line-Item Request Form Released
September 16-17, 2024	Virtual Information Sessions
October 18, 2024	Final Deadline to Submit Spending Plan Line-Item Requests
December 4, 2024	PCDA meeting to review applications and determine draft Spending Plan
December 16, 2024	Release FY26 draft spending plan (start of 45-day review period)
December 18, 2024	Public hearing for feedback on the draft spending plan
January 15, 2025	Deadline for written comments to PCDA; end of public comment period
January 27, 2025	PCDA work session to determine final recommendations. Hybrid meeting.
January 31, 2025	DOP posts PCDA's final recommendations (end of 45-day review)
March 1, 2025	Anticipated release date of Mayor's Final Spending Plan
July 1, 2025	FY26 Funding Becomes Available to Projects and Grantees
September 30, 2025	Anticipated date for 100% contract execution

\*Highlighted dates are scheduled PCDA meetings.





*Park Heights Main Street District Announcement; Major Redevelopment Area 17-acre parcel groundbreaking with NHP Foundation*

## FISCAL YEAR 2026 PRIORITIES EXERCISE



## Pimlico Local Impact Aid FY26 Estimate

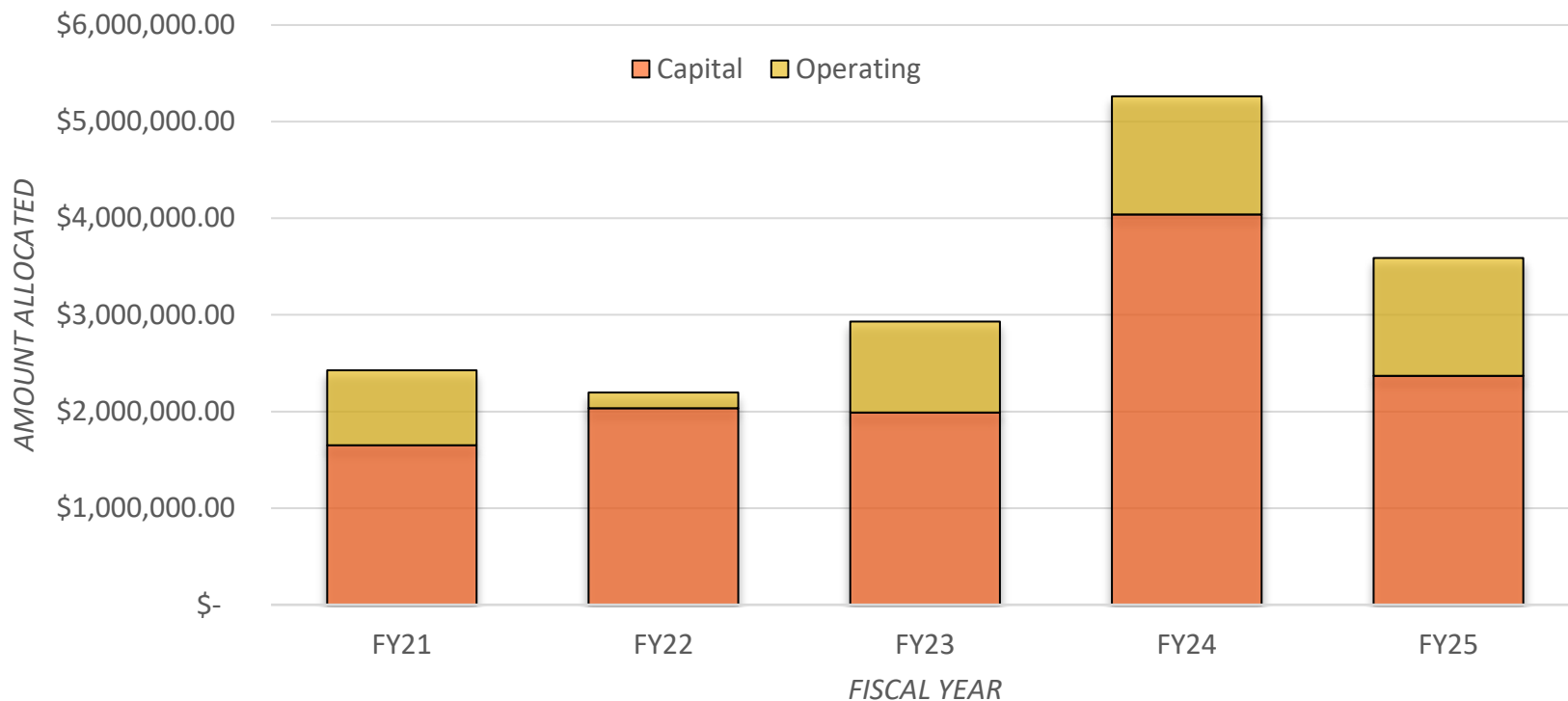
	FY2026 (estimated*)	FY2025
<b>Park Heights Renaissance **</b>	<b>\$2,400,000</b>	<b>\$2,400,000</b>
<b>Annual Debt Service**</b>	<b>\$3,500,000</b>	<b>\$3,500,000</b>
<b>Pimlico Local Impact Aid</b>	<b>\$3,963,000</b>	<b>\$3,428,000</b>
<i>85% Park Heights</i>	<i>\$3,368,000</i>	<i>\$2,914,000.00</i>
<i>15% 1 Mile Radius</i>	<i>\$595,000</i>	<i>\$514,000.00</i>

