



TOWN HALL & AT-LARGE ELECTION

Welcome

celebrating
100
YEARS



Eric Souza

President



MIDTOWN
BALTIMORE



Curtis Ritz

Vice President of Operations

Kim Canale

Chief of Staff



Nicholas Cohen

Board Chair



MIDTOWN
BALTIMORE



Curtis Ritz

Vice President of Operations



MIDTOWN
BALTIMORE



WORKFORCE DEVELOPMENT



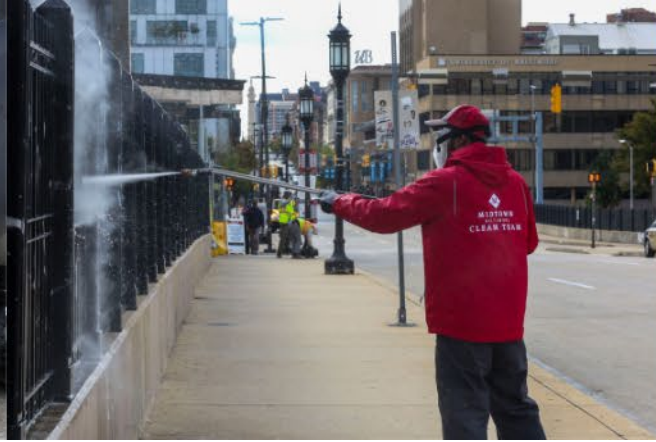
Program Pilot

- 3-person program supported by BCF Donation
- Graduation of 5 candidates to full-time employment
- 3,120 additional hours of service provided

Program Expansion

- ROCA Sprint Program
- Onboarding of Training Coordinator Position
- Additional Funding Partners
- Seasonal Special Projects Team





CLEANING

Operations

- Strategic deployment with daily targets
- Additions of power washing services
- Expansion to 7 day a week extended service

Fee For Service

- Partnership with Penn Station Partners
- Program Supports Multiple District Partners
- Tree Well Expansion Provision Pilot
- Graffiti Resistant Coating Application Pilot



GREENING

Projects

- Urban Tree Grant
- Green Bridge Phase 2
- Growing the District Network of Greening Stewards

Training & Service Enhancement

- Tree Keepers Certification
- Chesapeake Bay Trust G3 Grant
- Watering Services Upgrade



GREENING

Partnerships

- Landcare - Leaf Management
- Landcare – Mulch Provision
- Fountain Craft – District Fountains

Future Planning

- 2nd Chesapeake Bay Trust Urban Tree Grant Submission
- Community Coordinator Position
- Landcare – Professional Landscaping Provider for supplemental services
- Stormwater Management Pilots



SAFETY

Operations

- Provided deployment approach for safety patrols based on Part 1 Crime Data – provided monthly by BPD
- Increased partnership / support for communities through strengthened relationships with Neighborhood Association Safety Chairs

Safety Committee

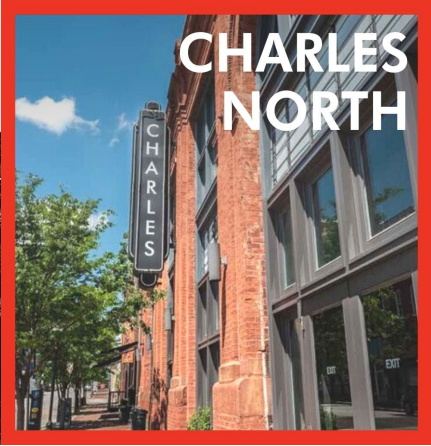
- Group inclusive of UBalt, MICA, JHU, Neighborhood Associations, BPD, Mayor's Office of Homeless Outreach, and Midtown Safety Manager



SAFETY

Future Planning

- Develop safety/hospitality program for the entertainment corridors in Midtown District
- Additional safety deployment utilizing E-bike fleet for daily patrols



