

M I N U T E S

1. APPROVAL OF MINUTES

The minutes of the 03/20/2017 General Membership Meeting were reviewed and approved by the general membership.

2. OLD BUSINESS

SBNA has completed the MOU with Minnows for the restaurant at 2 East Wells as approved by the general membership at the 3/20/17 meeting.

Cross Street Market- The modified liquor license was passed during the General Assembly session in Annapolis.

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	\$6,056.58	\$8,285.37	
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	\$8,654.16	\$7733.07	

Peter Bartels, treasurer provided an update. The only change is \$50.00 in petty cash.

5. POLICE RELATIONS COMMITTEE

Sargent Valez, liaison from the police department, attended and shared recent crime reports. Reports included a home invasion where the resident detained the intruder, a second auto theft and the burglary of a lap top although there was no forced entry into the home. At 1528 Light Street 3 diamonds rings were stolen. It was determined that no burglary occurred as there were multiple people with access to the residence.

A resident asked if there are foot patrols in the SBNA area. Sargent Valez said that, yes there are foot patrols in our area. The police are using crime trend data and encouraging officers to exit vehicles and walk the community accordingly.

Major Ward has been appointed as the new Major for South Baltimore. There will be no major changes at this time other than using crime trends to deploy officers. Monday night cop walks will resume on the first Monday of May. Kevin Lynch shared the walk begins at the Riverside Park Gazebo at 7:00 P.m. Joined by police officers, the residents determine the route of the walk.

The duty of Sargent rotates every twenty-eight days so Sargent Valez may not be at the next meeting. If there are any questions or concerns, she encouraged residents to contact Officer Newman by email at sheena.newman@baltimorepolice.org or by cell phone at 443-463-9981.

Crime statistical data is available daily by visiting the following site:

<https://data.baltimorecity.gov/Public-Safety/Summarized-Crime-Data-By-District-Week-19/>

6. COMMUNITY INTEREST ITEMS

Michael Murphy shared that on March 9, 2017 the bill introduced by Delegate Luke Clippinger in the House crossed over to the Senate and did not include the Market Liquor License as CVP announced they were pulling out of the contract. Senator Ferguson introduced a similar bill that has gone through the same process. The current session ends on April 10, 2017. At this time, the language that needed to be included in the draft legislation to cover the Market Liquor License has not been introduced. However, a motion to amend the bill could be introduced at any time. Another similar bill was recently introduced to cover the Mt. Vernon Market Place.

Garrett Schiche recapped the last general meeting discussion in regard to the Market Liquor License proposed by the delegates, the proposed changes by CVP and the outcome of the SBNA general membership vote. He further explained that as CVP pulled out the next day the SBNA letter of support was not written. Approximately two weeks ago CVP re-entered the deal. CVP asked that the state delegation request state money to support the vendors in the transition and that they support a viable liquor license. CVP announced a scaled back renovation plan will be implemented. Additionally, there may have been positive conversation between the tenants and CVP. A neighborhood rally was held on Sunday to show support for the renovations. The rally was organized, in part, by Lisa Nguyen, although done outside the scope of her duties as a board member of SBNA.

A resident asked about the rooftop deck included in the initial CVP plans. Michael and Garrett shared that it was not included in the most recent renovation plans and does not appear to be economically viable. A resident asked if the proposed bill includes hours of operation, food sales requirements and prohibits liquor sales. Michael Murphy clarified that the first part of the contract allows for Baltimore Public Markets Corporation (BPMC) to sublet the Cross Street Market to CVP for management. In order for CVP to be economically viable their position is that the liquor license is needed. Michael again explained that the liquor license has not yet been introduced into legislation as CVP had requested the contract for subletting be terminated. The current bill includes Anthem House and Port Covington but not the new Market License provisions. Mt. Vernon Market currently uses one liquor license with 5 vendors permitted to sell alcohol. Mt. Vernon cannot be compared directly as it is a private entity and Cross Street is a public city market. BPMC may have had a restriction preventing liquor sales within the city markets.

A resident asked if SBNA is going to support state funds going to the vendors during the renovation. It was clarified that in the last general membership meeting SBNA did vote to support continuation of the prior practice of the city providing support as renovations are made to city markets. There was no vote on specific dollar amounts or whether the support should be city or state funded, simply that support should be given as it has been in the past to other vendors during renovation of city markets. Michael further shared that the state does have a pool of funds that can be used.

