

**MIDTOWN COMMUNITY BENEFITS DISTRICT MANAGEMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, SEPTEMBER 2, 2009  
University of Baltimore Foundation Building  
1130 N. Calvert Street – 6:30 pm**

**Member's Present:** Randy Carroll, Steven Cassard, Bill Cole, Michael Deets, Polly Duke, James Erny, Keith Gilchrist, Adrian Harpool, Pamela Johnson, Steven Johnson, Michael Molla, Joseph Palumbo, Steven Shen, Paul Snyder, 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 6:37 pm

**Approval of minutes**

*Chair makes motion to approve minutes. Joseph Palumbo seconds motion. All in favor. Motion passes.*

**Peter Merles, District Administrator Report**

*Report distributed prior to the meeting and copies are on file at the MCB D office in the minutes binder.*

**Midtown Development Corporation Report**

*No report to give at this time. Chair acknowledges resignation notice for Eric Evans for personal reasons*

**Steve Johnson, Budget and Finance Committee**

- Ended year with a surplus of \$37,000
- Income fell short about \$5400 due to the Homestead Tax Credit
- Non Profit contributions was greater for this year

**Joseph Palumbo, Governance Committee**

- Committee discussed proposed amendments to by laws distributed earlier to board members. Chair discusses process for by law changes.  
*Bill Cole makes motion to postpone discussion of the bylaw changes until October board meeting. Pamela Johnson seconds motion. Discussion follows. All in favor. Motion passes.*
- The Governance Committee is recommending adoption of several new policies as required by Form 990  
*Joseph Palumbo makes motion to adopt policies by board and district. Steve Johnson seconds the motion. Discussion follows.  
15 votes in favor. 1 vote abstained.  
Majority in favor. Motion passes.*

**Pamela Johnson, Strategic Planning Committee**

Final committee reports should be submitted no later than September 16<sup>th</sup>

**New Business**

*No New Business to report*

**Neighborhood News**

Polly Duke announces her resignation from the board effective October.

Michael Molla, Public Safety

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

*Bill Cole makes motion to adjourn meeting and go into executive session.*

*Motion is seconded. Public meeting is adjourned.*

**Executive Session: All non board members left the meeting room**