

MINUTES

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

A virtual Annual Meeting of the Board of Directors (Board) of the City of Baltimore Development Corporation (BDC) was held on Thursday, December 16, 2021, beginning at 7:33 a.m. **Board Members on the call were: Chair, Augie Chiasera; Chair Emeritus, Arnold Williams; President, Colin Tarbert; Greg Cangialosi; Ted Carter; Jeff Fraley; Miriam Fuchs; Henry Raymond; Paul Taylor; Michael Walton; Angela Wells-Sims; and Christy Wyskiel.**

Staff on the call were: Kim Clark, Nancy Jordan-Howard, Jeff Pillas, Larysa Salamacha, Dan Taylor; Susan Yum, John Brock, Will Cawthern, Chaval Dixon, Shawn Gunaratne, Kate Howard, Shevon Kaintuck, Kyree West and Beverly Lanier (as Recording Secretary).

Also in attendance: Carley Milligan, *Baltimore Business Journal*, Due to COVID-19, all attendees may not be noted as it was virtual and open to the public.

The meeting was called to order by the chair, A. Chiasera at 7:33 a.m.

- I. Minutes of the BDC Board Meeting of October 28, 2021, were approved as written.
- II. Chairman's comments
 - i. Chiasera mentioned the following:
 - Projects taking place on the westside including the arena, Lexington Market, work surrounding the Hippodrome, and the Compass project.
 - The work that BDC is doing allows the city to build individual investments into a community and drive economic change in that portion of Baltimore, turning what appears to be stand-alone projects into something potentially transformational.
- III. President's Report
 - i. Tarbert reported on the following:
 - The Net Zero Energy/affordable housing project on North Avenue;
 - BDC to receive AARPA funds to continue helping small businesses through the pandemic;
 - Support for the Made In Baltimore Store at Remington Row;
 - The opening of the Christmas village;
 - Approval received from the Board of Estimates for the redevelopment of the arena;
 - Addressed contracts with minorities for the arena project; the aggressive timeline ensuring delivery in time for CIAA 2023; and Oak View's experience and contingency plans;
 - The introduction of BDC's new FTZ Coordinator, Will Cawthern
- IV. BDC Equity & Inclusion Initiatives
 - i. While all items are being addressed, the following were mentioned:
 - The commitment of equity and inclusion on the Arena project; Reported 50% African American vendors at Made In Baltimore store;
 - Continued social media efforts, along with collaboration with R3 Score;
 - Direct initiatives continue with an external consultant – full staff training is scheduled for February 2022;
 - BDC will engage with the Black Brain Trust – a startup that provides an algorithm to aid in obtaining equity goals;
- V. Baltimore Together
 - i. Tarbert and Salamacha presented the following:
 - The report was submitted to EDA and awaiting their official response;
 - The plan was presented to, and adopted by the Baltimore Planning Commission, and will be presented for City Council approval in the new year;
 - The focus is on implementation and the involvement of stakeholders;
 - Tools built internally to collect real-time data from various commercial corridors, tracking equity in all metrics of Baltimore Together;

- Collaboration with institutions/organizations to effectively make data available and transparent;
- Strategies to raise funding for implementation are being explored; and
- The integration of Baltimore Together with the Mayor’s Five Pillars.

VI. BDC Board Annual Elections

- i. Williams proposed the following resolutions for consideration by the Board of Directors at its December 16, 2021 annual meeting. The resolution, addressing the re-election of the class of 2021 Directors, and sent to each board member in advance, read as follows:

CITY OF BALTIMORE DEVELOPMENT CORPORATION
PROPOSED RESOLUTIONS FOR CONSIDERATION BY THE
BOARD OF DIRECTORS
AT ITS DECEMBER 16, 2021 ANNUAL MEETING

Re-election of “Class of 2021” Directors as “Class of 2025” Directors and Four “Ex Officio” Directors

WHEREAS, the Board desires to re-elect (1) two “Class of 2021” Directors as “Class of 2025” Directors, to serve for an additional four- year term and (2) the four “ex officio” Directors serving in accordance with Section 2.02 of the Amended and Restated Bylaws of the Corporation;

NOW, THEREFORE, BE IT RESOLVED: That the following persons be and they are hereby elected as Directors of the Corporation to serve in such capacity for a four-year term until the Annual Meeting in 2025 and their successors are duly elected and qualified;

Class of 2025

August J. Chiasera 2025

Jeffrey L. Hargrave 2025

- ii. Williams moved to approve the resolution, Carter seconded, the vote was unanimous, and the motion passed.
- iii. Chiasera proposed the following resolutions for consideration by the Board of Directors at its December 16, 2021 annual meeting. The resolution, addressing the re-election of the class of 2021 ex officio Directors, and sent to each board member in advance, read as follows:

AND BE IT FURTHER RESOLVED: That, the following Directors, who serve on a year-to-year basis by virtue of the offices that they hold, be and each are hereby re-elected as Directors of the Corporation for a one (1)-year term, until the next Annual Meeting and until their respective successors are duly elected and qualified:

*Alice Kennedy, Commissioner of the Department of Housing and
Community Development*

Henry J. Raymond, Director of Finance

Colin Tarbert, President of the Corporation

*Paul E. Taylor, Director, Mayor’s Office of Small and Minority and Women
Business Development*

- iv. Fuchs moved to approve the resolution; Cangialosi seconded, the vote was unanimous, and the motion passed.

VII. Project Review – 414 N. Howard Street

- i. K. West presented the following including background information on the property/project:
 - After receiving an unsolicited proposal, BDC released a 30-day RFP for 414 N. Howard Street with a goal of returning to its original use with infill development (which existed prior to demolition in 2017).
 - The RFP opened August 23, 2021 and closed on September 23, 2021.
 - BDC received three proposals. Zeb2, LLC proposed to construct a 12-unit apartment building, while both Lemondo, and Hoffman & Bentovim proposed to create greenspace to support their retail.
 - Questions regarding ownership of vacant lots, women or minority ownership, success rate, the appraised and assessed value of the property, and proximity were addressed.

- Taylor motioned to adjourn an open session to a closed session of the BDC Board of Directors meeting under General Provisions Article 3-305(b)(14) which states that 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 414 N. Howard Street RFP dated August 23, 2021. Williams seconded. The vote was unanimous, and the motion passed.

*Due to technical difficulties, Carley Milligan of the *Baltimore Business Journal* provided contact information before disconnecting at 8:41 a.m. and will await notification to re-join when the board meeting reopens.

VIII. Meeting went into closed session at 8:41 a.m.

IX. Meeting reopened at 9:05 a.m.

X. Chiasera announced that new board meeting dates are forthcoming, with dates for 2022 onsite tours/social hour, and wished everyone a Happy Holiday.

Meeting adjourned at 9:07 a.m.