

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, February 22, 2018 beginning at 7:32 a.m. at the Corporation's offices at 36 South Charles Street, Baltimore, MD. **Board Members present at the meeting were: Chair, Arnold Williams, William "Bill" Cole, Greg Cangialosi, Augie Chiasera, Elda Devarie, Charisse Ford, Jeffrey Fraley (via phone), Miriam Fuchs, Jeffrey Hargrave, Paul Taylor, Michael Walton (via phone), Angela Wells-Sims, and Christy Wyskiel.**

Staff present were: Kim Clark, Executive Vice President; Nancy Jordan-Howard, Chief Operating Officer and Jeff Pillas, Chief Financial Officer. BDC Staff: Will Beckford; Larysa Salamacha; Susan Yum; Dan Taylor; Darron Cooper; Sally Costello; Richard Escalante; Armstead Jones; Ira Kowler; Beverly Lanier; Patrick Terranova; David Adamski; and Renee West (as Recording Secretary).

Also in attendance: Adam Bednar, *The Daily Record*, Tom Klein, Malvin Riggins & Company, Melody Simmons, *Baltimore Business Journal*

The meeting was called to order by the chair, Arnold Williams at 7:32 a.m.

- I. Minutes of the BDC Board Meetings were approved as written.
- II. President's Report
 - i. Cole noted that the Board can expect to deliberate on upcoming projects this spring.
 - ii. Cole also reported that BDC just completed a performance audit, there were no findings.
 - iii. It was reported that BDC received an unmodified opinion for the organization's financial audit.
- III. Committee Report

Project Review Committee

201-213 W. Lexington Street RFP

- i. Cole reported that the committee discussed one project. 201-213 W. Lexington Street. BDC Staff presented the proposed development. (Armstead Jones, Project Management and Analysis). BDC released a RFP September 7, 2017; two responsive proposals were received December 7, 2017. The property's total lot area is approximately 18,772 square feet and although it is one building it is comprised of five parcels.
- ii. Staff provided background on the property including its proximity to Lexington Market, the Royal Farms Arena and the University of Maryland Medical Center. It was further noted that the sites are located in the Bromo Arts and Entertainment District, the Market Center Urban Renewal Plan area, and the proposed Five and Dime CHAP District.

- iii. The first proposal reviewed was Brager-Gutman Redevelopment. The developer, Washington Place Equities, proposes a mixed-use project combining 86 market-rate apartments with 12,000 square feet of ground floor commercial space. Staff noted two projects completed by this development team located at 500 and 520 Park Avenue.
- iv. The second proposal reviewed was the Restore Health Baltimore project headed up by Mid-Atlantic Health Care, LLC and their affiliate, Baltimore Nursing and Rehabilitation Realty, LLC. Their proposal is to redevelop the site into a mixed use project that would include an 80-bed, state-of-the-art skilled nursing center with 12,000 square feet of new retail space and over 25,000 square feet of commercial office space. Two projects that have been completed in Maryland by this team were noted.
- v. Fuchs moved to issue an Exclusive Negotiating Privilege (ENP) and Right of Entry (ROE) to Mid-Atlantic Health Care, LLC for the purpose of negotiating a Land Disposition Agreement (LDA) for the city-owned property located at 201-213 W. Lexington Street. Jeff Hargrave seconded. The motion passed.

Façade Improvement Grants

- i. Beckford made a presentation to the Board regarding BDC's façade improvement grant program.
- ii. The program has been in existence for 14 years and is designed to improve the esthetics of commercial districts in an effort to make businesses more attractive to consumers.
- iii. It was further noted that this approach was being used as a part of the Mayor's Violence Reduction Initiative. Although historically the grants did not include external security cameras, that has been changed to allow them in the 7 zones throughout the city identified. These cameras will also have the ability to be tied directly into the CityWatch program which will be monitored by the Baltimore City Police Department.
- iv. The meeting was adjourned at 8:10 a.m.