

SBNA GENERAL MEETING MINUTES

01/14/2014

1. Minutes of the 11/12/2013 meeting were reviewed and approved.

2. Treasurers Report – John Bremerman

GENERAL FUND BALANCE	\$1,943.55
TREE FUND	\$ 97.00
TEEN COUNCIL FUND 2010	\$ 803.05
HEATH STREET COMMUNITY GARDEN	\$2,195.07
LIGHT STREET GARDEN	<u>\$ 225.60</u>
TOTAL ALL FUNDS	\$5,264.27

3. Police Relations Committee Report – Kevin Lynch and Matt Urso

- There was a homicide in Sharp Leadenhall on New Year's Eve.
- General drop in crime this year as compared to last year in all of Sector 4. Robberies down 16%, aggravated assaults down 33%, burglaries down 13%, larceny from autos down 11%, auto theft up 13%, total violent crimes down 21%, total property crime down 7%, total part 1 crime down 9%,
- SBNA members are highly encouraged to participate in the monthly Cop-Walks that take place the 1st Monday of every month, weather permitting, starting at 7:00 PM at the gazebo in Riverside Park. If you have any problems you would like to be looked at, and you can join the walk, contact Kevin or Matt ahead of time. It will be helpful if everyone could turn their outside front and rear lights on for the walk since some blocks are always dark. Specials at Homeslyce afterwards.
- Officer Butterbean made a very welcome surprise showing. He is now back in action. He was hit by a drunk driver in January, 2013 and now has a new hip. He also has a new passion against drunks. His unit is now known as the Community Partnership Unit and is 100% dedicated to the community and the youth. He still handles the Explorers Post. If anyone is experiencing problems with any bars, please call him for help at 443-681-0920, or email at kevin.vaught@baltimorepolice.org.

4. Raffles Building Project

- The developer of the Raffles Building, known now as the Heath Street Lofts, Eugene Paverni and his architect, Mike Burton presented their plans for renovation of the historic building located at Heath Street and Race Street.

- The project will include 59 high end apartments with approximately 40 surface parking spaces which exceed zoning requirements. The developer is searching for other areas to provide additional parking for the tenants.
- They have closed on the project, would like to start construction this May and expect to open in the summer of 2015. They hope to submit for building permits in the next 30 to 45 days, and will be before the DMZA in February to obtain a variance for conversion of use from single family to multi-family.
- There will also be a hearing with CHAP, Commission for Historical and Architectural Preservation, regarding the historical context of the building and required permits.
- The building will be owner operated.
- The project does not qualify for inclusion in the Area 30 parking area.

5. Nevins Bar

- The new investors and developers of Nevins, Ryan, Eric and Doug, presented their plans for a new business at that location, 31 East Cross Street. They also own and operate Rye, a cocktail bar in Fells Point.
- Proposing craft cocktails with a food element, not a mega bar. Currently just a bar with no food service.
- They presented plans, will renovate the façade and rebuild the interior space, adding a kitchen.
- Will rename the establishment.
- Liquor license they are purchasing does not require food service, but they will be serving a substantial amount of food.
- They currently also own Stuggy's a few doors down on Cross Street, a gourmet hot dog shop.
- Will start renovations in February, hope to open early summer.
- Present capacity of Nevins is 90 for the downstairs but they could open up the upstairs also.
- The new owners will renovate the second floor and then have the Fire Marshall inspect that floor and determine the increase to the allowable capacity.
- Menu will be similar to Salt or Jack's Bistro. New American cuisine.
- Parking – they are considering valet parking but that may not work on Cross Street, may block traffic. They are aware of lack of parking and are looking at potential solutions.
- They are willing to sign our MOU which requires food service.
- Live entertainment has been applied for. It was noted that establishments need to be open at least one year before obtaining a live entertainment license in our neighborhood.
- A motion was made to support the Nevins MOU. It was approved by vote. The key points in the MOU are:
 - Maximum capacity of 150.
 - Maintain a kitchen to provide food service to avoid becoming a mega bar.
 - Close for business at 2:00 AM.
 - Meet with us 30 days in advance to discuss any proposed changes to be heard by the Liquor Board or Zoning Board
 - Abide by our live entertainment rules.

