

# SBNA GENERAL MEETING MINUTES

09/08/2015

## 1. APPROVAL OF MINUTES

The minutes of the 6/9/15 and 7/14/15 General Membership Meetings were approved.

## 2. OLD BUSINESS

- The proposed revisions to the Bylaws were presented for final approval by the Membership. Dennis Plouff reviewed the changes made in response to comments received from the Membership at the July General Meeting.

The revised Bylaws were approved without further revision by unanimous vote.

- The Articles of Amendment and Restatement which will update the Articles of Incorporation and officially change our name to the South Baltimore Neighborhood Association were presented. This document will be filed with the State and the IRS.
- The Board of Directors and Committee Members Conflict of Interest Policy document was presented. This document will be signed by all Officers, At-Large Directors and Committee members in the future.

## 3. TREASURER'S REPORT

<u>FUND</u>	<u>LAST MONTH</u>	<u>CURRENT MONTH</u>	<u>DIFFERENCE</u>
PETTY CASH	\$100.00	\$130.00	\$30.00
GENERAL FUND BALANCE	\$3,216.85	\$3,105.60	(\$111.25)
TREE FUND	\$97.00	\$97.00	\$0.00
TEEN COUNCIL FUND 2010	\$371.89	\$371.89	\$0.00
HEATH STREET COMMUNITY GARDEN	\$2,204.35	\$2,204.35	\$0.00
AUXILIARY POLICE BIKE FUND	\$250.00	\$250.00	\$0.00
<b>BALANCE</b>	<b>\$6,240.09</b>	<b>\$6158.84</b>	<b>(\$81.25)</b>

- The quarterly insurance premiums were the only expense since the last General Meeting.
- The Heath Street Garden repairs have not yet started.

## 4. POLICE RELATIONS COMMITTEE REPORT – KEVIN LYNCH

- Kevin related a message from Lt. Jeffrey Shorter stating that there has been no significant increase or decrease in crime in our area and that we have done a good job of reporting any suspicious activity.

- Kevin complemented those that posted surveillance photos of crimes in progress on Face Book and encouraged that practice to continue. If you wish to remain anonymous, you can contact an SBNA Board member for posting your pictures. You can register your surveillance camera with the police but you may be required to testify in court.
- SBNA and Federal Hill South are contacting the City regarding the vacant buildings at the SW corner of Light and Ostend to make sure the properties are not a detriment to the community. There have been questionable activities there recently.

## **5. COMMUNITY INTEREST ITEMS**

- Hanover Street Median Landscaping Maintenance.

The City DOT has given SBNA a Memorandum of Understanding to sign. It spells out the terms for SBNA taking on the responsibility for maintenance of the landscaping that was installed in the summer. Dennis Plouff has received two bids from potential maintenance contractors. One bid is \$5,500 per year and the other is \$2,800 per year. In addition, the MOU requires insurance of us – Workers Compensation which may cost \$500 per year and Board of Directors insurance to indemnify the City which could cost \$1,000 per year.

Also, the MOU states that we would be responsible for replacement of any plantings destroyed by future construction activities of the City or utility companies.

The Board discussed the MOU at the last Board meeting and is not in favor of signing the MOU as is. It is also the opinion of the Board that it is too dangerous for private citizens to enter the island for maintenance purposes even though that is obviously cheaper than hiring a contractor. We will continue to work with the City to resolve these issues and work toward an acceptable MOU so that private citizens will not have to perform the maintenance work.

The City's contractor is responsible to replace any dead vegetation by May of 2016.

Amy Mutch suggested that more rock cover and less dense low vegetation would make weeding easier and decrease the cost of maintenance.

## **6. DESIGN REVIEW COMMITTEE**

- We sent a letter of support for the variance for the building mounted identification signs for the 2 East Wells apartment building.
- Race Street is now reopened north of Ostend following completion of the culvert replacement project.
- We continue to work with the artist on the proposed sculpture in the Hanover St. median.