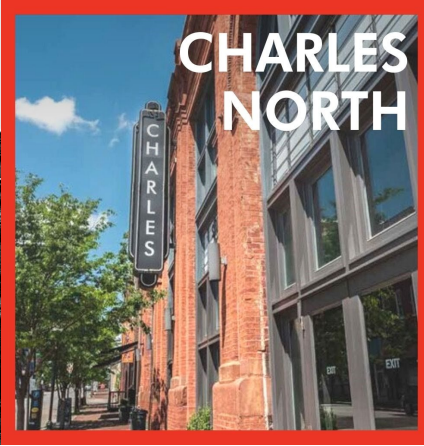
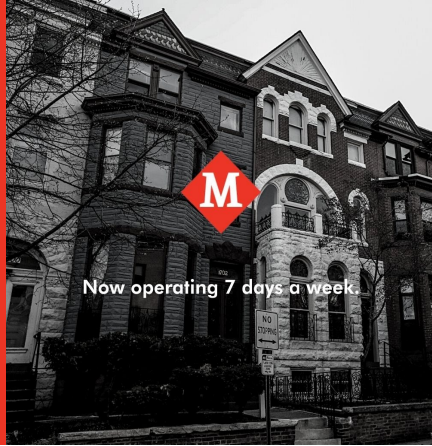
MARKETING & COMMUNICATIONS

Newsletter

- Standardized topics and formatting
- Quality vs. quantity
- Monthly topics include: operational news, monthly service focus, staff highlights, metrics and upcoming events

Social Media

- Added Instagram Feed
- Increased frequency of posting
- Established brand voice



MARKETING & COMMUNICATIONS

Future Planning

- Multi-unit Properties: working with property owners, etc. on detailed marketing materials
- Increase social media presence: engage with the community, carousel and/or video posts



ADMINISTRATIVE UPDATES

Accomplishments

- Amended Midtown Ordinance & By-Laws
- Developed CRM (Customer Relationship Management)

Future Planning

- Orchestrate Baseline Services Agreement with DOT, DPW, BPD, Recreation & Parks, DHCD

Falls Road at Maryland Avenue Improvements

Midtown Community Benefits District

Mahan Rykiel Associates
RK&K

September 22, 2022

Funded by the Goldseker Foundation

CAPITOL PROJECTS

Accomplishments

- Established Falls Gateway Master Plan – Goldseker Grant
- Created Falls Gateway Working Group to provide visioning and financial achievability of project
- Secured additional grant monies to support public art in the project impact area

Future Planning

- Secure funding for engineering study
- Complete art & public space enhancements



Project Areas

- Lanvale (North/South)
- Maryland Ave. Bridge
- Falls Road/Amtrak Frontage
- Lafayette Avenue
- West Trenton Street
- Howard Street Underpass
- North Avenue Underpass
- CSX Underpass

FY2024 BUDGET

Revenue	FY24 Total	FY23 Total
Property Tax Surcharge	\$1,802,666.60	\$1,562,205.00
Allowance for over-estimated surtax 2.5%	\$ (45,066.67)	\$ (39,055.13)
Net Income	\$1,757,599.94	\$1,523,149.88
Contributions	\$27,500.00	\$27,500.00
Parking & Storage (In-Kind)	\$14,340.00	\$14,340.00
Grants	\$269,380.00	-
Midtown Surplus Funding	\$141,043.66	-
Interest Earned	\$25,000.00	\$ 252.00
Service Fees	\$85,000.00	\$30,000.00
Total Income	\$2,319,863.60	\$1,595,241.88

Projected Income	FY24 Total	FY23 Total
Property Tax Surcharge	\$ 1,802,866.60	\$ 1,562,205.00
Allowance for over-estimated surtax 2.5%	\$ (45,066.67)	\$ (39,055.13)
Net Income	\$ 1,757,599.94	\$ 1,523,149.88
Contributions	\$ 27,500.00	\$ 27,500.00
Parking & Storage (In-Kind)	\$ 14,340.00	\$ 14,340.00
Grants	\$ 269,380.00	\$ -
Midtown Surplus Funding	\$ 141,043.66	\$ -
Interest Earned	\$ 25,000.00	\$ 252.00
Service Fees	\$ 85,000.00	\$ 30,000.00
Total Income	\$ 2,319,863.60	\$ 1,595,241.88