6. Teen Council – Adia Hoag

- There will be a Community Dinner for the Southern District in April. Adia needs volunteers to help with cooking, serving etc.
- There will be a Teen Council Dance on Valentine's Day and Adia is in need of chaperones. Please help – the teens really like to see adults get involved and spend some time with them.
- A reminder – the Teen Council meets the 1st Monday of every month at the Ella Bailey Rec. Center.

7. Crossbar

- Morgan presented a short recap of the issue: The owner of Ryleigh's Oyster House purchased 4 units on the north side of Cross Street and proposed last June to build a mega bar with a 300 person capacity. His plans were fought at the Liquor Board by the neighborhood associations, Last June, SBNA had voted to follow FHNA's lead and allow them to handle all negotiations with the owners. Since then there has been some discontent within SBNA regarding that decision. We have therefore invited the Crossbar team to present to us where they are now with revised plans; we have also invited FHNA to present their position at this time.
- Peter Auchincloss, representing Crossbar, presented the following information:
 - In April, 2013, the project included a 293 person capacity, a food to alcohol ratio of 0/100, no live entertainment and a front wall elevation of 15 feet.
 - The community's desires vs what is provided in the new revised plan are 155 person capacity (they are providing that), food to alcohol ratio of 50/50 (they are providing that), hours of operation of the outdoor beer garden to 10:00 PM weekdays and 11:00 PM weekends (they are providing 10:00 PM weekdays and 12:00 PM weekends), wall height of no less than 26 feet (they are providing 20 feet – 6 inches), live entertainment will be per FHNA guidelines (they will abide by those guidelines)
- Ian, the architect for the project presented the new design. The primary change is in the front facade.
- Diana Suggs from FHNA presented their opinion on the project.
 - The practical side of the new proposal is that it still is not what the neighborhood wants. It is still a mega bar. It is a building built large enough to accommodate 300 people. They have removed tables and added some trees, but it doesn't make sense to build a building for 300 people and only allow 155 people.
 - She talked to Lt. Quarles, a City Fire Marshall, who said if they build a building for 300 people, they will have 300 people in the building.
 - It will take a Fire Marshall approximately 45 minutes to respond to a capacity problem when notified. The Fire Marshall needs to take his own count of occupants.
 - The food to alcohol ratio is now at 50/50, but the menu has not changed.
 - Sound emanating from the open beer garden is still a major issue.
 - This project is a huge turning point for our neighborhood.
- A Q&A session took place.
 - When asked to address the capacity concerns again, Peter stated that the 155 capacity limit will be printed on the liquor license and they will abide by that restriction, which is what the community asked for. The 155 is for the entire venue, beer garden plus the inside spaces. The beer garden alone has an 88 person capacity
 - In response to a comment that the 88 people in the beer garden will violate noise ordinances, Ian stated that sound will not be able to go through walls; Peter stated the

owners will abide by City noise ordinances and that they have not retained the services of a sound consultant at this point due to costs.

- In response to a question regarding when food service will be stopped in the beer garden when the closing time is 10:00, Josh with the ownership representatives stated that food service would stop around 9:15 to 9:30.
 - In response to a question whether the project is financially viable given the menu (which we haven't seen) and the 50/50 ratio, Peter responded that the draft menu was given the FHNA last year and will be given to us for posting on our website and that, given the food and craft beers that will be sold, it is financially viable.
 - Morgan mentioned that Crossbar will be submitting POS reports to neighborhood associations on a quarterly basis.
 - During inclement weather, the beer garden is unprotected from the elements.
 - The MOU is tied to the license so any new future owners will also have to abide by it.
 - When asked if Crossbar can continue to try to reach agreement with FHNA, Peter responded that they have met neighborhood requirements and don't know how to do anything else in that regard.
 - In response to a question as to how patrons will be counted to not exceed 155, Peter agreed to add language to MOU stating the security guard at the door will have a clicker to count patrons and will show that clicker to neighborhood associations on demand.
 - In response to a question regarding what will the neighborhood get from this project if we give our support, specifically suggesting a fund be set up among the bars to compensate residents for physical damage by bar patrons, Peter responded they would be happy to discuss any suggestions we have in that regard.
- The meeting then moved to a vote on the MOU. It was moved and seconded to negate our previous decision to follow the Federal Hill Neighborhood Association and to now support the new Crossbar MOU. It was moved and seconded to amend that motion to give ourselves 30 days to digest the information and vote on the main motion at the February meeting. It was voted to pass the amended motion.

8. Meeting was adjourned.

Respectively Submitted,

Dennis Plouff, SBNA Secretary