Baltimore Development Corporation

MINUTES

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

A hybrid regular Meeting of the Board of Directors (Board) of the City of Baltimore Development Corporation (BDC) was held on Thursday, October 20, 2022, beginning at 7:35 a.m. **Board Members on the call were: Chair, Augie Chiasera; Chair Emeritus, Arnold Williams; President, Colin Tarbert; Vice Chair, Elda Devarie; Jeff Fraley; Carim Khouzami; Shelonda Stokes; Mohan Suntha; Angela Wells-Sims; and Christy Wyskiel.**

Staff present were: Kim Clark, Nancy Jordan-Howard, Jeff Pillas, Larysa Salamacha, Dan Taylor, Syerra Byrd, Les Conley, Chavel Dixon, Madison Haas, and Beverly Lanier (as Recording Secretary).

Also in attendance: Melody Simmons, *Baltimore Business Journal*, and Alvin, Meeting was accessible via Zoom and open to the public.

The meeting was called to order by the chair, A. Chiasera at 7:35 a.m.

I. Minutes of the BDC Board Meeting of August 18, 2022, were approved as written.

As required by Open Meetings Act Section 3-306, these meeting minutes contain the following information about the closed portion of the August 18, 2022 meeting:

i. The August 18, 2022 meeting of the BDC Board was closed at 8:36 a.m. after a motion to close the meeting 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. The reason for closing the meeting is so that the public can receive the best deal negotiated on fair and equal footing between private and public entities. It would not be fair for the companies to know BDC's negotiating strategies before they are employed, but for BDC not to have any similar "inside information" about how those companies plan on negotiating in response to the RFP.

ii. The vote to close the session was unanimous with Chiasera; Williams; Tarbert; Fraley; Fuchs; Hargrave; Kennedy; Khouzami; Stokes; Suntha; Taylor; and Walton all voting in favor of closing the meeting to the public at that point.

iii. The August 18, 2022 virtual meeting of the BDC Board was closed at 8:36 a.m. pursuant to Section 3-305(b)(14) of the General Provisions Article of the Maryland Code to "discuss, before a contract is awarded or bids are opened, a matter directly related to 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."

iv. 4601 E. Monument Street was discussed. Specifically, the financial offers and budgets of the proposals, including cash on hand, financing, and bonding. The group also discussed competitive rates, the cost of rehab and property assessments.

The Board members present were: Chiasera; Williams; Tarbert; Fraley; Fuchs; Hargrave; Kennedy; Khouzami; Suntha; Taylor; and Walton.

The following were the actions taken: A motion was made to accept the staff recommendation. Seconded by Taylor. All members present, Chiasera; Williams; Tarbert; Fraley; Fuchs; Hargrave; Kennedy; Khouzami; Stokes; Suntha; Taylor; and Walton, all voted in favor, and none opposed. The motion passed.

II. Chairman's comments

i. Chiasera mentioned the following:

- The resignation of BDC Board member Deputy Mayor Carter and Retirement of Board member Henry Raymond, Finance Director;
- A resolution for the removal of Theodore Carter as a Director was read as follows:

PROPOSED RESOLUTIONS FOR CONSIDERATION BY THE BOARD OF DIRECTORS

AT ITS OCTOBER 20, 2022 MEETING

Removal of Theodore Carter as a Director

WHEREAS, Theodore Carter, who has served on the Board of Directors since June 17, 2021, resigned on August 29, 2022 as the City's Deputy Mayor for Community and Economic Development;

WHEREAS, the Board of Directors desires to remove Mr. Carter as a "Class of 2022" Director serving on the Corporation's Board of Directors;

NOW, THEREFORE, BE IT RESOLVED: That the Board of Directors, by the affirmative vote of a majority of the Directors serving upon the Board of Directors and in accordance with Section 2.04 of the Corporation's Bylaws, hereby removes Theodore Carter from the Board of Directors.

- Williams motioned, Khouzami seconded, the vote was unanimous, and the motion passed.
- Chiasera noted that the incoming Director of Finance and Deputy Mayor will be joining the Board.
- Chiasera and Stokes provided highlights of a collaborative and comprehensive effort to address Squeegee concerns, and a proposed solution which balances the service component with the enforcement aspect.

III. President's Report

i. Tarbert reported on the following:

- Business Attraction, Retention, and Expansion including CFG Bank at Port Covington, Greenberg Gibbons in Canton, and the posting of two RFPs – Lexington & Park, and Liberty & Park;
- Recent travel including Bloomberg CityLab Program in Amsterdam with worldwide representation; and Turin, Italy at the European Network of Living Labs conference;
- Lexington Markets soft opening scheduled for next week, a larger opening early next year, a forthcoming arena announcement, and how the ULI study impacts the Lexington Market area and Harborplace; and
- Tarbert provided an update on Harborplace, the receivership process, public engagement, and next steps.

IV. Baltimore Together

i. Tarbert reported the following:

- The first Baltimore Together Summit is scheduled for Nov 21st - 22nd as follow through on the strategic plan. The agenda, participants, and panel discussions were shared. Day 1 will be live streamed.
- Regional participation will foster regional impact.

V. BDC Equity & Inclusion Initiatives

i. While all items are being addressed, the following were mentioned:

- BDC partnered with Flex Studios to successfully apply for an EDA grant;
- MIB Lookbook 2022 launched with a number of Black-owned businesses and can be found on the MIB website or their holiday store;
- In conversations with the Black Arts District to establish an incubator space along Pennsylvania Avenue. BDC was able to get capital funding a few years ago and ARPA funds; and
- Collaborating with the Equity brain trust both internally and externally.

VI. Project Review – 109-111 N. Howard Street and 113 N. Howard Street

i. Dan Taylor presented the following:

- Staff gave a presentation of two proposals for the subject properties
- Presentation included an overview of each project team and overall project scope.
- 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 109-113 N Howard Street RFP dated July 22, 2022. Khouzami seconded vote, the vote was unanimous, and the motion passed.

ii. Meeting went into closed session at 8:16 a.m.

iii. Meeting reopened at 8:46 a.m.

iv. 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 8:47 a.m.