



## M I N U T E S

### 1. APPROVAL OF MINUTES

The minutes of the 01/10/2017 General Membership Meeting were not printed for the members to review, therefore the approval will be at the next general meeting.

### 2. OLD BUSINESS

Reminder there is a \$10 membership fee for the 2017 calendar year to be an SBNA voting member. Victory House renovation into an 18 unit apartment building with a 10 car garage and a curb cut that would remove 1 or 2 on-street parking spots. SBNA provided a letter of support of for the project in terms of a variance for this type of structure including a 4th story of height.

### 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	\$6,056.58	<b>\$290.00</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	\$83.41	\$83.41	--
<b>Balance</b>	<b>\$8,364.16</b>	<b>\$8,654.16</b>	<b>\$290.00</b>

Lisa Nguyen, treasurer provided an update that the only change to the previous report was annual membership dues.

### 5. POLICE RELATIONS COMMITTEE

Kevin Lynch, board member, provided an update on behalf of the police representative of the recent 28 day crime report stating that this area had the lowest crime of the city. There was a knife robbery at Jen's Place and there was suspect in custody, nothing in writing at this point. 137 W Ostend Street is under close watch following recent events, which has been discussed to be related to the closing of Victory House where tenants may have moved to this address. A lot more foot officers

were present in the past month, with only 3-5 incidents during that time. Several arrests including a car full of juveniles were taken into custody related to past crimes.

State's Attorney's Office representative, Derek Greene (dgreene@stattonery.org) chimed in on the juvenile impact statements and that he will be glad to hand out the impact statements to the correct person in the juvenile division. If you know a crime was committed by a juvenile you can create this statement and provide it to the attorneys office. Email to Derek first to route the statement. There are two types of statements, victim for the individual and community for the collective. Some neighborhood's have set up a point person that can be used to collect statements and send out for a group.

If there are any questions or concerns, please contact Office Newman at sheena.newman@baltimorepolice.org or (443) 463-9981 cell. All community police liaisons have been recently re-assigned to patrols the streets as per the recent decision by the commissioner.

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

Garrett Schiche, vice president, provided a brief synopsis on where we are and what has happened for Cross Street Market. From the original intent to now, including the termination of Nick's Fish House lease which has led to a some of the merchants to lawyering up to discuss with Caves Valley Partnership. The demands of the merchants has come down to \$50,000 per stall to move forward with the renovations to help pay for relocation out and hopefully back into the market. Requests to the mayor's office has been met with nothing in response, which states that the city is unwilling to help pay for this move.

A resident asked again beyond the legality of the market what happened and Garrett went into Arsh Mirmiran's vision for a modern all-inclusive market that would replace your visit to a large chain grocery store. Visit [crossstreetmarket.com](http://crossstreetmarket.com) for more information on what CVP's vision is for the market with a seafood restaurant (Nick's) at one end with a breakfast/lunch place at the end other (like a family owned) and a coffee shop in the middle. There was a proposal for Starbuck's which was not well received but Arsh has stated he is also in negotiations with a local coffee shop.

Garrett transitioned into talking about the overall Cross Street Market liquor license that would not be transferrable to Caves Valley Partnership if they leave the market. This comes out a new bill that Delegate Luke Clippinger has helped to draft. A lot of the other "private" markets like Belvedere Square, Mt. Vernon Marketplace, Union Market, etc. Currently there is only two establishments that serve only beer and wine, unlike the overall license that CVP would like up 6 vendors in the markets out of 20+ stalls in the market. This license would also include liquor on top of the beer and wine unlike the current beer/wine only.

Garrett walked through the new bill that helps create the overall liquor license and how CVP responds to this legislation. Currently there is 43% of the market serves beers but the bill states that only 35% of the market will be tied to serving and consuming beer. Nick's currently takes up about 25% of the market in comparison. There was a debate on the 35% whether that is consuming or serving or both. Garrett will look into getting a clarification on this topic. However, the restriction is to prevent the market from turning into a youth mega-bar under Caves Valley's watch or the future developer/manager of the market. CVP wanted to increase this percentage from 5-10% to help

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provide more area to move around. CVP wants to reduce abuse of liquor like eliminating shots.