Projected Expenses	Program Services - FY24	Support Services - FY24	FY24 Total	FY23 Total
Category Allocation	Public Space	Management/General		
Accounting	\$ 10,279.50	\$ 1,270.50	\$ 11,550.00	\$ 10,550.00
Advertising	\$ 436.10	\$ 53.90	\$ 490.00	\$ 490.00
Audit	\$ 7,565.00	\$ 935.00	\$ 8,500.00	\$ 9,000.00
Bank Service Charges	\$ 712.00	\$ 88.00	\$ 800.00	\$ 800.00
Bookkeeping	\$ 17,088.00	\$ 2,112.00	\$ 19,200.00	\$ 19,200.00
IT Expenses	\$ 29,413.61	\$ 3,635.39	\$ 33,049.00	\$ 5,172.00
Consultants	\$ 56,301.40	\$ 6,958.60	\$ 63,260.00	\$ 19,200.00
Depreciation	\$ 69,333.67	\$ 8,569.33	\$ 77,903.00	\$ 35,178.20
Dues & Subscriptions	\$ 2,180.50	\$ 269.50	\$ 2,450.00	\$ 2,450.00
Employee Benefits	\$ 10,117.52	\$ 1,250.48	\$ 11,368.00	\$ 7,764.28
Equipment Rental	\$ 311.50	\$ 38.50	\$ 350.00	\$ 350.00
Fuel	\$ 22,672.33	\$ 2,826.92	\$ 25,699.25	\$ 29,702.42
Insurance	\$ 27,343.71	\$ 3,379.56	\$ 30,723.27	\$ 29,671.80
Insurance - Workers Comp	\$ 7,148.48	\$ 883.52	\$ 8,032.00	\$ 16,108.34
Leased Equipment	\$ 2,456.40	\$ 303.60	\$ 2,760.00	\$ 2,760.00
Legal Fees	\$ 4,450.00	\$ 550.00	\$ 5,000.00	\$ 5,000.00
Licenses & Permits	\$ 712.00	\$ 88.00	\$ 800.00	\$ 800.00
Meals	\$ 1,780.00	\$ 220.00	\$ 2,000.00	\$ 1,500.00
Miscellaneous	\$ 854.40	\$ 105.60	\$ 960.00	\$ 960.00
Occupancy Rent & Storage	\$ 54,646.12	\$ 6,754.02	\$ 61,400.14	\$ 60,283.42
Office Expenses	\$ 1,806.70	\$ 223.30	\$ 2,030.00	\$ 3,826.00
Parking & Storage (in-kind)	\$ 12,762.80	\$ 1,577.40	\$ 14,340.00	\$ -
Payroll Service	\$ 1,089.36	\$ 134.64	\$ 1,224.00	\$ 4,740.00
Postage	\$ 222.50	\$ 27.50	\$ 250.00	\$ 750.00
Printing	\$ 3,560.00	\$ 440.00	\$ 4,000.00	\$ 2,000.00
Program Expense - Clean/Green	\$ 20,509.16	\$ 2,534.84	\$ 23,044.00	\$ 22,544.00
Program Expense - Safety	\$ 8,489.24	\$ 1,046.76	\$ 9,516.00	\$ -
Program Expense - Workforce Development	\$ 241,563.80	\$ 29,856.20	\$ 271,420.00	\$ 18,460.00
Repair & Maintenance Equipment	\$ 12,581.04	\$ 1,554.96	\$ 14,136.00	\$ 9,348.00
Repair & Maintenance Facilities	\$ 445.00	\$ 55.00	\$ 500.00	\$ 500.00
Repair & Maintenance Vehicles	\$ 4,450.00	\$ 550.00	\$ 5,000.00	\$ 15,250.00
Salaries	\$ 235,855.95	\$ 29,150.73	\$ 265,006.68	\$ 241,532.00
Simple IRA	\$ 3,637.88	\$ 449.63	\$ 4,087.50	\$ 3,750.00
Small Equipment	\$ 890.00	\$ 110.00	\$ 1,000.00	\$ 5,000.00
Subcontract Expense - BBB	\$ 918,906.24	\$ 113,572.68	\$ 1,032,478.92	\$ 834,143.30
Subcontract Expense - TPS	\$ 120,299.52	\$ 14,868.48	\$ 135,168.00	\$ 135,168.00
Subcontract Expense - Landcare	\$ 112,858.39	\$ 13,948.79	\$ 126,807.18	\$ -
Taxes - Other	\$ 445.00	\$ 55.00	\$ 500.00	\$ 500.00
Taxes - Payroll	\$ 23,585.59	\$ 2,915.07	\$ 26,500.67	\$ 24,153.20
Travel	\$ 5,393.40	\$ 686.60	\$ 6,080.00	\$ 2,390.00
Uniforms	\$ 9,345.00	\$ 1,155.00	\$ 10,500.00	\$ 8,250.00
TOTAL EXPENSES	\$ 2,064,678.61	\$ 255,185.00	\$ 2,319,863.60	\$ 1,603,504.95
FY24 % of total budget	88.00%	11.00%		

FY2024 Budget

See chat window for a link to view the enlarged proposed budget on your screen.



