

Southwest Partnership (SWP) Board Meeting
University of Maryland Community Engagement Center
Tuesday, November 17, 2015, 7pm

Meeting Minutes

— IN ATTENDANCE —

Matthew Achhammer
Christopher Redwood
Elizabeth Weber
William “Bill” Joyner
Brent Flickinger
David Shackleford
William “Bill” Marker
Leonard Taylor
Ashley Valis
George Kleb
Stacy Smith
Michael Seipp
Richard Parker
Khandra Sears
Scott Kashnow
James “Jamie” Pitts
Joshua Harris
Jane Shaab
Jane Buccheri
Beverly Jacobs
Edith Gilliard-Canty
Philecia Tyrell
Joseph Tynes
Lou Packett
Vernell Lewis
Bifford Browning
Reba Hawkins
Catherine Neely
Bernd Kickebusch
Daniel Rodenburg
Douoran Hetchum
Wanda Watts

Matt Benning
Adam Kautz
Eugene Balbierz
Mona Addison
Faith Pearson
Linda Loubert
Joe Neumann

— BOARD MEMBERS NOT IN ATTENDANCE —

Nancy McCormack
Steve Hanssen
Dorothy “Dotie” Paige
Lisa Rawlings

Meeting was called to order at 7:10pm by Richard Parker

October board meeting minutes passed out to attendees.

Motion made, seconded, and passed to accept the minutes with amendments to correct one name in attendance and add another name to not in attendance area.

Financial Report

George Kleb, Treasurer

Operation Budget is for distribution today to the board, runs from January through December, and shows what SWP needs financially in order to operate.

Direct specific questions about committee funding projections can be directed to either Michael Seipp or George Kleb.

Leonard Taylor, on behalf of the SWP fundraising committee, would like a paragraph or two from each chair to explain what money is needed for so that fundraising committee can go fundraise.

Richard Parker stated that this program committee information may already exist. He asked that program committee chairs prepare mission statements for each committee and at least three goals per committee for the next board meeting.

Executive Director’s Report

Michael Seipp, Ex. Dir.

1401 Hollins Street will no longer be available for SWP offices nor community meetings very soon. Pratt Library has a need to use the space the SWP staff is occupying for storage. Ashley Valis has provided temporary space at the Community Engagement Center at 1 Poppleton Street until a new space can be found.

Potential relocation space options:

- Storefront once occupied by Enterprise Rent a Car in Mt. Clare Shopping Center.

- 1101 West Pratt Street (Former BBH location). Will be talking with property manager about this.

- Bldg at Baltimore and Calhoun (The Works) can be sublet

- 1138 Hollins Street, second floor above day care center.

Michael asked if anyone has leads on potential space for rent in the community to please contact him at michael@southwestpartnershipbaltimore.org

Committee goal setting is going very well. Housing and Commercial committees are focusing. Incredible strides made in the last 60 days with Housing. Workforce and Education the same. Safe, Vibrant and Walkable Streets committee has a list of ambitious goals.

Met with Amy Elias from Profiles. She will be asking to meet with board members as well as community leadership and anchor institutions to discuss branding.

Working hard to have significant website change by the end of the year. It's currently showing the history of the partnership, vision plan, minutes and not much else. It needs to reflect today and tomorrow rather than concentrating on just the past history of the organization.

Thanks to the effort of Richard and Leonard, Goldseker Foundation will fund the SWP for an additional year (\$115,000 for 2016). Not contingent on any match. This is up from \$100,000 given in 2015.

Bylaws Finalization

Revised bylaws sent out ahead of time to members.

Scott has a few typo corrections to the bylaws. Will get with the secretary to make changes.

Bill Marker asked if these bylaws are final. Chair responded yes.

30 day process to follow once the governance committee has formed for any other bylaws changes.

Committee Reorganization

Chair stated that a second board member is needed on each standing committee per section 5.02 of the bylaws.

Chair would like to appoint Matthew Achhammer to the chair of the governance committee. Matthew accepted. Motion made and seconded to make Matthew Achhammer the governance committee chair. Motion passed with majority of ayes, no nays.

Bill Marker volunteered to be on the governance committee. No vote needed.