\* Estimates are provided by the City's Bureau of the Budget & Management Research. Analysts will provide a finalized estimate in early September based on revenue projections.

\*\* PHR receives \$2.4M or 24% of total Pimlico LIA (whichever is higher) directly. \$3.5M of Pimlico LIA committed for annual debt service to finance redevelopment of racetrack. The PCDA does not review or comment on these allocations.



## FY21-25: 5 Year Pimlico Local Impact Aid - Capital & Operating Investments

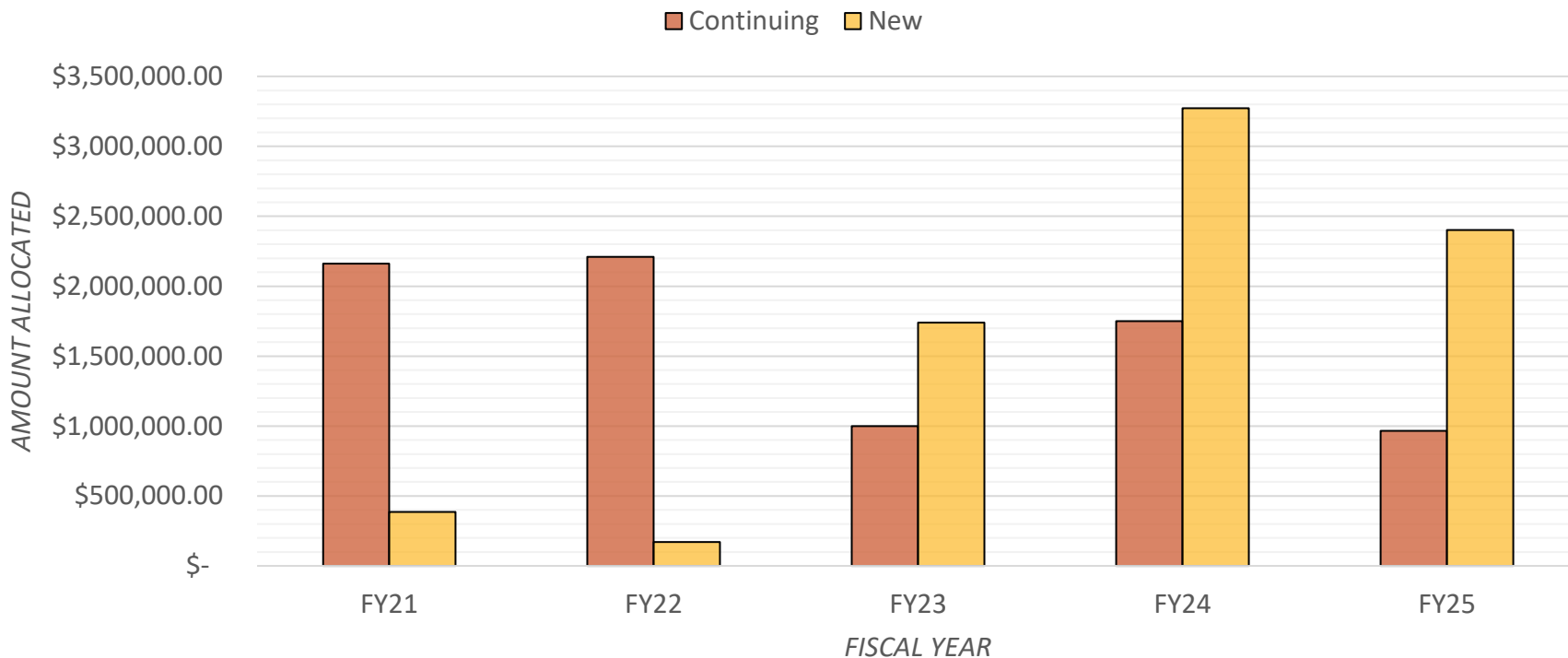


