



## MINUTES

Of the

Board of Directors

Of the

### City of Baltimore Development Corporation

The regular meeting of the Board of Directors (Board) of the City of Baltimore Development Corporation (BDC) was held on Thursday, January 23, 2014, beginning at 7:46 a.m. at the Corporation's offices at 36 South Charles Street, Baltimore, MD. **Board members present at the meeting were: Chair, Arnold Williams, Harry Black, Augie Chiasera, Armentha Cruise, Clinton Daly, Gilberto de Jesus, Paul Graziano, Bert Hash, and Sharon Pinder.**

Staffs present were: President, Brenda McKenzie, Executive Vice President, Kim Clark, Chief Financial Officer, Jeff Pillas, Chief Operating Officer, Nancy Jordan-Howard, Chief of Staff, Karyn Riley, Karl Bradley, Terrance Hancock, Joann Logan, Larysa Salamacha, Paul Taylor and Deborah Tillett.

The meeting was called to order by Chair, Arnold Williams.

- I. Business Retention & Oversight Committee Report was given by Larysa Salamacha as follows:
  - 1) New formats for BRE for 2014.
  - 2) First meeting will be on February 19, 2014 @ 3:30 p.m.
  - 3) Topic: Independent Grocers
  - 4) Invited a group of independent grocers to come to office to discuss some issues they are facing.
  - 5) There will be different topics selected every other month throughout the year.
  
- II. Loan & Audit Committee Report was given by Jeff Pillas as follows:
  - 1) The Loan & Audit Committee met on January 13, 2014.
  - 2) Committee approved the meeting's minutes from November 12, 2014.

- 3) Received a request in reference to starting a convenience store on Eastern Avenue (equivalent to a 7 Eleven).
  - Committee has additional questions, so will revisit.

III. Project Review & Oversight Committee Report was given by Harry Black as follows:

- 1) The Project Review & Oversight Committee met on January 15, 2014.
- 2) Discussed the sale and redevelopment of 1500 Chesapeake Avenue.
- 3) Sale price \$760,000.
- 4) Received three (3) proposals on December 5, 2013.
- 5) Property will be used to support Amports operations.
  - Providing parking spaces for processed imported vehicles coming off ships.
- 6) Committee asks BDC to recommend to the Mayor the approval of the transaction for the sale of property.

Presentation - Project for 1500 Chesapeake Avenue was given by Sr. Economic Development Officer, Terrance Hancock as follows:

- 1) Construction for a 2,010 space parking for airport operations.
- 2) Located in Fairfield (South Baltimore), sitting on 8 acres of city owned land.
- 3) Surrounded by various industrial usage.
- 4) Presentation of photos, Labeled parcel #3.
- 5) Property is flat and presently being used as an illegal dumping site.
- 6) In over a 20 year period the city anticipate \$1.2 million in various tax revenue streams.
- 7) The three (3) proposals were:
  - Old Fairfield Holdings (owned by David Simon) proposed use for metal & plastics recycling facility.
  - Fleet Transit (Kevin McNeil, owner of adjacent property) proposed use for multi-tenant industrial use.
  - Chesapeake Real Estate Group proposed parking to support airport operations, generating 15 to 25 permanent jobs.

**Recommendation:**

On the basis of the above analysis at its January 23, 2014 meeting, the BDC Board of Directors unanimously approved Staff's recommendation for the sale and redevelopment of the Property to the Developer for \$760,000 to construct a parking facility for AMPORTS with the following conditions:

1. Reject the Developer's request to split transfer and recordation costs with the City at Settlement. All transfer and recordation costs will be the responsibility of the Developer.
2. The Land Disposition Agreement will include a Purchase Option, which would allow the City to purchase the Property back from the Developer when the AMPORTS lease with the Developer terminates.
3. The Developer will provide Staff evidence of the executed lease between the Developer and AMPORTS prior to Settlement.

A motion to approve transaction was moved, seconded, and approved by all.

IV. Presidents Report was given by Brenda McKenzie as follows:

- 1) Updates on economic development, strategy and action plan.
- 2) Receiving draft deliverables from consultants.
- 3) Will present the process flow & market assessment in reports for next meeting in February.
- 4) Provided a number of ways for people to connect in process.
  - Meetings
  - Interviews
  - Focus groups
  - Surveys
- 5) Received a number of inputs from citizens and companies.
- 6) All inputs will be summarized in market assessment.
- 7) Action plan will be ready second quarter.

A motion to approve minutes from November 21, 2013 & December 19, 2013 was seconded, and approved by all.

Arnold Williams, Chairman of the Board made a motion to adjourn the meeting, motion seconded and approved.

**The meeting was adjourned at 8:12 a.m.**