Finance and Audit Committee. George Kleb is the current chair. Committee needs a second board member. No one volunteered. A point was raised that Jane Buccheri is a board member and already on the committee. It was felt that a voting board member is needed as a second board member on the committee rather than an advisory board member.

Fund Development Committee. Chaired by Leonard Taylor. Committee needs a second board member to satisfy bylaws. Ashley Valis volunteered. No vote needed.

Richard Parker recommended dissolving the Preservation and Preservation committee and create a new Historic Preservation committee, and move marking and promotions into the hands of the consultants (Profiles).

Leonard Taylor made a note that section 5.03 of the bylaws states that creation of program committees comes at annual meeting, so it sounds like we are doing something beforehand.

Richard Parker commented that section 5.01 of the bylaws also allows for altering and creating committees or dissolving them within no specified timeframe.

Matthew Achhammer is ok with splitting preservation and promotions committee, but not clear on making a connection to marketing through Profiles.

Example provided by Michael Seipp: Carey Street Underpass project. Profiles will work with the Safe, Vibrant, Walkable Streets committee to figure out how to promote/market the project to parties that need to hear it as well as to raise awareness and interest in the project.

Bill Marker: (Question to the Chair) Why did you determine a dissolution rather than an altering?

Richard Parker: Might be a play on words, semantics on his end.

Bill Marker moved that the board alter the preservation and promotions committee to only preservation committee. Motion was seconded. Ayes have it. No objects, and one abstention by Joshua Harris.

COMMITTEE REPORTS

Commercial Development

Stacy Smith, Chair

(See report, attached)

James Pitts: When you talk about renovating the market, are you looking at the entire market or just the second floor of the market?

Stacy Smith: That's open to interpretation. But personally feels we can't just focus on the market; have to also focus on the business around the market.

James Pitts: Acquisition of properties—We have been talking about acquiring properties in the housing committee. We just should be sensitive to people's interpretation of SWP buying properties in the communities.

Stacy Smith: We haven't reached that level of discussion. It was not spoken of and she did not get the feel in commercial committee meetings that the SWP wanted to be a management company once properties were acquired.

Brent Flickinger: Renovation of Hollins Market. Recommends figuring out how to create a market district, which might be a more realistic goal for 2016, rather than trying to renovate the market itself.

Ashley Valis: Main Street. Is there a round coming up?

Michael Seipp: They (BDC) don't foresee an opening within the next 12 to 18 months. There was conversation with Main Street Pigtown to expand Main Street Pigtown to the rest of the Partnership, which would allow designation of West Baltimore Street into a Main Street also. The Carey Street Underpass improvement project would also be a link to the Main Street as will be Martin Luther King, Jr. Blvd.

Ashley recommended looking at the Maple Street idea for this also.

Leonard Taylor: Made a suggestion (regarding strategic acquisition and improvements to the Hollins Market building) to really drill down what's possible to

do/tackle before actually doing it, i.e., via research, data collection, proposal review, etc.

Education and Workforce

(See report, attached)

Report given by Elizabeth Weber in the absence of Chair Lisa Rawlings.

Ashley Valis: The University of Maryland Community Engagement Center (CEC) has “Workforce Wednesdays”. Lisa Rawlings (wearing two hats between SWP and CEC) is staffing the computer lab on Wednesdays. Open positions are printed on the wall in front of the lab that neighborhood folks may be interested in. Please invite community to use this lab as a resource to finding work not only on the UM campus but also with community partners (UM BioPark, etc).

Richard Parker asked what can community do here at CEC?

Ashley Valis commented that the center’s lab is open for resume writing, job search, etc from 1pm to 5pm, mock interviewing, etc.

James Pitts: Receiving donations—What’s the process for committees to receive donations?

Michael Seipp: The committee is establishing a need only.

James Pitts: Is there an internal earmark?

Michael Seipp: Yes. If we received an anonymous gift of say \$3,000, then it gets put into a fund that gets tagged for its intended use, etc, etc.

James Pitts: Challenges in Communication—are there language barriers or are they not interested in talking to us?

Elizabeth Weber: Mostly language barriers. Survey language not pulling as many responses as conversational language. This effect is just a part of the normal process.