- Capital projects are the bulk of spending across the past 5 years and across three categories: **Housing, Community Development, and Parks/Recreation.**
- There's also been an increase in operating expenses, both as a proportion of the overall funding, and number of operating awards.
- Within operating, **Business and Economic Development** and **Organizational Support/Capacity Building** are the greatest shares of funding.





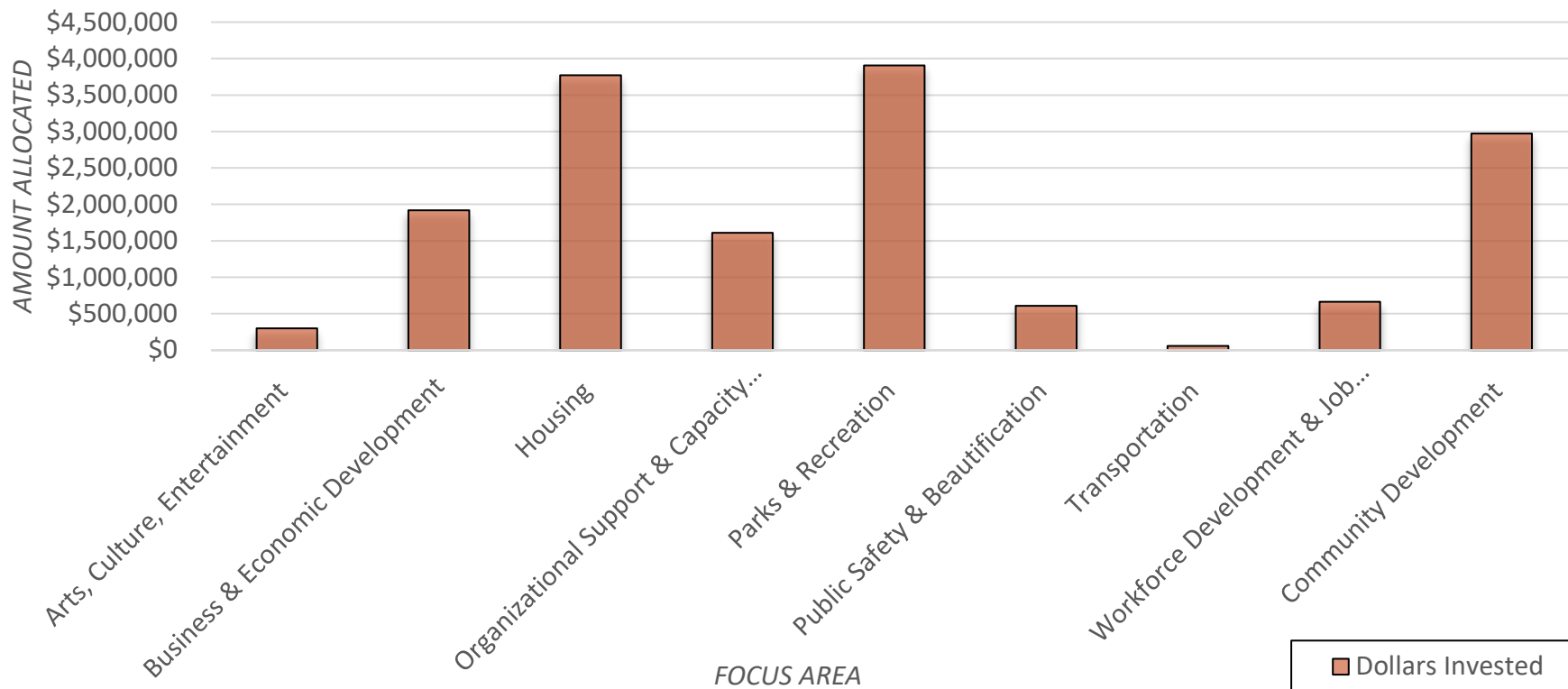
## FY21-25: 5 Year Pimlico Local Impact Aid - New & Continuing Projects



- Trend over past three years has shifted from old/recurring/multiyear projects to **new projects**.



