

MEETING MINUTES - BDC Board of Directors Meeting

Date: 12/12/2024
Time: 7:30 a.m.
Location: City of Baltimore Development Corporation
 36 S Charles St, Suite 2100
 Baltimore, MD 21201

Board Attendees:

☒ Chair- <i>Augie Chiasera</i>	☐ Elda Devarie	☐ Carim Khouzami	☐ Paul Taylor
☒ Chair Emeritus- Arnold Williams	☒ Jeffrey Fraley	☒ Michael Mocksten	☒ <i>Michael Walton</i>
☐ Vice Chair- Jeffrey Hargrave	☒ <i>Miriam Fuchs</i>	☒ Shelonda Stokes	☒ <i>Angela Wells-Sims</i>
☒ President- Colin Tarbert	☒ Alice Kennedy	☐ Mohan Suntha	☒ <i>Justin Williams</i>

BDC Senior Staff Attendees:

☒ Kimberly Clark	☒ Jeff Pillas
☒ Chavel Dixon	☒ Larysa Salamacha
☒ Bill Carlson, Esq. (Corporate Counsel)	☒ Daniel Taylor
	☒ Ira Kowler
☒ Brennan Murray	

BDC Other Staff Attendees:

☒ Arti Santhanam	☐ Je'Mira Spriggs
☒ Beverly Lanier	(Recording Secretary)
☒ <i>Gabrielle Linder</i>	☒ Tatiana Mullin

Other Attendees:

☒ Douglas Kington, RE/MAX Commercial Logic	☒ Ed Gunts, Baltimore Fishbowl
☒ Shaunna Dill, BDC Temp	

Note:

Chairman of the Board, Augie Chiasera attended the meeting virtually, and Chair Emeritus, Arnold Williams agreed to serve as the in-person backup chair if needed. At 7:59 am, Augie Chiasera experienced connectivity issues and dropped offline. At that point, Arnold took over as Chair for the remainder of the meeting. Although recording secretary Je'Mira Spriggs was not present for the meeting, she prepared the official meeting minutes using the recording of the meeting.

The meeting was called to order by the Chair, Augie Chiasera, at 7:34 am.

I. BDC Board Meeting Minutes for October 17, 2024

- Motion s made by Arnold Williams and Shlonda Stokes, respectively and October meeting minutes were approved unanimously.

II. Chairman's Comments - Augie Chiasera

- Approval of additional directors for next term
- Thanks to all board members and BDC for service

III. Annual Meeting Elections- Augie Chiasera

- Reading of proposed resolution for consideration by the board of directors to re-elect three (3) “Class of 2024” Directors as “Class of 2028” Directors and Four (4) “Ex Officio” Directors.
 - Motion was made by Jeffrey Fraley; Arnold Williams seconded and resolution was approved by unanimous vote.

IV. President's Report - Colin Tarbert

- Harborplace. Question F passed with City voters gave overwhelming approval to dramatically change and revitalize the Inner Harbor area.
 - Over the next 12 months: Design Development, Traffic and Public Right of Way Assessment, Ground Lease Negotiations.
 - Beyond 12 months: Final Masterplan Design, Financing, Groundbreaking and Construction.
- 4MLK. 35,000 square foot flex lab space, located in the University of Maryland BioPak focusing on supporting early-stage life sciences and biotech companies is set to open in January.
- Southern Streams Health and Wellness Center groundbreaking - BDC provided technical support and assisted with pre-development funding for site survey cost.
- Mayor’s Business Awards were a celebration of regional businesses and organizations for their contributions to the Baltimore Community.
- Mayor Scott is Baltimore’s first two-term elected Mayor in 20 years. Consistency is important and appreciated
- ETC Update – Arti Santhanam.

V. Downtown Data Update - Gabrielle Linder

- CFG Bank Arena Visit & Unique Visit trends; Lexington Market Visit & Unique Visit trends.
- Retail/Multi-Family Vacancy Trends; Reviewed Leases in CBD.
- Major Development University of Maryland School of Social Work.
- Loans and Grants. BDC closed on 7 FIGs in the area.

V. Baltimore Together Recap – Colin Tarbert

- Day 1 Attendance: 492 + 61% increase
- Total Attendance: 1,067 + 5% increase
- Live stream Views: 815 - 6%
- # of Sponsors: 13 +13%
- # of Breakout Sessions: 14 +27%
- # of Community Partners: 13 +30%
- # of Locations in Baltimore City: 13+ 44%

VI. Equity Initiatives - Brennan Murray

- Internal. The Equity Brain Trust has wrapped up an in-depth series of interviews and a comprehensive shadowing of BDC's processes. These efforts set the stage for a thorough review and assessment to be unveiled in January.
- External. Baltimore Together Breakout Sessions: Capital Access for Black Business Owners and Small Business Collective Action Workshop with Baltimore BASE Network.
- Q4 FIGs Closed – 9 Total. 78% BIPOC (33% Black; 33% Asian;12% Latine).11% White,11% Other, 22% WBE.

VII. New Business

- No new business.

A motion to adjourn was made by Shelonda Stokes and seconded by Jeffrey Fraley at 8:37 AM.