

SBNA GENERAL
MEMBERSHIP MEETING
01/10/2017



M I N U T E S

1. APPROVAL OF MINUTES

The minutes of the 11/08/2016 General Membership Meeting were approved.

2. OLD BUSINESS

\$10 membership fee for the 2017 calendar year to be an SBNA voting member.

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	\$5,766.58	\$5,766.58	--
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	\$83.41	\$83.41	--
Balance	\$8,364.16	\$8,364.16	\$0.00

Lisa Nguyen provided an update that there was no change from the previous report.

5. POLICE RELATIONS COMMITTEE

Sargent Green from the Southern District (he patrols Hanover Street to Pigtown and beyond) started by going over the recent trend in the area. Larceny from autos is a common theme and has been repeated several times before, which can be prevented by simply putting your items inside or out of side. Very expensive items have been reported stolen such as laptops or cameras. Increase of package thefts especially during the holidays, with more students or thieves coming from far away to take packages from the more enticing areas of the city with higher priced items delivered. Do not leave any valuable property on the streets and make sure to unlock the doors to your car and home.

Garrett Schiche, vice president, asked what the deterrent or consequence of the thief being caught in the act or identified. The sargent mentioned that it is unfortunately like a game that they play

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where the suspect postpones the court date to wait out the property owner. He stated that it is evident the deterrent is not enough to keep the thieves off the street.

The 30 day report summary was several robberies, drunken behavior that leads to being robbed on way home and 1200 block of light street there was an armed robbery late at night. Resident had a package theft question, about what can the residents do to help prevent the theft? Sargent would not recommend tackling or chasing the thieves instead take a photo of them and send it to the police. For the officers they end up coming in contact with suspects whom start filming the conversation using Facebook Live or another live streaming service to document the scene. A store owner present mentioned that to please send packages to local businesses whom welcome packages to help out in the area.

37 West Ostend Street nuisance property, resident across the street witnessed several fights out in the street of the residents that live there. Police have been called on many occasions and event sent out a foxtrot helicopter at night. Over time southern district will start to police the areas more and include the location on their routes. Make sure to always call 911 to establish a record not 311. The police prioritizes the call 1 through 4, where dispatch will send out an officer at variant times based on priority.

SBNA used to write letters to the homeowner after investigating who owners and who lives in the property.

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 was in attendance started by sharing that the typical community liaison passed away earlier this week. Larry Nunley, larry.nunley@baltimorecity.gov at 443-534-0574 (personal cell) if you have any issues or concerns please reach out directly. If you want to speak about Mrs. Jones in the past please call. A resident asked about not receiving the local water bill each month and Mr. Nunley asked them to send him an email.

Mark Cameron, watershed planning and partnership. A city wide project considering a local project in South Baltimore. As part of the clean water act the city is required to reduce its storm water runoff that feeds directly into the Inner Harbor or Middle Branch. DPW is in charge of ensuring the city meets the requirements. They will be adding stormwater bump outs that absorb some of the storm water runoff with plants and other mediums. Mark provided a handout to the group and a digital copy to the SBNA board, which goes over the BMP or Best Management Practices. DPW has identified 8 locations around Riverside Park, 7 bump outs and 1 rain garden. Your stormwater fee you pay on your home goes into paying for these projects and future maintenance. These projects would be started at the end of 2017 and into 2018. A resident asked about how DPW selected the locations and Mark provided a few characteristics of the locations.

Will Cowen introduced himself as a resident on the 1500 S Charles Street who will be serving on a several transit boards and acting a community liaison for Bikemore.

7. DESIGN AND DEVELOPMENT

Cross Street Market discussion:

Michael Murphy, SBNA president started by asking for a show of hands for of those in attendance that thought they were well informed to help facilitate a good and healthy discussion. Garrett Schiche, SBNA vice president and Cross Street Market advisory. First, the deal with Caves Valley Partnership and city was announced after a long negotiation process. November 7th the merchants were notified of the meeting that night. Later that night a two hour presentation by Arsh Mirmiran and the city was given to a moderate size crowd. January 9th a three-hour meeting took place with a large crowd. Everyone or at least most can agree that the Cross Street Market needs to be updated and upgraded.

The biggest cause for concern is the termination for Nick's Fish House lease. During the loud meeting Arsh was not able to provide information that he has recently communicated with the owner of Nick's Mr. Lee who stated unwillingness to work with the development company. In 18 months the lease is up a few actions can happen, one was that CVP can ask for \$1.8 million or money to upgrade their side of the market to match their upgrades. The other was to find significant health code violations and use this to terminate the lease. Anna another merchant asked for a confirmation this discussion happened.

Caves Valley took over the lease of the market 10 days ago on January 1st and since then "legal" conversations started with merchants. The Nick's deal has scared the rest of the merchants. Anna with Big Jim's Deli provided her side of the conversation and key information including phasing in the construction without having to be out of work for 10 to 12 months. To start Anna was a big supporter of Arsh and the vision laid out by Kevin Plank's team similar to the Belvedere Square Market. May 1st the developer will be closing the market (4-5 months from now). A resident voiced concern for the merchants, which are 73 families.