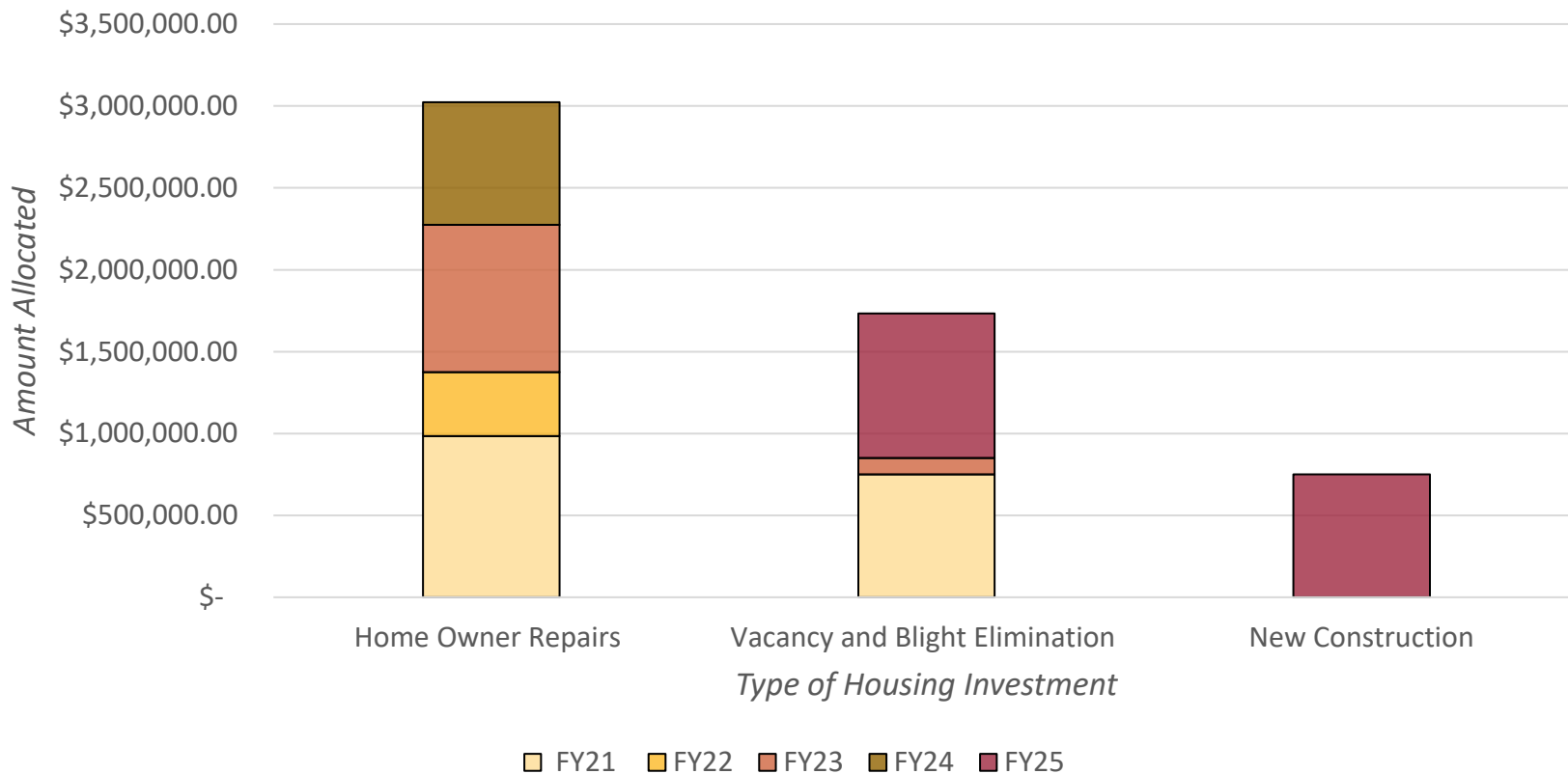
## FY21-25: 5 Year Pimlico Local Impact Aid - Focus Areas



- **Transportation** has not been allocated funding since FY22.
- **Parks & Recreation** and **Housing** have seen the greatest investment over the past five years. **Community Development** is inclusive of \$2 million dollars for the Library.
- **Business & Economic Development** is a recent investment with support from the Mayor's Office of Small Business Advocacy & Development



## FY21-25: 5 Year Pimlico Local Impact Aid - Housing Investments



- **Housing** investments are inclusive of new construction, vacancy/blight elimination, and homeownership preservation.
- Homeownership preservation investment from FY21-25 includes \$2.1 million in homeownership repair grants.



