EBDI Quarterly Community Meeting
Wednesday, December 21, 2016
5:30 p.m. – 7:00 p.m.

AGENDA

1. Welcome Cheryl Washington – COO, EBDI
2. President’s Update Raymond A. Skinner – CEO, EBDI
3. Infrastructure Update Tom Pompa & Robert O’Brien – MD. Dept. of Transportation
4. Security Update Andre Bonaparte – Frontline Management Services
   Major Deron Garrity – Eastern District, BCPD
5. Real Estate Development Project Updates
   a. Eager Park & 1812 Ashland
      Scott Levitan, Forest City – New East Baltimore Partnership
   b. Gateway Hotel
      James Harper, LSH Gateway
   c. Townes at Eager Park
      Mark Bennett, Windemere Associates, LLC
   d. TRF Development Partners
      Doug Curry / Thomson, Kao, TRF
   e. The Ulman Cancer Fund For Young Adults Home
      Brock Yetso, President & CEO
6. Community Feedback
7. Adjourned
Quarterly EBDI Community Meeting
Notes from September 27, 2016

- **ISSUE:** Community residents expressed concern about the lighting issue on Rutland Ave. at night and asked if this could be addressed.
  - **RESPONSE:** Frontline Management stated that the lighting issue will be addressed by temporary lighting being installed on the empty parcel. It was also stated that there is additional security that was put into place to counteract the lighting issues.

- **ISSUE:** Community resident expressed concerns related to poor lighting on the Ryan Home site.
  - **RESPONSE:** Frontline Management stated that they’ve been made aware of the issue and will work with the developer so that temporary lighting can be installed. An infrastructure representative also spoke briefly about the lighting issue and stated that a site visit would take place the following day in an effort to view resident’s concerns.

- **ISSUE:** Community resident in the 1000 block of Broadway asked about security cameras in the area due to her vehicle being hit on numerous occasions. The resident stated that she believed her vehicle had possibly been hit by construction contractors working in the area. A request was made to obtain camera footage the next time her car is hit.
  - **RESPONSE:** Frontline Management stated that the cameras in the area are in need of updates and that for now there is no video footage to be obtained. EBDI and Frontline are in conversations with the City regarding updating the cameras and transitioning the cameras to the City for long-term security planning.

- **ISSUE:** Community resident noted concerns regarding P-Chain Security. It was stated that while security personnel patrols the neighborhood there’s no verbal communication with the residents.
  - **RESPONSE:** Frontline Management stated that the issue would be addressed along with additional training.

- **ISSUE:** Community residents expressed an urgent safety concern regarding numerous drug needles viewed in the rear of homes located on McDonogh and Chase Street.
  - **RESPONSE:** Frontline Management noted that they were aware of the increase in drug needles found in the rear 1000 and 1100 block of McDonogh St. as well as other areas within the EBDI footprint and the heroin epidemic is being felt across the City. It was noted that increased efforts are being made by Frontline and Johns Hopkins Security in coordination with the Baltimore City Police Department in order to maintain a safe environment. Residents were also made aware of the monthly Security Taskforce meetings held at Frontline to discuss criminal activity and create strategies and solutions to resolve these concerns.
- ISSUE: Community resident in the 1000 block of McDonogh St. expressed personal concern with groups of young people walking through the neighborhood throwing rocks through the windows.
  - RESPONSE: Frontline Management stated that residents should make sure that they are calling 911 if these types of issues should come up.

- ISSUE: Community resident in the 1000 Block of McDonogh St. questioned if there were a way to address some of the alley related safety concerns by having the alley gated off in an effort to stop vagrants from trespassing. It was also asked if EBDI provided any funding for such a project or if the cost would be incurred by residents.
  - RESPONSE: EBDI indicated it did not provide funding for these kinds of projects, but it would support residents advocating to get this done.

- ISSUE: Community resident spoke on his mother’s relocation from the 900 block of Collington Avenue and inquired if there were any opportunities for her to return to the project area.
  - RESPONSE: EBDI’s CEO spoke briefly about the Opportunity to Return program and informed the resident to speak with the EBDI Family Advocate Program Manager (FAPM) for additional information.