Joshua Harris: (Question for Ashley) How is the resident participation been? Is there a need for help? How to help?

Ashley Valis: Had our first resident participation recently.

Stacy Smith: What schools are you working with (south of) W. Pratt Street, and what high schools are you working with?

Elizabeth Weber: Elementary: SWB Charter School and George Washington primarily, with some communication with Charles Carroll Barrister; High Schools: Excel Academy at Francis M Woods and Vivian T. Thomas.

Housing

James Pitts, chair
(See report, attached)

Matt: are there only 104 vacants in these two neighborhoods?

James Pitts: No, we are focused on these for now.

Bif Browning asked if the GIS is proprietary with SWP? Yes. He also asked if this GIS will be shared with neighborhood associations? The answer was yes, as long as they are part of the SWP. Bif mentioned that Union Square has GIS data from a few years ago that we can share to keep the work of the students at a minimum.

Khandra Sears: Is maintenance considered for the GIS? And will it be searchable to people outside the SWP?

Michael Seipp: Goal is that parts of the GIS database will be available through the website, but not everything for marketing and inventory purposes. Maintenance needs to be figured out.

Khandra Sears asked if it would be possible to have a conversation with shuttle services in the neighborhood to redirect their services to go further into the other parts of the neighborhood?

James Pitts moved to set up an LLC to receive titles to vacant properties that might be offered to SWP for the housing development project.

Amendments offered to the motion and accepted: Receive or transfer properties instead of offered.

A question was raised why to just receive vacant properties? Response was that the SWP didn't want to be landlords.

Stacy Smith inquired about the full capacity of starting this company. Does the organization have Directors and Operators Insurance for the board to take on the scope and risk of starting this up?

Michael Seipp: Risk side—SWP lawyers recommended LLC be created for each company to protect the properties and the Partnership and to limit risk to the Partnership. This is also a stop-gap; committee hopes to have the development team in place by the end of the year. Most we are talking about is 60 days for LLC to exist;

once developer is set up, the property is transferred to the developer and the LLC is dissolved.

Bon Secour's Community Works Green Team could maintain the properties while under Partnership ownership.

Further discussion was held on the need for an LLC and what liabilities exists for SWP.

Revised Motion: To set up LLC companies to receive and/or acquire and transfer titles to any vacant properties for the housing development project. Seconded. 11 for, 1 against, 1 abstention. Motion passed.

James Pitts moved for the SWP board to allow the SWP staff to submit applications to area foundations for funding to support the housing development project. The motion was seconded.

Leonard Taylor advised that all grant applications still need to go through Fusion.

11 for, 0 objections. 2 abstentions: Stacy Smith and Joshua Harris. Motion passed.

Preservation and Promotion

Josh Harris, chair
(no written report provided)
Wayfinding signs are still being explored.

Safe, Vibrant, and Walkable Streets

Christopher Redwood, chair
(See report, attached)

Ashley Valis: How much money is the Chesapeake Bay Trust Grant offering?

Christopher Redwood: \$75,000 max, but less can be offered by the grant maker depending on their review.

Ashley Valis: Will you need more money for this?

Christopher Redwood personally feels that this project will require more money as it's phased in.

David Shackelford: From the museum side, our restoration of the B&O bridge will also require additional funding than our current bond will cover.

James Pitts: Are the two neighborhoods (Mt. Clare and Pigtown) on board with this?

Christopher Redwood: Yes, as are the SW Baltimore Charter School and the B&O Railroad Museum.

Community Announcements and Events

Cookie Tour Dec 13th. \$15 per person. \$20 on the day of the tour.

University of Maryland at Baltimore (UMB) will have a PSLI workshop (President's Student Leadership Institute). Free for community members at CEC. 1 North Poppleton Street.

UMB announcing free fresh produce giveaway at New Hope Academy, November 21st.

UM BioPark having a holiday party on December 15th from 4pm to 6pm at 801 West Baltimore Street.

Korean American Day at the Urban Business Center, December 4th at 6:30pm. 1200 West Baltimore Street.

Clay Pots will have a ribbon cutting for their computer class: December 5th, 2pm to 5pm. 1635 West Pratt Street.