## FY26 Prioritization & Discussion - 20 minutes for Discussion

- Does the PCDA want to continue to prioritize **capital projects**?
- Should there be targets for the percentage of funding allocated to **specific types of capital spending**?
- Does the PCDA want any **priorities** mentioned in the application?
- What are **areas of evaluation** for the project application?





*At the House groundbreaking; Fallstaff Multicultural Organizing Project; tour of businesses in Park Heights with SMBA+D and PHR*

## STATUS ON PREVIOUS YEARS PROJECTS AND FUNDING



## Project Request and City Reporting Strategy

- Quarterly reporting will continue in FY25.
- Quarterly report templates and improved format for tracking and communication of community and agency project updates
- Reporting on specific project performance measures identified in application
- Details built into request forms and reporting going forward
- Fiscal 2024 Quarter 1 & Quarter 2 report is submitted to the State and is available online.
- Fiscal 2024 Quarter 3 & Quarter 4 published by the end of August.
- Reports on projects can be downloaded from [PCDA Spending Plans/Reports page](#)



## Fiscal Year 2024: Quarter 3 and Quarter 4

### Park Heights Master Plan Area

- Capital:
  - *Funds Allocated:* \$15,650,000
  - *Spent:* \$3,306,826
- Operating:
  - *Funds Allocated:* \$957,000
  - *Spent:* \$376,146

### One Mile Radius

- Capital:
  - *Funds Allocated:* \$1,542,500
  - *Spent:* \$623,448
- Operating:
  - *Funds Allocated:* \$3,275,519
  - *Spent:* \$2,739,619



# Success with Fiscal Year 25 Pimlico Local Impact Aid Projects

Project Title/Description	Manager	Grant Amount	Status as of July 2024
Single-Family Homes Construction (NHP Foundation)	DHCD	\$ 750,000.00	Contract in progress with DHCD.
Park West Health Systems Capital Expansion	DHCD	\$ 500,000.00	Contract in progress with DHCD.
Park Circle Redevelopment Project (DHCD)	DHCD	\$ 494,000.00	Title work ordered.
Baltimore Redlining and Blight Elimination CDC: Arlington, Central Park Heights, and Park Circle	DHCD	\$ 390,000.00	Contract in progress with DHCD.
Bmore You Pop-Up Shop (Excellence & Ambition)	DOP	\$ 254,000.00	BOE hearing 8/21.
Façade Improvement Grants	SMBA+D	\$ 135,000.00	SMBA+D coordinating next steps.
Candystripe Basketball Court Revitalization	DOP	\$ 145,000.00	Contract drafted. Pending sign-off on bonding.
NW Neighborhood Grants Program (Park Heights)	DOP	\$ 130,000.00	Will be activated in early 2025.
Agrihood Baltimore Food Hub	DOP	\$ 115,000.00	BOE hearing 8/21.
Dayspring Inc. Revamp and Classroom	DOP	\$ 89,000.00	BOE hearing 8/21.
Wheels 2 Empowerment (Langston Hughes CBRC)	DOP	\$ 110,000.00	Submitted for BOE in September.
Catherine’s Family and Youth Services Community Enhancement Program	DOP	\$ 50,000.00	Approved at BOE on 8/6.
Sankofa Children’s Museum of African Cultures	SMBA+D	\$ 50,000.00	SMBA+D coordinating next steps.
Pimlico Terrace Revitalization and Preservation	DOP	\$ 35,000.00	Grantee secured fiscal sponsor. Finalizing scope.
Community Organizing in the Northwest Community Planning Forum (CHAI)	DOP	\$ 125,000.00	Submitted for BOE in September.
Fallstaff Community Organizing and Services Support (CASA)	DOP	\$ 116,000.00	Approved at BOE on 8/6.
NW Neighborhood Grants Program (1 Mile Radius)	DOP	\$ 107,000.00	Will be activated in early 2025.
Ambassador Theater (Artspace Projects Inc.)	DOP	\$ 100,000.00	Not yet started.
Sustaining Legacy Middle Neighborhoods (GO Northwest)	DOP	\$ 75,000.00	Grantee finalizing scope.