- ISSUE: Community resident residing in the 1000 block of N. Broadway expressed concerns regarding the sidewalks that are being damaged by the infrastructure work.
  - RESPONSE: A City Department of Transportation representative addressed the issue indicating that the City contractors are currently not doing work on Broadway and that if the resident has any concerns regarding the sidewalks on Broadway they can call 311 for assistance. The resident was also informed they could speak EBDI’s FAPM to discuss additional concerns.

- ISSUE: Resident in the 1100 block of McDonogh St. spoke very highly of the development that is taking place in the area and indicated that it would be nice to have some community events in the neighborhood for the residents.
  - RESPONSE: EBDI and Forest City New East Baltimore Management are working on the programming for the park. Resident input will certainly be a part of the on-going planning.

- ISSUE: Community resident expressed an interest in community policing and security and referenced groups in other neighborhoods that have been successful with this approach. The resident acknowledged that EBDI will not be around forever, so the community will need to play a key role in getting issues addressed like security, trash, health issues, community events, etc.
  - RESPONSE: EBDI expressed support for residents organizing themselves to address these kinds of issues.
EBDI Quarterly Community Meeting

Wednesday, December 21, 2016
5:30 p.m. – 7:00 p.m.
Welcome

Cheryl Washington
Chief Operating Officer, EBDI
President’s Update

Raymond A. Skinner
President & CEO, EBDI
EBDI Women Contractor’s College

Fall 2016 session recently completed.

3 Sessions – 3 Big successes!

Graduated almost 60 participants.

A majority of the graduates were Baltimore based firms/individuals.

3 graduates now working in East Baltimore - Three Women Suppliers (on 1812) and Hidden Levels and GM Supply & Services (on hotel).

In addition to EBDI and DPN Group, who coordinated the program, program partners were Forest City-NEBP, Clark Construction, Hensel Phelps, RAM Contracting, National Association of Women Contractors, TRF Development Partners, and Centennial Surety.
Infrastructure Update

Tom Pompa
Construction Project Supervisor

&

Robert O’Brien
Project Manager

Baltimore City Department of Transportation
TR10318: Rehabilitate Roadways
Around East Baltimore Life Science Park
– Phase 2A

LIMITS OF WORK:

• E. Chase Street
  – Broadway to Wolfe Street
• McDonogh Street
  – Chase Street to Biddle Street
• Rutland Avenue
  – Chase Street to Biddle Street
LIMTS OF WORK:

- McDonogh Street
  - Chase Street to Alley A-13
- Rutland Avenue
  - Chase Street to Alley A-13
- Alley Reconstruction
Construction Schedules

Schedules:

- Phase 2A:
  - Construction Notice To Proceed: June 13, 2016
  - Expected Completion: Winter 2017

- Phase 1D:
  - Construction Notice to Proceed: August 22, 2016
  - Expected Completion: Fall 2017
Grishae Blackett’e

Southeast Transportation Liaison • Planning Division
City of Baltimore • Department of Transportation
443-984-4095

Grishae.Blackette@baltimorecity.gov

www.baltimorecity.gov/transportation/planning
Security Update

Andre Bonaparte
President - Frontline Management Services

Major Deron Garrity
Eastern District - Baltimore City Police Dept.
Real Estate Development
Project Updates
Master Developer Update

Scott Levitan
Senior Vice President
Forest City New East Baltimore Partnership
EAST BALTIMORE DEVELOPMENT UPDATE
S+T Park Update Items

- 1812 Ashland Project
- Eager Park Project
- General - Residential & Retail
1812 Ashland Ave Project Status

1812 Ashland – Office/Lab Building

• Base Building Construction: Complete

• Initial Occupancy – July 2016

• 1st Round of Tenant Move-In: Almost Complete

• MBE, WBE and LBE participation is strong to date

• Building approximately 75% leased

• Building contributed $150,000 to Community Reinvestment Fund.

• Starbucks Community Café on ground floor
Eager Park Project Status

Community Park – Eager Park

- Park Construction – Underway (85% Complete)
- Completion of Park – Spring 2017, dedication in June 2017
- Soliciting community participation for design of north block playground by KaBoom!