A resident suggested that we all call our delegates and express our support for the bill being amended within the next two weeks during the current legislative session.

A resident asked why another developer can't step in and take over the project. The complexities of the RFP process were explained and discussed. Residents agreed throughout the discussion that supporting CVP was the best opportunity to have much needed renovations made to the market. The lack of transparent, neighborhood focused management by BPMC was also discussed.

7. DESIGN AND DEVELOPMENT

1404 South Charles Street: Green Door Properties would like to meet with the Zoning Commission prior to presenting to SBNA. They have a conditional contract on the building. The façade of the building will remain the same and the interior will be converted into approximately 16-18 open space offices. A vote was again tabled until the formal presentation is made.

Hanover Street median: Sagamore continues to work with the city to finalize the MOU for maintenance of the median. The city has not provided an update on when the dead trees will be replaced.

8. SPECIAL PROJECTS COMMITTEE

No topics for discussion.

9. LIQUOR ADVISORY COMMITTEE

Das Bier Haus – Nate, owner, spoke to SBNA membership about revising the existing MOU with SBNA to support expansion of Das Bier Haus restaurant to the second floor. The space, currently used for storage, will be used for events and parties so the entire establishment doesn't need to be closed for special events. Additional seating with a larger dining room area will be developed. The space is currently under construction in a limited capacity as they are still awaiting blueprints and permits before real construction begins. Nate acknowledged he has heard about the complaints from the recent Block Party including the lack of portable restrooms and trash throughout the surrounding neighborhood. He shared that he had difficulty getting portable restrooms and that the city told him he was not permitted to have portable restrooms. Nate also shared that the city failed to provide the required barricades the day of the event. Nate is working on remedies and would like to have an additional block party in June.

Kevin Lynch thanked him for acknowledging errors and asked that they keep the board better informed of events in the future. Kevin asked if bathroom would be added to second floor renovation. The answer was yes, they hope to add an additional restroom on the second floor.

Membership suggested that as a new bar owner, he hire someone to manage the block parties in order to close the learning gap so as to not disrupt the neighborhood. Mike asked about issues that happen outside and what could ownership do to help keep the issues to a minimum. Nate shared that he has security and believes some of the issues occurring are not caused by patrons of his establishment as the atmosphere inside is always positive. He asked that people reach out to him if there are issues, he is readily available. A sprinkler system and second egress for the second floor will be added. Nate believes the space is approximately 1500-2000 square feet. Capacity on the first floor is 98.

Michael Murphy, supported by SBNA membership, held firm that once blueprints, facility use renderings and capacity details are provided, SBNA will take the request for revision of the MOU into consideration. Until then, a vote will not be proposed. SBNA will explore the process for modifying the existing MOU on file with the liquor board.

Cross St. Market Liquor License- There were no questions at this time.

10. LOCAL DEVELOPMENT COUNCIL (LDC)

As an Impact Benefits District there will be approximately \$6-8 million available for community projects. A grant writing session will be held on April 19, 2017. Garrett Schiche clarified that the LDC is not the same as the South Baltimore Gateway Partnership. The partnership is going to oversee at least 50% of the LDC budgets, approximately \$14 million including all of the tax revenue from the slots at MGM, LIVE and Horseshoe casinos. SBNA will be eligible to apply for grants in the spring. There will be a public meeting on March 29, 2017 to share there is an organization meeting the community's needs. If residents have ideas for projects they can bring them to the board and begin the grant writing process. The partnership will be hosting workshops on how to write a successful grant. Although the details are still being worked out, it is believed that smaller grants will be awarded on a rolling basis, larger grants on a fixed schedule. Cherry Hill, West Point, Lakeland, Westport and the peninsula with the exception of Locust Point are included.

11. NEW BUSINESS

Intended to enter into MOU with 1404 South Charles Street but they aren't ready.
No other new business.

12. ADJOURNMENT

The meeting was adjourned. The next general membership meeting will be in **one month at Delia Foley's** on Tuesday, May 9, 2017 at 7:00 p.m.

Respectfully submitted,

Tara McNulty, SBNA Secretary