# Park Heights Renaissance Project Updates

[Please see recording for slides & details.](#)



**CLOSING**



## Upcoming Meetings and Deadlines

**September 9:** Line-Item Project Request Form Opens

**September 16 and 17:** Virtual Information Sessions\*

9/16 at 7:00 PM, 9/17 at 12:30 PM

**October 18:** Deadline for Spending Plan Line-Item Requests

**December 4:** Next PCDA Meeting to Review Requests for Preliminary Spending Plan

*\* Subject to change*



# Thank You!

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**APPENDIX**



# Historical Funding Snapshot

- **Park Heights Master Plan Area**

- \$47M Funding allocated since FY13-FY25 to implement the Park Heights Master Plan
  - \$32M to approximately 12 multiyear capital projects
  - ~\$20M to DHCD for Major Redevelopment Area (MRA)
  - ~4.5M Park Heights Library
  - ~\$4.8M to BCRP for CC Jackson, Towanda and J.D. Gross
  - ~\$2.1M Home Repair Grants\*

- **One Mile Radius**

- OMR Allocations FY13-FY25: \$10.5M
  - ~\$6.3M allocated through HNI and DOP for OMR projects and community grants
  - ~\$4.2M allocated to community and agency-led projects, such as:
    - Northwest Park
    - Ambassador Theater

**\*Only includes home repair grants funded by Pimlico Local Impact Aid and overseen by DHCD; does not include home repair grants provided by other sources (e.g., INSPIRE, ARPA)**



## FY26 Additional Detail on Evaluation Schedule

Date	Action Item
<b>Sept. 16-17, 2024</b>	Virtual Information Sessions
<b>September 23, 2024</b>	Deadline for Written Questions from Potential Applicants
<b>September 30, 2024</b>	Deadline for DOP to Post Written Responses
<b>October 18, 2024</b>	Application Deadline
<b>Oct. 21-Nov. 1, 2024</b>	DOP Conducts Technical Review
<b>November 4-8, 2024</b>	Applicant Cure Period
<b>November 4, 2024</b>	DOP Conducts Final Technical Review
<b>November 18, 2024</b>	DOP Sends Eligible Project Requests to PCDA
<b>December 4, 2024</b>	PCDA meeting to review applications and determine draft Spending Plan
<b>December 8, 2024</b>	PCDA Rankings Due to DOP



# Tracking Homeowner Repairs Grants

Footprint	FUNDING STATUS				GRANT APPLICATION STATUS			
	Fiscal Year	PCDA Funding Awarded	PCDA Funding Allocated	ORS Support Funding Allocated	Intake	Work Approved/ Started	Work Completed	Grants Still Available
Arlington INSPIRE*		\$250,000	\$ 223,140	\$ 65,709	COMPLETE	COMPLETE	23	2
Pimlico INSPIRE		\$250,000	\$ 242,745	\$ 58,594	COMPLETE	COMPLETE	25	0
Towanda Grantley	FY22	\$240,000	\$ 178,845	\$ 15,440	4	3	17	0
Greenspring	FY23	\$600,000	\$ 164,675	\$ 255,425	19	17	10	14
Pimlico Good Neighbors	FY23	\$300,000	\$ 60,000	\$ -	9	6	1	14
Park Circle	FY17/18	\$200,000	\$ -	\$ -	5	0	0	17
5 Neighborhoods (Woodmere, Parklane, Lucille Park, Langston Hughes and Greenspring)	FY24**	\$750,000	\$ -	\$ -	29***	0	0	50

### ADDITIONAL FOOTPRINTS COVERED BY PHR FUNDING:

Parklane/Edgecombe

Levindale

Cylburn

\*Account being reconciled and amount available is subject to change.

\*\*FY24 Grants are for up to \$15K per property. All other grants are up to \$10K.

\*\*\* These are residents who have signed up as interested and plan to apply.