Merchants have started to transition leases from the city with month to month leases which happened months ago. The city left the businesses in the dark and there was no assurances. Big Jim's is on an annual lease due to the liquor license. The Baltimore City and Public Markets group has dropped the ball. Garrett felt that the new developer needs to talk to each merchant directly one by one, but it was too late after the big news of Nick's. He provided some bits of his conversation with Arsh about taking punches in order to gain the community's trust back since he ultimately needs merchants in the space and local merchants.

A resident asked about the overall market liquor license and does the community get to have a say. Garrett responded with Arsh's response to accepting any MOU about bar crawls, food to liquor percentage and he project over 65% food to liquor. Andrew asked hours about changes to the market, Garrett and Michael mentioned it will be open to 10pm and on more days (potentially). Right now there are 2 licenses in the market beer and wine, but CVP is requesting hard liquor.

A question about 1-story design since the prior drawings showed a 2-story concept, but that has been scrapped due to structural issues. Another question came about 50/50 partnership, but that is not accurate. The city owns the market and CVP leases from the city, but the profits go directly to CVP to pay back their loan for putting money up front. After the developer gets paid back the city and developer will share profits at that point.

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A resident then asked about who is to direct the conversation or attention towards, rather than just Caves Valley Partnership. They stated it seems that the city is getting a pass for their poor property management and CVP is getting all the attention for their upfront improvements.

How long is the developer lease for? 15 year lease after an open RFP process with the city for the market. Will there be added parking? The city has put money aside to add a 4th story in FY19 (1.5 years).

Overall liquor license conversation. How will it work? Anna projected the developer will own the license that 8 merchants that will be leased back to the CVP to have a license. A resident asked about 10 or 15 years when the trend ends concerning local food, if a full market liquor license pushes out the food vendors. 17 merchants are in the market but 1/3 of the market is currently empty. They proposed 27 stalls in the new build out, which is similar to now but with a different pedestrian traffic through the market.

Follow up discussion Cross Street Market discussion:

How can we help out or what can we leverage? Vote on the liquor license, go to the merchants as they operate and email a councilman or city members to show support or displeasure. A resident offered to write a letter about how we feel about the entire market negotiations process. Garrett stated that they SBNA and other peninsula boards sent in a letter that expressed concern. March of 2014 was when about when the RFP went out and over 2 years later to finally come to an agreement. Then they provided only 90 days to the merchant and asked for support or an opinion from all the local associations.

Michael Murphy stated that the community needs more time to digest the information and the new liquor license does need this year, but in 6 months or more. A resident asked to make sure we keep our complaints and comments focused in order to achieve an overall goal or several small goals. Another statement about having time to research other similar markets in the country. We need to proactive and reach out to other markets and their local residents, someone asked on behalf of the merchants who to contact. The SBNA and residents ran through a list: Councilman Costello, Bill Cole (BDC), Deputy Mayor of Economic Development and any other city politicians.

A resident proposed a motion to directly oppose the liquor license as it stands to cover the entire market. This was followed up by a different residents question about logistics of the liquor license that has not been written. Motion was seconded. **Vote: 6 in favor of motion, 8 opposed of motion and 1 abstained motion.** Matt Urso proposed a motion to wait until we have more information. Motion was seconded. Was not voted on due to prior motion and was withdrawn by Matt.

Garrett proposed a motion to work with the other neighborhood associations specifically FHSNA before the new advisory meeting on February 13th to discuss the limitations for the support of the new overall market liquor license. This list will presented at the next SBNA meeting in February. Motion was seconded. **Vote: 14 in favor of motion, 0 opposed and 1 abstain.**

Non-Cross Street related:

1640 Clarkson Street has a property that needs a zoning variance, which will be voted at the next meeting since this is a unique situation.

8. SPECIAL PROJECTS COMMITTEE

No time for discussion.

9. LIQUOR ADVISORY COMMITTEE

SBNA is still seeking a new LAC chairperson. There are public meetings for the liquor meetings and some of the meetings are now in the evenings.

Banditos was approved by the BLLC 2 to 1 votes to buy over the current space that Forever Yogurt occupies to open a craft burger restaurant. This new space will connect to the current bar of Banditos to allow serving of alcoholic beverages.

Delia Foley's would like to host an outdoor block party on S Charles Street out front of the bar on March 18th. One of the owners Andrew knows at least 2 of the residents in that block and will start speaking with the other residents in that area. The area would span the front of their bar and 3 neighboring houses on the odd side of the block. Matt Urso asked to have trash pick up for at least 2 or 3 blocks around the block party. Michael Murphy asked about timeline, the fees will start to go up soon and they would like to have the permit submitted by the end of January or within 6 weeks. No initial opposition to the idea from the crowd in attendance.

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 16th 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

We will move the SBNA meeting from the second Tuesday of the month 2/14 to 2/7.

SBNA has 1 open board position and in turn 1 open liquor board chair. Tim Skinner would like to be on the board and provided an introduction. No opposition and Tim was accepted.

12. ADJOURNMENT

The meeting was adjourned and the next general membership meeting will be in **one month** on Tuesday, February 7th, 2017 at Delia Foley's. Due to Valentine's Day on the 14th the board has decided to move up the general meeting one week earlier.

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Respectfully submitted,

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

Michael S. Costa, SBNA Secretary