

MINUTES
Of the
Board of Directors
Of the
City of Baltimore Development Corporation
AMENDED

The regular meeting of the Board of Directors (Board) of the City of Baltimore Development Corporation (BDC) was held on Thursday, December 12, 2019 beginning at 7:41 a.m. at the Corporation's offices at 36 S. Charles Street, Baltimore, MD. **Board Members present at the meeting were: Chair, Augie Chiasera; Chair Emeritus, Arnold Williams; Vice Chair, Jeffrey Hargrave; President, Colin Tarbert; Greg Cangialosi; Elda Devarie; Jeffrey Fraley (via phone); Miriam Fuchs; Carolyn Mozell; Henry Raymond; Paul Taylor; and Angela Wells-Sims.**

Staff who attended the meeting were: Kimberly Clark, Nancy Jordan-Howard, Larysa Salamacha, Deb Tillett, Dan Taylor, Susan Yum; Kristin Dawson, Ira Kowler, Patrick Terranova, Stephanie Hsu, Kyree West, Ryan Rattanni, Christina Moore, Beverly Lanier, and Renee West (as Recording Secretary).

Also in attendance: Sherman Ragland, Tradewinds Realty Partners LLC; Myron Burkholder, City Center Residence Association; Doug Kington, Remax; Paul Sturm, Catholic Relief Services

The meeting was called to order by the chair, A. Chiasera at 7:41 a.m.

- I. Minutes of the BDC Board Meeting of October 17, 2019 and the Amended Minutes of August 15, 2019 were approved as written.
- II. Chairman's Comments.
 - i. Chiasera welcomed and thanked Mayor Young for taking the time to attend BDC's Board meeting.
 - ii. Mayor Young was also acknowledged for stepping in and providing stability for the City at a critical point in time.
- III. Mayor's Comments
 - i. Mayor Young thanked BDC Board members and staff for their efforts to move the City's economy forward, which aligns with the work that he's doing as mayor – noting the importance of BDC's efforts to reshape and help grow the City through new development projects and increased job opportunities.
 - ii. The Mayor also acknowledged BDC for leading in the creation of a new Comprehensive Economic Development Strategy (CEDS) for the City and region, underscoring its importance to his vision for an equitable and inclusive economy.
 - iii. Before closing, the Mayor recalled his visit to the Made In Baltimore store, recognizing BDC and Cook's efforts with local makers and minority businesses.
- IV. President's report
 - i. As the Mayor prepared to leave, Tarbert thanked him for taking the time to meet with Board Members.
 - ii. Tarbert reported the groundbreaking ceremony for Paul's Place in Pigtown; the opening of the L on Liberty in Downtown's Westside; the launch of a pilot program with Lyft; that Lidl will be locating at Northwood Commons; and Galen Robotics is leasing new space at 1100 Wicomico.

- iii. Tarbert also provided an update on the International Urban Cooperation (IUC) City-to-City program, of which Baltimore is a participant.
- iv. Tarbert reiterated the successful Made In Baltimore store visit with Mayor Young.
- v. Updates were provided on the Comprehensive Economic Strategy (CEDS) effort, and business outreach initiative.

V. *Annual Meeting

- i. Augie Chiasera recommended a change to the bylaws to expand the Executive Committee by one additional member, which was approved unanimously by the Board.
- ii. Augie Chiasera recommended that Charisse Hughes be added as an Executive Committee member, which was approved unanimously by the Board.
- iii. Augie Chiasera initiated a series of elections required per the bylaws, as part of BDC’s Annual Meeting. Board members exited the room when considered for re-election.
- iv. Michael Walton; Immediate Past Chair, Arnold Williams; and Angela Wells-Simms were unanimously re-elected as “Class of 2019” Directors.
- v. President, Colin Tarbert; Paul Taylor; Henry Raymond; and Michael Braverman were unanimously re-elected as “Ex-Officio” Directors.
- vi. The ratification of re-election of “Class of 2018” Directors Greg Cangialosi; Jeffrey Fraley; Christy Wyskiel; and Miriam Fuchs was unanimously approved.
- vii. The ratification of an amendment clarifying the duties of the Audit Committee. Audit Committee shall consist of at least three (3) directors; Arnold Williams, Chair; Michael Walton; and Angela Wells-Sims are currently serving. The Audit Committee shall be responsible for the following actions: Oversee the annual audit, including appointing the auditor and receiving the auditor’s report directly. The Committee shall recommend and review policy and procedures for (a) the receipt, retention, and treatment of complaints received by the Corporation regarding accounting, internal accounting controls, or auditing matters; and (b) the confidential, anonymous submission by employees of the Corporation of concerns regarding questionable accounting, auditing or other financial matters.

VI. Presentations

Lexington-Howard and Howard-Fayette RFPs

- i. Staff introduced the site and assemblages, explaining the location, history and current conditions.
- ii. Staff presented an overview of the responsive proposals received, detailing the team composition, scope, and timeline for each.
- iii. Taylor moved to close the BDC Board of Directors Meeting at 8:32 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 Hargrave. Vote was unanimous.

*Full names provided for BDC Board and Committee Nominations.