ORS = Office of Rehab Services (Dept of Housing Preservation)



# FY22 Pimlico Local Impact Aid Project Updates

Project Title/Description	Manager	Amount	Status as of July 2024
CC Jackson Park (Construction)	BCRP	\$1,000,000	On track for bid in Fall 2024.
J.D. Gross Recreation Center	BCRP	\$300,000	Change orders to be reviewed by BOE.
Towanda Recreation Center (Playground)	BCRP	\$100,000	Construction authorization to proceed expected July/August 2024.
Pimlico Safety Fields (completion)	BCRP	\$150,000	Project completed and closed.
Homeowner Repair Grants (Towanda-Grantley)	DHCD	\$240,000	No remaining grants. 15 completed. 5 awarded. 4 underway.
INSPIRE Homeowner Repairs (Forest Park High School)	DHCD	\$150,000	90% of grant has been awarded. Work will start imminently.
Neighborhood Initiative Competitive Grants	DOP	\$168,000	Grants awarded and distributed.
CHAI Community Organizer	DOP	\$60,000	Contract executed. Work in progress
CASA Community Organizer	DOP	\$40,000	Contract executed. Work in progress.
Community Organizer - Go Northwest	DOP	\$50,000	Contract executed. Work in progress.
Street cleaning (Glen/Fallstaff)	DOP	\$50,000	New service provider secured. BOE in September.
INSPIRE Pedestrian improvements (Oakley and Greenspring)	DOT	\$20,000	Artist submitting application to install.
Public Art (Towanda LaneScape)	DOT/BOPA	\$50,000	Re-engaging community and artist on scope of work.
Public Safety (Kujichagulia Center)	MONSE	\$50,000	Project completed and closed.
Public Safety (Citiwatch - Park Heights and Spaulding)	MONSE	\$25,000	Project completed and closed.

Project Title/Description	Manager	Grant Amount	Status as of July 2024
Towanda Rec Center (Playground)	BCRP	\$250K	Construction authorization to proceed expected July/August 2024.
Homeowner Repair Grants (Greenspring, Pimlico Good Neighbors)	DHCD	\$900K	14 slots remaining in Greenspring. 14 slots remaining in Pimlico Good Neighbors.
Acquisition/Development Incentives for 6 properties: 2600 block of Loyola S.Way	DHCD	\$100K	In rem in process for 4 of 6 properties; negotiation/condemnation for remaining.
At the House Social Settlement Education – Out of School Time Activities for Park Heights schools - PHR	DHCD	\$200K	Broke ground. Received BMZA approval. Contract scheduled for 8/21 BOE.
Langston Hughes Community/Business Center	DOP	\$150K	Contract submitted to BOE.
PCDA Communications	DOP	\$200K	Contract executed. Work in process.
Ambassador Theater	DOP	\$100K	Scope in development.
Neighborhood Initiative Competitive Grants	DOP	\$200K	Contract executed.
Community Organizer - GO Northwest	DOP	\$30K	Grants awarded and distributed.
Street cleaning (Glen/Fallstaff)	DOP	\$50K	Contract executed. Grantee working on project.
Sankofa Children's Museum of African Cultures	DOP	\$50K	New service provider secured. BOE in September.
Business Development and Main Streets	SMBA-D	\$100K	Contract executed. Funding disbursed.
Lighting and Safety Enhancements in Business District	SMBA-D	\$300K	Coordinator hired! Main Streets District launched!
	SMBA-D	\$139.5K	Coordinator working to activate program.



