

MINUTES

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

A virtual meeting of the Board of Directors (Board) of the City of Baltimore Development Corporation (BDC) was held on Thursday, April 15, 2021 beginning at 7:34 a.m. **Board Members on the call were: Chair, Augie Chiasera; Chair Emeritus, Arnold Williams; Vice Chair, Jeffrey Hargrave; President, Colin Tarbert; Greg Cangialosi; Elda Devarie; Miriam Fuchs; Henry Raymond; Paul Taylor; Michael Walton; Angela Wells-Sims; and Christy Wyskiel.**

Staff on the call were: Kimberly Clark, Nancy Jordan-Howard, Jeff Pillas, Dan Taylor, Susan Yum, Larysa Salamacha, Kate Howard, Shawn Gunaratne, David Garza, Ira Kowler, Nichole Davis, and Beverly Lanier (as Recording Secretary).

Also in attendance: Melody Simmons, *Baltimore Business Journal*; Andrew Lieber, Kaylin Brewer, Chris Dunlavey; Brailsford & Dunlavey, Gordon Krabbe; Enoch Pratt Free Library, Due to COVID-19, all attendees are not noted as it was virtual and open to the public.

The meeting was called to order by the chair, A. Chiasera at 7:34 a.m.

- I. Minutes of the BDC Board Meeting of February 18, 2021 were approved as written.
- II. Chairman's comments
 - i. Chiasera mentioned the following:
 - BDC staff frontline efforts with grant programs during the pandemic;
 - Favorable national press received with the Bridal Shop story;
 - Commentary shared by guest speaker Richard Florida at DPOB's State of Downtown regarding the relevancy and importance of cities like Baltimore along the 95 corridor and the critical role they will play in the future.
- III. President's Report
 - i. Tarbert reported on the following:
 - Questions presented at the State of Downtown event regarding Harborplace, the structure of ownership, ground lease, receivership and other proposed actions were discussed. The report was optimistic as people are returning to downtown;
 - Business Expansion of Streets Market in East Baltimore, part of the Yard 56 Project headed up by Dave Bramble;
 - \$17M in grants to over 1400 businesses have been distributed in the Design for Distancing program, including a grant to Kimberly Ellis who has been instrumental in helping to get the word out. More grants will be issued.
 - BDC and made in Baltimore received a MEDA award for the PPE program launched in 2020;
 - Baltimore Together remains on target to meet its fall 2021 completion date;
 - Questions regarding the coordination of the American Rescue Act funds coming to the state were addressed noting collaborative efforts in the initial stages at the city and state level.
 - The question of how these funds could benefit the region will be evaluated as this funding presents a great opportunity for the city with Baltimore Together as a roadmap.
- IV. BDC Equity & Inclusion Initiatives
 - i. While all items are being addressed, the following were mentioned:
 - The status of the Black Arts District project for creatives was given;

- Centre for Public Impact – Government Listening Series article featuring the City of Baltimore, *Learning from city leaders competing in a dynamic market ecosystem* was published this week including a direct quote from Baltimore Together with a link to the site.

V. Project Review – 856 Washington Boulevard RFP Response

i. Nichole Davis presented the following:

- Enoch Pratt Free Library has decided they would like to pursue a public-private partnership in order to modernize and enlarge the current Washington Village Branch at 856 Washington Boulevard
- On behalf of the Library System, BDC issued a Request for Proposals (RFP). The RFP opened on August 24, 2020 and closed on October 26, 2020.
- A responsive proposal was received from SAA|EVI who is proposing to demolish the existing structure and build a mixed-use new construction building which will include an expanded library space and residential apartments.

VI. Project Review – Baltimore Arena RFP Responses

i. Chris Dunlavey, President; Andrew Lieber, and Kaylin Brewer of Brailsford & Dunlavey, Consultants of BDC, presented the following:

- Three complete proposals were received in response to the RFP including Oak View Group, Metropolitan ASM Global, and Spectra;
- Note: Hargrave recused himself due to a conflict of interest and left the meeting.
- A broad overview of the timeline and evaluation process was given.

Williams made a motion to close the BDC Board of Directors Meeting under Article 3-305(b)(14) which states before a contract is awarded or bids 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. This motion is to discuss the negotiating strategy, finances and the contents of the proposals received by BDC in response to the Washington village Library RFP dated August 24, 2020. Taylor seconded. The vote was unanimous, and the motion passed.

Chiasera made a motion to close the BDC Board of Directors Meeting under Article 3-305(b)(14) which states before a contract is awarded or bids 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. This motion is to discuss the negotiating strategy, finances and the contents of the proposals received by BDC in response to the Baltimore Arena RFP dated November 25, 2020. Williams seconded. The vote was unanimous, and the motion passed.

The meeting went into closed session at 8:29 a.m.
The meeting reopened and adjourned at 9:38 a.m.