Urban Business Center hosting Thanksgiving dinner courtesy of a foundation that has partnered with Gallery Church from 10am to 1pm on Nov 26th

Pigtown community will have a community public safety meeting with the Police Commissioner 6pm on December 8th at 1300 Herkimer Street.

Zipcar is coming to Hollins Market parking lot at the end of November. Zipcar is interested in speaking at community meetings to talk about their arrival in the area. Contact Christopher Redwood for more details.

Jane Shaab also mentioned that the BioPark is working to have Zipcar on their research campus.

Holiday Store at CEC in partnership with Foundry Church and CUPS coffeehouse: 6th and 12th of December.

Leonard Taylor wishes for the board to consider "if any money is good money" when taking in or seeking money from developers, politicians, liquor stores, etc. Wants time on the agenda to do a presentation.

Jane Buccheri: is anyone planning the annual meeting?

Michael Seipp: Collecting ideas and will make a proposal to the executive committee.

Meeting adjourned 9:10pm

2015 BUDGET				
REVENUE			Actual 3/1/2015 to 10/31/2015	
Partnership Pledges		115000	115000	
Foundations				
	Goldseker	100000	100000	
Donations		2000	2688	
Contract Services		10500	10500	
Total		227500	228188	
EXPENSES			EXPENSES YtD	
Salaries		70000	48265	
Fringe		17500	4647	
Office Rent		4200	218	Owe NDC for sub lease awaiting bill
Travel		2000	13	
Utilities		0	0	
Office Supplies		3000	407	
Phones		3600		
Miscellaneous		1500		
Insurance		1750		
Postage		500	49	
Copier		1200		
Board Expenses		3000	2802	
Computers		2000		
Consultants				
Marketing and Branding		30000		negotiating contract with Profiles
Commercial/special Events		20000	3362	Working on holiday events at Hollins Market
Brophy/Bonitz		36000	36000	
Fusion		22750	22819	
Grand Total		219000	118582	
NET INCOME		8500	109606	



Southwest Partnership Housing Committee

November 2015 Board Report

Goal 1: Data Base

Project Activities and Updates:

- The University of Maryland College Park Center for Smart Growth is holding a Master level class this semester focused on creating a GIS system that will benefit the SW community.
- At the end of the semester SWP will be in possession of a GIS with data collected by the students that will be ours to manage

Goal 1: Data Base

Waiting for students to submit their work to the Committee

Goal 2: Neighborhood Focus Areas

Project Activities and Updates: The goal is to create focus areas in each neighborhood where the SWP will help facilitate development of vacant houses in the focus area for an end goal established by the neighborhood.

Mt Clare and Franklin Square have selected their focus areas, houses have been selected.

Goal 2: Focus Areas

Collaboration Needs

- City of Baltimore to sell their vacants at a nominal fee – awaiting City response
- Interview developers interested in a lease to purchase model – interviews scheduled
- Raise the private/public subsidies needed to move forward

Goal 2: Focus Areas

- Next Steps:
- Interview development teams
- Interview architect
- Draft proposal for investment dollars
- Work with the other five neighborhoods to create their focus areas

Other News, Updates, Information

There is nothing new to present to the Board at this time.

Motions

The Housing Committee has two motions for the Board of Directors to consider:

1. We request approval from the Board to set up Limited Liability Corporations to receive title to any vacant properties that might be offered to SWP for the housing development project.
2. We request approval from the Board to allow the staff to submit applications to area foundations for funding to support the housing development project.



Southwest Partnership Commercial Committee

November 2015 Board Report

October Meeting

The Committee met and reviewed the Vision Plan objectives as they related to commercial development. The following are a list of goals that the Committee will work on in 2016. It was also noted that as important as Baltimore Street is to the community the Committee must also work on commercial activity in all seven of the neighborhoods.

