



M I N U T E S

1. APPROVAL OF MINUTES

The minutes of the 07/10/2018 General Membership Meeting were reviewed and approved by the general membership.

2. OLD BUSINESS

SBNA provided letters of support to Cross Street Market, Cheese Galore and More, 1900-1922 Light Street, 1900 Light Street. Please refer to prior minutes for details.

SBNA filled a Board Member at Large position left vacant by Denis Plouff. Matt Unglesbee will be the new SBNA Board Member at Large for the remainder of the term.

3. PRESENTATION

Larry Nunley is the Department of Public Works (DPW) Representative for South Baltimore. If there are any unresolved issues, Mr. Nunley recommends that residents call 311 immediately to file a complaint and receive a confirmation number; then contact Mr. Nunley at 443-534-0574 or larry.nunley@baltimorecity.gov and provide him with a summary of the issue and the confirmation number so that he is able to follow up. Residents can also use the DPW App that allows you to use a drop down menu to select from a variety of issue as well as include pictures. Mr. Nunley addresses a variety of DPW issues including water, rats and trash. Issues with leaking trash trucks should be reported immediately so the issue can be resolved and cleaned up in a timely manner.

There will be a *Work Baltimore* job fair in the near future. DPW is also hosting *Dam Jam 2018* at Lake Montebello on Saturday, August 25th from 9 a.m. to 3 p.m. This free event will include Jazz, R&B and Soul music as well as face painting, lego stations and food vendors.

Karl Lowe shared that the open cans on Light and Charles Streets will be replaced with new solar cans funded through the SBGP/LDC. The solar cans will alert DPW when they need to be emptied. Karl provided an updated on the proposed Welcome to South Baltimore sign. The sign requires a bit more paperwork that he is currently working to complete. The sign will be delayed but is still in progress. Karl also proposed that SBNA write two grants:

- The first grant will request funding for additional lights over South Charles Street beginning at Cross Street and moving south toward Ostend Street. There are currently two strands of lights. Residents in attendance expressed enthusiasm and support for this project citing the look of Harbor East and Fells Point for comparison.
- The second grant will support a SBNA block party / general membership meeting with food and alcohol to encourage community engagement. Residents also expressed interest and support for this grant.

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	\$5,084.24	\$4,162.57	\$806.22
Tree Fund	\$497.00	\$497.00	--
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	\$8,081.82	\$7,159.15	

Peter Bartels, Treasurer provided an update.

5. POLICE RELATIONS COMMITTEE

There was no officer present at the meeting this evening.

Matt Urso shared information about a public hearing about the Baltimore Police Department (BPD) that residents who were unable to attend can watch on line. During the hearing it was shared that to address the current shortage of officers, BPD is considering removing officers from assignment to desk jobs and re-assigning them to patrol duties. Civilian employees would then be hired to fulfill the desk job duties.

In the fall, Matt will reach out to the BPD to establish new contacts with the police department and request that an officer start to attend SBNA meetings again.

6. DESIGN AND DEVELOPMENT

Joe Wallman from Wood Partners, the attorneys representing Caves Valley, presented regarding the property at 1800 – 1900 South Hanover Street, the current Middleton Mead location. 1800 and 1900 are separate projects. 1900 will be developed later. They have requested small height extension for 1800, a planned mixed use property to include multi-family dwellings; a 4 story apartment building. They have requested approval to build up to 75 feet however current plans call for 63 or 64 feet. The contractor and purchaser are still finalizing the deal.

Mr. Wallman and Mike Morris, principal from Caves Development, also discussed the Caves Valley application for the new market liquor license and their commitment to establish an MOU with SBNA once the license is approved. Caves Development specializes in food hall and market development. The market has been under construction for 6 months and will implement a phased approach beginning on the Light Street side of the building. The first section will be delivered to tenants in 2 weeks; Fenwick Meats, Ceremony Coffee and Steve's lunch will be 3 of the first 4 tenants. The first section should be opening in the beginning of October 2018. The middle 48% of

the market section will be delivered to tenants in January. This section should be open in time for the Orioles opening day. A Public Market, unlike a food hall, must have unprepared food products available to be considered a public market. A representative from the Cross Street Market management company will attend a future SBNA meeting to provide updates on the development project. The remaining section of the market will begin construction at the end of the year with a plan to deliver the space to the tenant in late summer 2019. There will be 26-27 vendors total. The liquor license will help to create a place where community can gather and provide an amenity to the community. The development plans to restore the market to its design after the fire in 1950. 75% of the original windows will be restored to allow the natural light back in. The market will include 225 communal seats with additional seating specific to certain vendors.

