



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 26, 2017 beginning at 7:35 a.m. at the Corporation's offices at 36 South Charles Street, Baltimore, MD. **Board Members present at the meeting were: Chair, Arnold Williams, Greg Cangialosi, Augie Chiasera, Armentha Cruise, Clinton Daly (via phone), Deborah Devan, Jeffrey Fraley, Henry Raymond (via phone), and Colin Tarbert.**

Staff present were: William "Bill" Cole, President & CEO; Kim Clark, Executive Vice President; Nancy Jordan-Howard, Chief Operating Officer and Jeff Pillas, Chief Financial Officer. BDC Staff: Paul Taylor; Richard Escalante; Deborah Tillett; Beverly Lanier; Gaylord Dutton; Darron Cooper; Sally Costello; Dan Taylor; Susan Yum; Joann Logan; Larysa Salamacha; Patrick Terranova; and Renee West (as Recording Secretary).

Also in attendance: Adam Bednar, *The Daily Record*; Natalie Sherman, *The Baltimore Sun*, and Melody Simmons, *Baltimore Business Journal*.

The meeting was called to order by the chair, Arnold Williams at 7:35 a.m.

- I. Minutes of the BDC Board Meetings were approved as written.
- II. Chairman's Report
 - i. Williams noted that a letter of resignation had been received from Brian Tracey.
- III. President's Report
 - i. Cole introduced new staff members.
 - ii. Cole reported that efforts to create a new focus area of the enterprise zone in the Pennsylvania-North Avenue area have gone through the process and have been approved by the state, therefore increasing job opportunities in West Baltimore.
 - iii. Cole reported that proposals are being received for the UniverCity Partnership area.
 - iv. Cole also noted a recent meeting with the Maryland Historic Trust regarding a potential project.
- IV. Committee Reports

Loan and Audit Committee

- i. A loan to the Life of Reilly restaurant to assist with financing the purchase of furniture, fixtures and equipment for its restaurant located at 2031 E. Fairmount Avenue in Butchers Hill.

Project and Oversight Committee

Lexington-Howard RFP

- i. Devan noted that an RFP for 111 S. Hanover Street had been issued by the City in September and that one proposal was received from The Carlisle Development Group.
- ii. Staff provided background on the property and its location, with emphasis on its existing conditions.
- iii. The Carlisle Development group partnering with DCT Architects proposes to name the 25,000 square foot mixed-use project *One Pratt Street Plaza*.
- iv. It was noted that potential tenants may provide an influx of approximately 800 jobs.
- v. Williams made a motion to close the BDC Board of Directors Meeting at 8:03 a.m. under Section 3-305(b) (14) which states before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process. Seconded by Augie Chiasera. Vote was unanimous.

The Closed meeting of the Board of Directors (Board) of the City of Baltimore Development Corporation (BDC) was held on Thursday, January 26, 2017 beginning at 8:22 a.m. at the Corporation's offices at 36 South Charles Street, Baltimore, MD. **Board Members present at the meeting were: Chair, Arnold Williams, Greg Cangialosi, Augie Chiasera, Armentha Cruise, Clinton Daly (via phone), Deborah Devan, Jeffrey Fraley, Henry Raymond (via phone), and Colin Tarbert.**

Staff present were: William "Bill" Cole, President & CEO; Kim Clark, Executive Vice President; Nancy Jordan-Howard, Chief Operating Officer and Jeff Pillas, Chief Financial Officer. BDC Staff: Paul Taylor; Richard Escalante; Deborah Tillet; Beverly Lanier; Gaylord Dutton; Darron Cooper; Sally Costello; Dan Taylor; Susan Yum; Joann Logan; Larysa Salamacha; Patrick Terranova; and Renee West (as Recording Secretary).

The meeting was reopened.

- I. Colin Tarbert moved to adjourn at 8:23 a.m. Arnold Williams seconded. Vote was unanimous.