# FY24 Pimlico Local Impact Aid Project Updates

Project Title/Description	Manager	Grant Amount	Status as of July 2024
Northwest Park	BCRP	\$300,000.00	Currently in SWM review. Advertises fall of 2024.
Luckman Park Court Refurbishment	BCRP	\$111,000.00	Contract extension submitted to BOE. Construction to be scheduled once extension approved.
Park West Health Systems Capital Expansion	DHCD	\$600,000.00	Estimate breaking ground in fall of 2024.
Homeowner Repair Grants (Woodmere, Langston Hughes, Lucille Park, Parklane, and Greenspring NSAs)	DHCD	\$750,000.00	29 residents in intake. 50 grants still available. DHCD doing outreach with community orgs.
Social Settlement House (At the House Inc.)	DHCD	\$250,000.00	Broke ground. Received BMZA approval. Contract scheduled for 8/21 BOE.
Arlington E/MS INSPIRE Garden Improvements	DHCD	\$40,000.00	Contract in process with City Legal and BCPSS.
Neighborhood Initiative Grants Program	DOP	\$102,000.00	Grants awarded and distributed!
Ambassador Theater/Community Development	DOP	\$100,000.00	Contract executed.
Glen and Fallstaff Neighborhood Fund – CHAI	DOP	\$51,000.00	Contract executed. Work in progress.
Community Organizer - GO Northwest	DOP	\$50,000.00	Contract executed. Work in progress.
Park Heights Library	Enoch Pratt	\$2,028,000.00	Construction documents at 100%. Anticipated for bid with CC Jackson Park in fall 2024.
Public Lighting and Safety Enhancements	SMBA-D	\$100,000.00	In progress through SMBA+D.
Park Heights Economic Development	SMBA-D	\$100,000.00	In progress through SMBA+D.
Sankofa Children's Museum of African Cultures	SMBA-D	\$50,000.00	Pending updated scope from grantee.
Small Business Support: Wage Subsidy + Apprenticeship Program	MOED	\$318,000.00	First round of subsidies are in process!
Neighborhood-Based Career Navigation	MOED	\$176,000.00	Navigator is posted in community!

## FY21-25: 5 Year Pimlico Local Impact Aid - Allocation by Focus Areas

Fiscal Year	Capital	Operating	Totals
FY21	\$ 1,650,000.00	\$ 778,000.00	\$ 2,428,000.00
FY22	\$ 2,035,000.00	\$ 163,000.00	\$ 2,198,000.00
FY23	\$ 1,989,500.00	\$ 940,500.00	\$ 2,930,000.00
FY24	\$ 4,039,000.00	\$ 1,222,000.00	\$ 5,261,000.00
FY25	\$ 2,368,000.00	\$ 1,222,000.00	\$ 3,590,000.00



## FY21-25: 5 Year Pimlico Local Impact Aid - Allocation by Focus Areas

	FY21	FY22	FY23	FY24	FY25	Totals
<b>Arts, Culture, Entertainment</b>	\$50,000	\$50,000	\$100,000	\$50,000	\$50,000	\$300,000
<b>Business &amp; Economic Development</b>	-	-	\$300,000	\$1,118,000	\$500,000	\$1,918,000
<b>Housing</b>	-	\$390,000	\$1,000,000	\$750,000	\$1,634,000	\$3,774,000
<b>Organizational Support &amp; Capacity Building</b>	\$341,000	\$150,000	\$400,000	\$351,000	\$366,000	\$1,608,000
<b>Parks &amp; Recreation</b>	\$1,550,000	\$1,550,000	\$250,000	\$411,000	\$145,000	\$3,906,000
<b>Public Safety &amp; Beautification</b>	\$100,000	\$282,000	\$189,500	-	\$35,000	\$606,500
<b>Transportation</b>	-	\$58,000	-	-	-	\$58,000
<b>Workforce Development &amp; Job Training</b>	\$105,000	\$50,000	-	\$176,000	\$334,000	\$665,000
<b>Community Development</b>	\$100,000	-	\$400,000	\$2,168,000	\$304,000	\$2,972,000



## FY21-25: 5 Year Pimlico Local Impact Aid - Housing Investments

	Homeowner Preservation	Vacancy/Blight Elimination	New Construction
FY21	-	-	-
FY22	\$ 390,000.00	-	-
FY23	\$ 900,000.00	\$ 100,000.00	
FY24	\$ 750,000.00	-	
FY25	-	\$ 884,000.00	\$ 750,000.00
<b>Totals</b>	<b>\$ 2,040,000.00</b>	<b>\$ 984,000.00</b>	<b>\$ 750,000.00</b>



## FY21-25: 5 Year Pimlico Local Impact Aid - Allocation by Focus Areas

Fiscal Year	Cont.	New	Totals
FY21	\$ 2,162,000.00	\$ 385,000.00	\$ 2,547,000.00
FY22	\$ 2,210,000.00	\$ 170,000.00	\$ 2,380,000.00
FY23	\$ 1,000,000.00	\$ 1,739,500.00	\$ 2,739,500.00
FY24	\$ 1,751,000.00	\$ 3,273,000.00	\$ 5,024,000.00
FY25	\$ 966,000.00	\$ 2,402,000.00	\$ 3,368,000.00

