

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, August 18, 2022, beginning at 7:32 a.m. **Board Members on the call were: Chair, Augie Chiasera; Chair Emeritus, Arnold Williams; President, Colin Tarbert; Jeff Fraley; Miriam Fuchs; Jeff Hargrave; Alice Kennedy; Carim Khouzami; Shelonda Stokes; Dr. Mohan Suntha; Paul Taylor; and Michael Walton.**

Staff on the call were: Kim Clark, Nancy Jordan-Howard, Jeff Pillas, Larysa Salamacha, Dan Taylor, John Brock, Syerra Byrd, Luis Cardona, Chavel Dixon, Shevon Kaintuck, Sadaf Omar, and Beverly Lanier (as Recording Secretary).

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

- I. Minutes of the BDC Board Meeting of June 16, 2022, were approved as written.
- II. Chairman's comments
 - i. Chiasera mentioned the following:
 - Welcomed new board member, Dr. Mohan Suntha;
 - Mentioned the progress of Baltimore Together – the implementation phase, partnering with Just Economy, and the annual summit to be expounded upon in the President's Report.
 - The informative tour of the Port highlighting the potential for economic growth and significance of the Foreign Trade Zone; and
 - Chair Emeritus Williams to receive the 2022 Citizen Leadership Award from the International Economic Development Council.
- III. President's Report
 - i. Tarbert reported on the following:
 - The topping out ceremony at Yard 56 and future home of Baltimore Medical Systems; the grand opening of Baltimore's first Lidl Supermarket at Northwood Commons, and Marriott's Springhill Suites at the former Drover's Bank Building, renovation updates on Pigtown's Enoch Pratt Library, the Arena, Lexington Market and M&T Pavilion at the Hippodrome;
 - RFPs for remaining available downtown westside properties;
 - Stokes provided an update of the status of downtown, factors contributing to its decline, and the efforts of stakeholders and partnerships to mitigate it; also expounded on the ULI study and a summary of their findings.
 - Tarbert shared business outreach efforts including The Wine Collective in Camden – an urban winery which only uses grapes from Maryland black-owned farms.
- IV. ARPA-H Overview
 - i. Tarbert presented the following:
 - ARPA-H is the Advanced Research Projects Agency for Health, not to be confused with the American Rescue Plan Act;
 - ARPA-H is about innovation. Modeled after DARPA, a research and development agency of the US Department of Defense;
 - The bill to create this billion-dollar agency and its location are under consideration;
 - BDC has been tasked to form a coalition to position Baltimore as a strong contender;
 - The process itself is beneficial as we progress in putting Baltimore out there as a top contender.
- V. BDC Equity & Inclusion Initiatives
 - ii. Tarbert reminded the board of the series of commitments. While all items are being addressed, the following were mentioned:
 - August is Black Business Month and BDC continues to highlight black owned businesses in the City;
 - Equity metrics were shared with a vast difference in façade improvement grants in 2007 vs 2022;
 - An Equity Coordinator was hired as point person at BDC;
 - Tarbert shared with new members why these initiatives are standing agenda items.

VI. Baltimore Together

- i. Tarbert reported on the following:
 - Steps taken to date, including the submission at the federal level, approval at the city level, Director's search and ultimately hiring Just Economy;
 - Next steps include reengaging stakeholders, and a two-day summit scheduled for November 21st – 22nd ;
 - Expansion of the Baltimore Together website with small business stories, (including BDC Board Member Elda Devarie's journey), and supplemental reports on life science, logistics, as well as manufacturing has been added, with more to come.

VII. Project Review

- i. Tarbert provided a brief history of 4601 E. Monument Street, BDC's involvement, and steps taken to rectify the issue. Dan Taylor acknowledged all involved in the process, and Luis Cardon presented the following:
 - 4601 E. Monument Street was introduced via maps, street, and overhead views. A brief history of the site was provided.
 - Two RFP responses were received;
 - 4700 Pulaski, LLC is owned by Jack Haden, who proposes to lease out the redeveloped site to an adjacent industrial operator
 - Orangeville Yards is owned by Ethel Bouloubassis, who proposes the construction of a 10,000 sq. ft. structure to accommodate two logistics businesses.
- ii. Williams motioned to close the BDC Board of Directors meeting under 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 4601 E. Monument Street RFP dated May 12, 2022. Hargrave seconded. The vote was unanimous, and the motion passed.
- iii. Meeting went into closed session at 8:36 a.m.
- iv. Meeting reopened at 8:55 a.m.
- v. Dan Taylor addressed the question about the Land Disposition process and timing tabled in closed session, and deferred until the Open Meeting reconvened where the process was spelled out in open session.

With no other matters to be brought before the board, a motion was made to adjourn the meeting; the vote was unanimous.

The meeting adjourned at 8:59 a.m.