Garrett went through the next section, 65% of the market needs to be in food or other sales rather than alcohol sales. CVP wants to keep it over 50% at 60% food versus liquor. Residents felt this was agreeable including the liquor sales, but most will go to a bar for liquor sales like shots. Hours of sale of alcohol from noon till 11pm, CVP wants to move that till 11:30am to get the entire lunch crowd. CVP wants to move last call at 11:30pm and shut down by midnight.

CVP will be charged an annual fee of \$50,000 if they do not purchase and retire the both licenses. \$20,000 per year if they purchase and retire one of them and \$10,000 per year if they do both. CVP was not happy with this and proposed a \$5,000 per year if they do not get rid of either. Then if they retire one of each CVP will pay \$0 moving forward. If this goes into effect the two license owners could skyrocket their licenses, current projections for a beer/wine could value of \$60,000 in the current arena. However it is not a BD-7 so a bar does not want them. The politicians felt that it was better to retire the two licenses instead of moving them around.

Future topic, the moratorium of the liquor license box in Federal Hill and how that affects the area. Compared to what happened in Fells Point, where the lifting of the moratorium has helped the area and lowered the values of the liquor licenses to help out new restaurants.

This bill was written by the delegation from feedback they received but did not speak to the developer or merchants. It was a first iteration and they expected to make changes to this bill.

A resident reiterated his stance from the last meeting that we should not rush into supporting the legislation for the liquor license and let the developer renovate the market. By the time he is completed then the delegates can figure out what to do with the liquor license. The Baltimore Public Markets have been a crown jewel of Baltimore despite how poorly Baltimore Public Markets has run the markets into the ground by not investing money over time. A separate resident refuted asking about what about long term goals and how can the developer invest money without having merchants in mind.

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

Garrett Schiche, vice president, provided an update on the 1640 Clarkson Street that the owner was no longer looking into a variance for a multi-story apartment building. Instead he will be looking to move forward with the single-family home and renovation for his future uses. After interacting with the BMZA there was some confusion with our letter that stated SBNA does not approve of the multi-family units in a single family row home lot due to the dangerous precedent it would set in the area to tear down home and rebuild the homes into three or more units instead of keeping the historic lot in the language of the area.

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

No time for discussion.

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

Garrett provided a small bit on Cross Bar that FHNA has agreed to the MOU with Cross Bar that SBNA has agreed to years ago and the bar will move forward. The Irish Stroll is March 11th, put away all your potted plants and leftover pumpkins. Row House Grill is having a block party that

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same weekend as per usual. Das Bier Haus is having their Winter Wonderland on the February 18th that will close down the O block of Randall Street. Delia Foley's will be looking to have St. Patrick's Day Themed block party to close down part of S Charles Street.

### 10. LOCAL DEVELOPMENT COUNCIL (LDC)

Garrett Schiche provided a brief synopsis on how the CID is going that will oversee at least 50% of the LDC budgets. All of the tax revenue of the slots of MGM, LIVE and Horseshoe are split equally which will help to float our area.

### 11. NEW BUSINESS

SBNA and Councilman Costello has written a letter that the merchants should support the moving expenses without a number quantity. This is to be directed to the Baltimore Markets Corporation since they have covered this financial responsibility in the past with other markets.

Vote: Unanimous agreement

Resident would like to expedite the red tape for the merchants in their move. To have inspections and permitting moving forward. Motion was not made, but a resident floated the idea to reject the liquor legislation until more time has passed to review.

Garrett provided a motion to support Caves Valley's responses to the legislation except the annual fee to for the liquor licenses as proposed by Arsh. Motion was seconded.

- 45% of market can sell alcohol
- Liquor is part of license upfront
- 60% food vs. alcohol
- No change to pub crawls
- 11:30am-11pm weekdays but till midnight on weekends
- We do not support the changes to the \$50,000 down to \$5,000 but this needs to be discussed. This money goes to the state. If the businesses stay than the licenses do not need to be retired, if they go then the two can take the license with them. The market should match what other licenses pay per year of at least \$1,800.

Tara McNulty nominated herself and was voted in to take over the vacant position of SBNA Secretary and Executive Board vacated by Michael Costa who has moved out of the city.

### 12. ADJOURNMENT

The meeting was adjourned and the next general membership meeting will be in **one month** on Tuesday, March 14th, 2017 at Delia Foley's.

Respectfully submitted,



Michael S. Costa, SBNA Secretary