2016 Goals

- Designation of Main Street for W Baltimore Street from MLK Blvd to Fulton Street.
- Strategic Acquisition of key vacant commercial buildings that if put back into positive use would have an impact on the immediate environs
- Branding and Promoting W Baltimore Street

Goals 2016

- Reducing Crime and Grime on our main streets. This goal needs to be coordinated with the SVS Committee
- Renovation of Hollins Market – the Market should be a regional attraction and a source of reducing the food desert

Goals 2016

- Campaign to attract new job producing companies to the community
- Facilitation of the Urban Business Center Gateway project for 1200 block of W Baltimore
- Provision of technical assistance to small businesses



Southwest Partnership Education and Workforce Development Committee

November 2015 Board Report

Goal 1: Workforce Needs Assessment in the Southwest Partnership Area

Project Activities and Updates

- Continued to interview employers, although many teams have had difficulty in connecting with employers
- Contacted and interviewed people in the anchor institutions involved with hiring
- The initial assessments will be completed by the end of November

Next Steps

- Analyze results and make needed changes

Goal 2: Organize around supporting SWP Area schools

Project Activities and Updates:

- Connecting community associations interested in working with schools to area schools, with the support of the Hollins Roundhouse Education Committee
- Received donations and matches for a small fund to support area after school programs, and supported after school programs in finding funding
- Committee meetings will increase focus on education

Collaboration Needs:

- Relationships and connections with schools
- Information about resources to address school-based issues

Next Steps:

- Continue to develop goals around work with the schools
- Continue to work with schools and neighborhood associations

Goal 3: Improve access to existing workforce development resources

Project Activities and Updates:

- Southwest Works Roundtable of providers will meet monthly to work towards coordinating and sharing resources
- Outreach to area groups and organizations around existing workforce resources and initiatives

Next Steps:

- Southwest Works Roundtable will continue to meet

Goal 4: Connect SWP area residents with identified jobs through collaboration with existing workforce providers

Project Activities and Updates:

- Continued to refine the program and look for funding

Collaboration Needs

- Jobs that can be connected with the portal
- Funding for the portal program

Next Steps

- Continue to seek funding for the portal and refine program in collaboration with workforce provider partners

Other News, Updates, Information

New Meeting Time and Day

The Education and Workforce Development Committee will now meet the first Tuesday of the month at 7pm at locations which will rotate between area schools. The next meeting is December 1st at 7pm at James McHenry Elementary/Middle School (31 S Schroeder St).

The Southwest Works Roundtable will meet the third Friday of the month at 3pm.

Motions



Southwest Partnership Safe, Vibrant, and Walkable Streets Committee

November 2015 Board Report

Goal 1: Collect accurate data about street, public safety, and greening conditions in each of the seven neighborhoods and engage community members and other stakeholders in addressing identified problems

Project Activities and Updates:

- Final Tree planting held on October 24th for a total of 77 trees planted
- Initial surveying of Pigtown begun
- Committee discussed ways to increase public safety in the area including improving relationships between the police and the community, surveying community members, and increasing the number of eyes on the street through events

Collaboration Needs:

- Neighborhood participation in survey days and community members interested in coordinating survey days

Next Steps:

- Continue to conduct surveys
- Work with University of Maryland College Park students to map and analyze the data

Goal 2: Improve safety, walkability, and sanitation of B&O Bridge area at Carey Street

Project Activities and Updates:

- Neighborhood Design Center volunteer design team is completing the design for the underpass, based on feedback from key community stakeholders

Collaboration Needs:

- Feedback from stakeholders especially those unable to attend the meetings
- Organizations interested in collaborating on the implementation of the design plan once it is completed

Next Steps:

- Apply for Chesapeake Bay Trust grant
- Research sources of funding and partners for the implementation of other aspects of the design plan

Other News, Updates, Information

Community Representation

Representation on the Committee is needed from each of the Southwest Partnership area neighborhoods. Neighborhood association presidents have been asked to send at least one member of the associations to the Committee meetings.

Mosquito Project Photovoice

John Pitas from the University of Maryland Baltimore County Mosquito Project presented the outcomes of a photovoice project asked residents to take photos of their community which represented how they understood the environment and the conditions that produce mosquitos. The negative themes identified by the residents were trash and illegal dumping, overgrown and underutilized public spaces, vacancies and abandonment, fractured infrastructure. The residents also identified their community--the people, arts, and culture--as a positive theme.

Motions