

**MIDTOWN COMMUNITY BENEFITS DISTRICT MANAGEMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, 6, 2010  
University of Baltimore Foundation Building  
1130 N. Charles Street 6:30 pm**

**Member's Present:** Randall Carroll, Steven Cassard, Bill Cole, Juanita Curtis, Shannon Doolin, James Erny, Keith Gilchrist, Adrian Harpool, Pamela Johnson, Melvin Mercer, Steven Johnson, Michael Molla, Nick Mosby, Lat Naylor, Joseph Palumbo, Omari Patterson, Steve Shen, Paul Synder, Kristy Taylor, Carlo Van Grieken

**Staff Present:**

Peter Merles, District Administrator, Midtown Community Benefits District  
Peggy Smallwood, Office Manager, Midtown Community Benefits District

Michael Deets called meeting to order at 6:35 pm and calls for introduction.

**Approval of Minutes**

*Chair makes motion to accept minutes as presented.  
Steven Johnson seconds motion. All in favor. Motion passes.*

**Election of Board Officers for 2010**

*Nomination committee presents the following Slate of Officers for 2010:*

Joseph Palumbo, Bolton Hill at-large rep. – Chairman  
Steve Shen, Mt. Vernon at large rep – Vice Chair  
Steven Johnson, Mt Vernon Belvedere rep – Treasurer  
Kristy Taylor, Mayor's rep – Secretary  
Chair opens floor for nominations.

Adrian Harpool nominates Pamela Johnson, President, MPIOA for Chair.

*Adrian Harpool makes motion to hold voting until after  
swearing in of board members. Randy Carroll seconds motion.  
All in favor. Motion passes.*

**Peter Merles, District Administrator's Report**

*Report distributed at the meeting and copies are on file at the MCBBD office in the minutes binder.*

Board members sworn in by Deputy Clerk of the Court, Charles Mackey

**Election of Board Officers for 2010**

*Chair recaps nominations for Slate of Officers for 2010:*

*Joseph Palumbo, Bolton Hill at-large rep. – Chairman  
Steve Shen, Mt Vernon at large rep – Vice Chair  
Steven Johnson, Mt Vernon Belvedere rep – Treasurer  
Kristy Taylor, Mayor's rep – Secretary*

Chair opens floor for nominations.

Adrian Harpool nominates Pamela Johnson for Chair.

*Motion made to close nominations.*

*Motion is seconded.*

*All in favor. Motion passes.*

*Motion made to accept following slate of officers by acclamation:*

*Steve Shen – Vice Chair*

*Steven Johnson – Treasurer  
Kristy Taylor – Secretary  
Motion is seconded. All in favor. Motion passes.*

Candidates for chair were asked to give brief introduction to the board.  
Ballots passed to voting board members and collected by Michael Deets.  
Michael Deets and Nick Mosby tallied votes.

*9 votes in favor of Pamela Johnson  
8 votes in favor of Joseph Palumbo  
1 vote abstained  
Pamela Johnson elected Chair of the Board for 2010.*

Pamela Johnson, Chair assumes leadership of meeting.

### **Midtown Development Corporation Report**

*No report to give at this time.*

- Peter Merles and Pamela Johnson briefly updated the board on the MDC focus to work with city and other agencies to get a major planning effort for the large number of low income rental units that are coming to the end of their 40 yr HUD funding. This will allow for major develop in the area.

### **Board Organization**

#### **Conflict of interest disclosures**

*Conflict of Interest Disclosure Compliance Statement distributed at the meeting and copies are on file at the MCBDD office in the minutes binder.*

### **Committee Assignments for 2010**

*Committee assignments for 2010 discussed and board members expected to participate on the committees.*

Budget & Finance – Steven Johnson  
Operations – Steve Shen  
Personnel – Adrian Harpool  
Safety – Open  
Marketing & Outreach – Open  
Governance – Open

### **Committee Reports**

#### **Steven Johnson, Budget & Finance Committee**

- Reviewed high and low budget lines.
- Operating in the black.
- Fundraising for 2010 FY has begun.

#### **Joseph Palumbo, Governance Committee**

- By-law amendments reviewed and approved by attorney and board. Copies were hand delivered and mailed to the Board of Estimates for final approval.

#### **Michael Molla, Public Safety**

- Funding is available to maintain the Safety Patrol Initiative at least through April.
- Committee continues to work on the Lighting Pilot Project.

### **Steve Shen, Operations Committee**

- Peter Merles and Steve Shen met with Kristen Mahoney, Executive Director of the Governor's Office of Crime Control and Prevention. The meeting was positive and there may be possible grant funding for the camera initiative.
- 1000# of Magnesium chloride Deicer was ordered and is being sold in 25 pound buckets for a nominal fee (\$15) at the MCB D office. The deicer is safe for the environment, plants and animals and does not stain.
- New Tacoma truck has been purchased to replace the old safety van. The truck was purchased from a car dealership in New Hampshire reducing the purchase price by \$6000. Delivery is expected within the next two weeks.

### **Adrian Harpool, Personnel Committee**

- Next Personnel Committee meeting will be held on January 11<sup>th</sup> 12noon at MICA

### **Pamela Johnson, Strategic Planning Task Force**

- The final draft of the strategic plan with the outcome measurements will be presented for approval.

### **New Business**

Randy Carroll reports that a new initiative similar to cash for clunkers will be taking place for old and out dated appliances. Estimated starting time will be March 2010.

He will keep the board updated with any new information.

### **Neighborhood News**

- James Erny - Charles North – Musical festival will take place on April 24<sup>th</sup>
- Steven Cassard - University of Baltimore - Fitzgerald garage will open on Monday, January 11<sup>th</sup>. The project is on schedule with apartment leasing to begin by March and occupancy by the beginning of summer. Barnes and Nobles superstore is targeted to open by mid summer.
- Omari Patterson – SBE&R - State Center Planning is on hold until partners are secured. The project should proceed by late fall 2010, early winter.
- Nick Mosby - Reservoir Hill – The City has approached Reservoir Hill Improvement Council about sectioning of SCOPE houses into multiple unit rentals. The council and residents of Reservoir Hill will continue to meet with the city about plans for vacant SCOPE houses within the area.
- Melvin Mercer – Greenmount West is working with the Montessori School to develop a Community Middle School
- Juanita Curtis- Madison Park South – 1413 Madison Avenue continues to be a nuisance problem. 311 complaints have been made. 1320, 1322, and 1324 Madison Avenue have been sold and remains empty.
- Steve Shen – Mt Vernon – Suite Ultralounge has been padlocked for the next year. Mt Vernon Place United Methodist Church board have elected to discontinue its Saturday soup kitchen by the summer and use the space for a new charter school.

### **Adjournment**

*Joseph Palumbo makes motion to adjourn*

*Motion is seconded.*

*Meeting adjourned.*