NOTABLE CHANGES



CLEAN

- Training Coordinator & Community Coordinator positions
- Increased Workforce Development Program



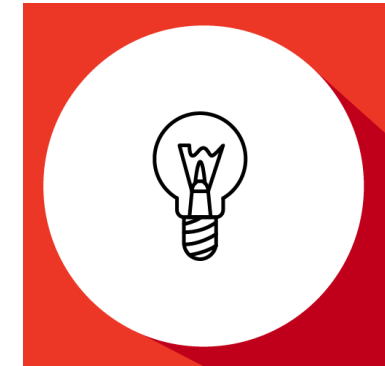
GREEN

- Professional Landscape Services provided by Landcare



SAFE

- Fleet of electric bikes for daily deployment
- Additional staffing provided through DHCD grant



ADVOCACY

- CRM Development Support
- Project Coordinator (6-month position)



Steve Johnson

Board Treasurer



MIDTOWN
BALTIMORE

2023 Town Hall

April 13th, 2023

Virtual Meeting & At-Large Election

Each year Midtown Community Benefits District holds a Town Hall meeting to update our constituents on organization projects and goals. During the meeting, we will be announcing nominees for At-Large representatives to serve on our Board of Directors for the coming calendar year. We save plenty of time for questions and input from attendees and look forward to hearing thoughts on how together we can work to improve the District for all stakeholders.

If you are interested in making a difference in what happens in the Midtown District and would like to nominate yourself or someone else, please send an email to admin@midtowncommunity.org. Nominations will also be accepted from the floor of the meeting by using the chat feature.

[MICROSOFT TEAMS MEETING LINK](#)

In order to vote during the Town Hall, you must register in advance and may be asked to supply one of the listed documents as proof of eligibility.

[REGISTER TO VOTE >](#)

Eligible voters will be emailed a secure link at the end of the meeting and will need to cast their vote within 3 days (April 16, 2023 at 5PM). Election results will be shared on [Midtown's Facebook Page](#) and via newsletter once votes have been tabulated.

For full details on eligibility for both Board Members and Voters, please see below. If you have questions on how to confirm your voting eligibility, send an email to admin@midtowncommunity.org or call us at (410) 528-1512.

[Learn about 2023's At-Large Nominees](#)

Eligibility Requirements

In order to be eligible for election as an **At-Large Board Member**, or considered an **eligible voter**, an individual must reside in, own taxable property in, or be a representative of a taxable property owner in the sector within the District which such individual seeks to represent.

- Reside in Bolton Hill, Charles North, Madison Park, or Mount Vernon; or
- Own property subject to the special surtax in one of those communities; or
- Provide written authorization to serve as a representative of a property owner subject to the surtax

Both nominees and voters may be asked to show proof of eligibility from the list below:

- Valid ID or driver's license with Midtown address
- A copy of your special benefits bill
- A copy of your property's SDAT page (listing you as the owner)
- A utility bill with name and address (ex. city water, BGE, cable, phone, etc.)
- A voter ID card
- A copy of residential property lease
- Other forms of proof of address

At-Large Election

2023 Board of Director Nominees



MIDTOWN
BALTIMORE

At-Large Election

Results will be shared on
Midtown's Facebook Page
and Newsletter

Step 1: Register to Vote

- Visit midtownbaltimore.org/town-hall
- Registration closes 4/13/23 at 8:00PM EST

Step 2: Cast a Ballot

- Ballots will be sent via email to confirmed voters after close of meeting
- Voting closes on 4/16/23 at 5:00PM EST

At-Large Election

**If you'd like to add a nomination from the floor, please enter the person's name and neighborhood in the meeting chat.*

2023 Nominees*

Hafid McIntyre

Madison Park Nominee

Nicholas Roberts

Mount Vernon Nominee

At-Large Election

**If you'd like to add a nomination from the floor, please enter the person's name and neighborhood in the meeting chat.*

Returning At-Large Members

Fritz Meyer

Representing Bolton Hill

Colleen Stanley



Representing Charles North

GET INVOLVED

See chat window for live links



Connect with Midtown

-  midtownbaltimore
-  midtownbaltimore_



Stay Informed

Sign-up for our newsletter
<http://eepurl.com/gzLb7H>



Volunteer at an Event

www.midtownbaltimore.org/volunteer

CONTACT MIDTOWN

Be in touch, alert our team to conditions within the District or submit a request for service.



Online

www.midtownbaltimore.org/request-services



Email

service@midtowncommunity.org



Call

(410) 528-1512



QUESTIONS & ANSWERS

Please use the chat window or
raise your hand to ask a question.



TOWN HALL & AT-LARGE ELECTION 2023

