

SBNA GENERAL  
MEMBERSHIP MEETING  
11/08/2016



**M I N U T E S**

**1. APPROVAL OF MINUTES**

The minutes of the 10/11/2016 General Membership Meeting were approved.

**2. OLD BUSINESS**

Sagamore is in the final stages of an MOU to take over maintenance for the S Hanover Street medians by extending their current crew services down the street. We appreciated Sagamore's offer and their continued efforts to be a helpful neighbor in Port Covington.

**3. PRESENTATION**

There was no "formal presentation" during this monthly meeting.

**4. TREASURER'S REPORT**

<u>Fund</u>	<u>Last Month</u>	<u>Current Month</u>	<u>Difference</u>
Petty Cash	\$100.00	\$100.00	--
General Fund Balance	\$5,760.87	\$5,766.58	<b>\$5.71</b>
Tree Fund	\$97.00	\$97.00	--
Teen Council Fund 2010	\$371.89	\$371.89	--
Heath Street Community Garden	\$1,945.28	\$1,945.28	--
Auxiliary Police Bike Fund	-\$93.59	\$83.41	<b>\$177.00</b>
<b>Balance</b>	<b>\$8,181.45</b>	<b>\$8,364.16</b>	<b>\$182.71</b>

Lisa Nguyen provided an update, including the \$394 raised from the secret supper and we received the final check for the police bike fund..

**5. POLICE RELATIONS COMMITTEE**

Please email [vice.baltimorepolice.org](http://vice.baltimorepolice.org) for prostitution complaints, but everything else Office Newman can take care of or 911. The neighborhood liaison office changed their name to "community services" from "community collaboration unit" under the BCPD. Two officers present urged everyone to make sure they report incidents into 911 to help grow reports and to start the process of filing the paperwork. The third Thursday of the month, the southern district hosts an open house to come ask questions with the appropriate staff to get more in depth answers. Also, each month there

## **SBNA GENERAL MEMBERSHIP - MEETING MINUTES**

is the COP or Citizens On Patrol to have a catch to walk the area and speak with the south district officers present.

Crime report for the last 48 days is as follows, street robbery on Patapsco Street, theft from auto on Clement & Charles Streets. Make sure your doors are locked and nothing of any value is in sight by a passerby. As we approach the holiday season and packages pick up, please make sure to send your packages somewhere not your home or a neighbor's home.

If there are any questions or concerns, please contact Office Newman at sheena.newman@baltimorepolice.org or (443) 463-9981 cell.

Crime stat data is available daily at the following link (*example*):  
<https://data.baltimorecity.gov/Public-Safety/Summarized-Crime-Data-By-District-Week-19/>

### **6. COMMUNITY INTEREST ITEMS**

DPW is going to add small sweeping services as part of the LDC funding to our area.

Cross Street market will be taken over by CSM a subsidiary of Caves Valley Developers as of January 1, 2017 to ask the management company but the city will still own the property moving forward. Any designs for a roof top garden or patio has been scrapped due to structural reasons and will not be happening. The renovation will be disruptive to the current market operations during the transition, but are working with the vendors to stay. Design is not finalized at this point; the contract is just started and still must go through the Board of Estimates (BoE) for finalization.

### **7. DESIGN AND DEVELOPMENT**

Jack Garner presented his proposed 3 unit efficiencies to 1638 Clarkson Street that requires a floor area ratio (FAR) variance to get separated units. He wants to change his 3-4 bedroom home into separate units to capitalize on the market by offering a lower based rent to potentially more stable clients as opposed to college kids or recent graduates. A resident commented that they felt that more density was fine with them as the neighborhood grows and parking becomes less of an issue when people drive less. Counter statement was made to the group from a different resident, which voiced concern about the cramming of units into the small rowhouse square footage. On top of that, the architecture specifically the façade is not well designed or thought out where a typical home is torn apart to become something completely different.

Jack responded that the home would need to be torn down and rebuild completely to get this desired result, which the same resident added the current home has more value the aesthetic with a balanced façade and more windows on the side of the home compared to the proposed design. The SBNA took opposition from establishing a precedent of tearing down homes and rebuilding them in a very different manner as well as changed from single family to a distinct 3 separate unit dwelling. Jack would be proposing to shorten the building and add in an additional parking space to have a 1-1 ratio of parking per units.

### **8. SPECIAL PROJECTS COMMITTEE**

Holiday party instead of the next December meeting but at the same location as the general meeting. Lisa Nguyen followed up on the secret supper event this past month that took place at

Bookmaker's with a few other local vendors/restaurants pitching in on the event. SBNA would like to continue the secret supper club events soon, since it provided a small contribution to the SBNA and brought some community together.

### **9. LIQUOR ADVISORY COMMITTEE**

Chris Franzoni has resigned, but Michael Murphy filled in Crossbar has poured the floor and continued construction with the intention to use the original Joey B (now the Mediterranean Restaurant on S Charles St) license that they purchased from another property in the area. They plan to open at the end of the year. Once the special appeals court renders their verdict, the bar will then know which license it will proceed forward with. They currently own 1 valid license and the 2<sup>nd</sup> license would be able to be sold to another business in the area if the court approves.

Mother's has posted a notice to move their LE or Live Entertainment from the second to first floor. Brian covered the expansion to Bandito's into the existing yogurt place, which would be a craft burger place that would have access from one business into the other. They would also have a patio out front on S Charles Street like their current one. The new concept will have a new \$200,000 kitchen. If they sold they agreed to the 50% food to liquor sales on the property being a hard enforcement in the MOU. This would take 6-9 months after getting approval from the city, but are currently looking for support to help move it forward.

### **10. LOCAL DEVELOPMENT COUNCIL (LDC)**

Garrett Schiche provided a quick update on the current work, including the tree trimming that has been happening in the area, which was much needed. He stated to go onto the LDC website to see what has been going in with the funds from the Horseshoe casino, which will have \$12 million in the next year. Garrett mentioned, as usual, to reach out him directly if you are curious for more updates.

The CID or Community Impact District will officially launch next week November 16<sup>th</sup> to govern 50% of the LDC funding administered by its own staff and not through the city coffers. Right now, the funding is in the mayor's office and must be spent as per the city's governance. The initial CID board will have comprised of LDC board members until a new board is elected following the first-year setup and hiring an executive director. The first CID meeting will be next week at the Harbor Hospital, which will be open to the public.

### **11. NEW BUSINESS**

Chris Franzoni who was the liquor board chair resigned, in January a new board member will be elected to replace his seat. Garrett encouraged everyone to invite friends and family to attend future meetings, to keep our area informed and grow our knowledge base that will in turn get better amenities for the neighborhood.

Vote: Bandito's Expansion – No Opposition (Answered Questions)

Vote: 1640 Clarkson FAR Variance - Tabled, will vote at next meeting in January 2017

**12. ADJOURNMENT**

The meeting was adjourned and the next general membership meeting will be in **two months** on Tuesday, January 10th, 2017 at Delia Foley's. Next month on Tuesday, December 13th, 2016 at Delia Foley's will be the annual SBNA holiday party.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael S. Costa". The signature is written in a cursive style with a large initial "M".

Michael S. Costa, SBNA Secretary