Images of park construction and design plans are included in the presentation.
General Project Status

Residential

- McDonogh Street - 25 rehab units by MBE partners. 25 units completed / sold.

- Towns at Eager Park – 49 units. Contract executed with Windemere LLC. Construction underway. 7 Completed / 20 underway, 35 under contract.


- Castle Street demolition (50+ structures) is essentially complete. EBDI to issue RFP for development of site in Q1 2017.
General Project Status

Retail

- Helmand Fast Casual and Tapas Bar will open in early 2017...

- Starbucks Opportunity Café coming in early 2017 in 1812 Ashland – will include in-store barista training center for local residents to train for placement in Starbucks stores around the Baltimore region.
HENSEL PHELPS
Marriott Residence Inn Baltimore
at Johns Hopkins Medical Campus
December 21st, 2016
Hensel Phelps Project Management Team

John Cowan
Operations Manager

Alex Paschalides
Project Manager

Matt Henderson
Project Superintendent

James Harper
Manager of Supplier Diversity
Southwest View
Northwest View
Northeast View
Marriott Residence Inn Baltimore Small Business Goals

- **Subcontracting Goals**
  - 27% MBE + 8% WBE = 35%
  - 20% LBE
    - MWBOO contractors
    - MDOT contractors
    - May Be Achieved at All Tiers

- **$46.1M Purchased to Date**
  - $2.2M Remaining to Purchase
  - $48.3M Total

- **Actual Participation**
  - $13.9M or 29% MBE
  - $4M or 8% WBE
  - MBE + WBE = 37%
  - 43% LBE

*Statistics above reflect contracts ahead of verification reports*
Marriott Residence Inn Baltimore Workforce Inclusion Goals

- **Workforce Hour Goals**
  - 23% Baltimore City Hours
  - 12% East Baltimore City Hours

- **Workforce Hour Actuals**
  - 37.4% Baltimore City Hours
  - 20.7% East Baltimore City Hours
  - *As of 11/30/2016 Audit*

- **Workforce New Hire Info & Projections**
  - New Hire Goal of 55
  - 15 Verified to Date
  - 22 Pending Verification
  - 18 Remaining Placements
Townes of Eager Park Project Update

Mark Bennett, Jr.
Windemere Associates, LLC

- 49 New Construction Townhomes by Ryan Homes
- 45 Townhomes are Under Contract
- Residents have started moving in!
Inclusion Plan

• Combined Projected Inclusion 42%
  💥 MBE Contractors 37%
  💥 LBE Contractors 37%
  💥 WBE Contractors 6%
Available units are highlighted in orange.
TRF Development Partners

Keith Credit – Thomson Kao
TRF Development Partners
Typical Exteriors
Single-family Rehabilitation

TRF Development Partners
Single-family Rehabilitation
Project Overview

• Multi-year, multi-phase project: began 2013
• Completed: 44 Historic Rehabs
• In Progress: 12 Under Construction, 7 additional in 2017

• All Rentals, income-restricted: 50% / 60% / 80% / 120% AMI
• Rents range from $750 - $1,200
The Ulman Cancer Fund for Young Adults Home

Brock Yetso
President & CEO
The UCF House:
A Home Away from Home for Young Adult Cancer Patients and Families

8 Family suites for patients & caregivers
Communal living/dining, outdoor space, wellness/fitness space
Expected to serve 200 families in need each year
Open 24/7/365
FUTURE FACADE CONCEPT
1ST FLOOR
2ND FLOOR
FUTURE WORKOUT ROOM CONCEPT
FUTURE PATIO CONCEPT
Timeline

- January 2017 – Start construction
- September 2017 – Complete construction
- November 2017 – Open UCF House

Project Highlights

- Bond Bill
- Economic inclusion and jobs
- Visitors to neighborhood
- Block revitalization
- 300+ families served
Community Feedback
Adjourned

Next EBDI Quarterly Community Meeting:
Wednesday, March 29, 2017
(5:30 p.m. – 7:00 p.m.)
East Baltimore Community School Auditorium
2100 Ashland Ave.