A resident asked about Sunday hours. The minimum operating hours are 11am-5pm Monday through Friday; 11am-6pm on Saturday and 11am-5pm on Sunday. Most are planning to shut down by 11pm.

A resident asked about the plans for a current tenant, Nicks Fish House. They are still actively talking to Nicks. They are obligated, as are all vendors, to update their facilities. They are talking about what that means. The base lease has expired, but they are still considered a tenant and are negotiating. No matter what tenant is in place, quality and service must be commiserate with the rest of the market.

A resident asked about outside seating areas as shown in initial plans. Outside seating will be phased in. Sidewalks around the building are being extended in some places. Additional sidewalk and outside seating may be phased in when the parking garage is expanded.

7. COMMUNITY INTEREST

The Federal Hill Jazz and Blues Festival was held on Saturday, July 14, 2018. SBNA had a tent at the festival to encourage membership. There was an SBNA banner displayed, postcards with meeting information, SBNA backpacks were provided to residents who joined, snacks, and Delia Foley discount cards for residents who join SBNA on Saturday during the festival.

The community dumpster was available August 11th from 9:00 a.m. until noon. Residents took advantage of the dumpster, filling it almost all the way. There will be another dumpster in October located at the North East corner of South Hanover and Ostend Streets.

Open Door Baltimore will be held on October 6th and October 7th hosting free architectural tours and access to buildings in South Baltimore such as the South Baltimore Learning Center and the Museum of Industry. They are still looking for sponsors and volunteers. There will be a happy hour at Mt Vernon place to recruit volunteers.

Light Street Presbyterian Church, built in 1855, is planning a renovation of the sanctuary that will make it a more accessible and include open pews. The current church pews are for sale. The pews are 4-12 feet long. The church has contracted with a company to customize the pews for residents who would like to purchase them. The pew costs range from \$600-\$900 with an additional \$100 fee for customization.

8. NEW BUSINESS

The Community Law Center is seeking a letter of support for a grant to host information sessions for local residents and businesses. Residents approved the letter of support.

The SBNA Executive Board proposed SBNA apply for a grant to do mailings informing neighbors about meetings and providing community updates. Residents voted and approved applying for the grant.

The SBNA Executive Board proposed SBNA apply for a grant to add to string lights across the 1100 Block of South Charles Street. Residents voted and approved applying for the grant.

SBNA Executive Board proposed SBNA apply for a grant to support purchasing and maintenance of hanging plant baskets along South Charles Street. Residents voted and approved applying for the grant.

9. SPECIAL PROJECTS

Brittany is working on the Secret Supper Club for the fall. A dinner location will be selected and residents will buy ticket to attend. Clues are provided to residents to help them figure out where the Secret Supper Club restaurant is located. A phone number is provided in case participants can't figure out what the restaurant is based on the clues.

10. LIQUOR ADVISORY

Deila Foley's Half Way to St Patrick's Day will be indoors rather than a block party this year. It will be held on September 15, 2018.

Sean White from Banditos/Wayward/101 will be operationally running the Tap House and pop-up kitchen at Hanover and Cross Streets. The venue will offer beer and wine only, no liquor. They will focus on serving local brewers and creating a family friendly atmosphere including games and a place for kids to play. A pop-up kitchen will provide a venue for food truck vendors to prepare and serve food in South Baltimore.

The Baltimore Good Neighbors Coalition (BGNC) protested the liquor license renewal for both Cross Bar and Wayward in April. All liquor licenses are renewed annually in April. The Liquor Board ruled that BGNC did not have standing and the protest did not prevent Cross Bar or Wayward from renewing their licenses. BGNC was offered the opportunity to participate in mediation with the bars, SBNA and FHNA. The BGNC also supports legislation and advocates for other liquor related issues such as switching the governor appointed membership of the Baltimore City Liquor Board to mayor appointed membership, and legislation with regard to liquor license renewal. The main goal of BGNC is to reduce the number of bar stools in the city. They use the health of South Baltimore as the basis for their positions. There are currently 35 liquor licenses within the SBNA membership area.

11. SBGC & LDC

SBNA could take advantage of a grant to support the SBNA Block Party planned for October 6, 2018. Karl and Colleen will collaborate on writing the grant.

12. ADJOURNMENT

The meeting was adjourned. The next general membership meeting will be in one month at Delia Foley's on Tuesday, September 11, 2018 at 7:00 p.m.

Respectfully submitted,

Tara McNulty, SBNA Secretary