## **7. SPECIAL PROJECTS COMMITTEE**

Lisa Nguyen continues to work on the SOBO calendar for publication soon as an SBNA fundraiser. Contact Lisa if you have interesting photos of the neighborhood that could be included in the calendar.

## **8. CLEAN AND GREEN COMMITTEE**

- Kevin Lynch announced a cleanup to be held on 9/19/15. We are partnering with Ryleigh's and the Hospitality Association.
- Mike Costa announced a major tree planting event for 10/10/15. He has teamed up with Tree Baltimore and expects 30 volunteers to plant 20 trees throughout the neighborhood in existing tree pits.

## **9. LIQUOR ADVISORY COMMITTEE – ADIA HOAG**

- C&R's application for a transfer of ownership has been postponed for the 3<sup>rd</sup> time and is now scheduled for 9/17/15. Proposed occupancy is still at 114. They still may ask to expand to the second floor in the future. They have taken out some of the soundproofing from the MOU. They have a restaurant license which requires 51% food sales. Adia has received several emails from individuals providing information on questionable business practices of the proposed buyers at other establishments owned by them. Adia, Mike Murphy and others did online research on that issue. Mike sent our findings to the BLLC for their consideration before approving the transfer.
- Abraham Hurdle, the attorney representing Mr. Singh, the proposed buyer of Langermanns at 1542 Light St., spoke about that project which has a second hearing Thursday, 9/10/15, at the BLLC. He stated that there have been past miscommunications due to confusing language in the application for transfer. He also stated Mr. Singh is not requesting Live Entertainment and is only requesting a license for the first floor. The existing owner does have approval for Live Entertainment and that license is for both the first and second floors. Consequently he stated the capacity will be reduced by the new owner. Mr. Singh will not change the physical structure and layout of the first floor - it will be a tavern, not a liquor store. Mr. Singh will agree to not sell singles and minis except for high priced minis that a customer may like to sample. There will be a bar food menu. However, the 51% food requirement on the license is considered too high by Mr. Singh for the proposed use.

Mr. Hurdle pointed out what he felt were inaccuracies on the first petition circulated by SBNA relative to information provided by Mr. Singh on the license application. .

SBNA members stated that the information on the petition was correct, much of which was provided by Mr. Singh. Mike Murphy pointed out the transfer license application currently shows seating on the second floor, contrary to statements made by Mr. Hurdle.

SBNA stated that given the history of our difficulties with this application our level of trust with Mr. Singh is very low. Also, since Mr. Singh has not provided a business plan, we do not have a comfortable understanding of what the business will ultimately be.

It was mutually agreed that Mr. Singh and SBNA could not come to agreement at this time. We do not have an MOU at this time.

## **10. LDC – LOCAL DEVELOPMENT COUNCIL**

The South Baltimore Gateway Master Plan 2015 has been released by the LDC and is available at <http://bit.ly/SBNA-LDC>. The public comment period is ending soon. This Master Plan describes how Casino impact funds will be spent in the future.

## **11. NEW BUSINESS**

- Elections will take place at the October General Membership meeting.
- No vote was taken on the C&R license transfer application and Live Entertainment. Mike Murphy will sign the MOU when he receives it since the terms are expected to be within the parameters of our standard MOU.
- Regarding the Langermanns hearing on 9/10/15, there is a possibility that the BLLC would approve the license transfer and we would end up without an MOU with the new owner.

It was moved and seconded that, if it appears that the BLLC is going to approve the Langermanns license transfer at the 9/10/15 hearing over our opposition and if we have the opportunity to attach limitations to the license through an MOU, then Michael Murphy has the authorization to negotiate and sign an MOU at that hearing. The motion was passed by vote.

## **12. ADJOURNMENT**

The meeting was adjourned. The next meeting will be October 13, 2015.

Respectfully submitted,

Dennis Plouff  
SBNA Secretary