EBDI Community Project Update Meeting
Wednesday, February 24, 2016
5:30 pm

1731 East Chase Street
1st Floor Conference Room

Agenda

I. Welcome Raymond A. Skinner
II. Henderson-Hopkins Shared Spaces Dr. Annette Anderson
III. Community Re-Investment Fund Cheryl Washington
IV. East Baltimore Community Association Raymond A. Skinner
V. Frontline Management Andre Bonaparte
VI. EBDI Project Update Raymond A. Skinner

VII. Questions

VIII. Adjournment
Welcome
With a start time of 5:35pm, EBDI’s President and CEO Raymond A. Skinner welcomed community members to the second 2015 EBDI Community Meeting. Mr. Skinner noted the map that was provided as well as the previous meetings minutes for community members to review. Agenda items were stated with a number of positive changes being noted as the EBDI project has made a number of positive changes. Mr. Skinner quickly moved forward by presenting the residential housing development updates.

Residential Development Update
An update was provided on the 34 rental rehabbed Preston Place units that are located on Preston and Gay Street. 23 units have been completed with 11 currently under construction. It was stated that additional units will be completed and that all are rental homes. Before and after pictures of the Preston Street units were presented in an effort to provide a visual of the work being completed within that area.

A brief update was provided on Tu Casa Development Group, a MBE/WBE owned and operated business that is developing 3 homes located on Washington Street. It was noted that the one of the three homes awarded to Tu Casa has been completed and being actively marketed for sale. The remaining two units are currently under construction with a projected completion date of late October 2015.

With regard to the Eager Park West project, out of twenty units, the first ten have a completion date of December 31, 2015 with work moving quickly. Eight of the ten units currently have contracts for sale and the remaining ten units are slated to be completed by June 2016. Residents were provided a visual of the front and rear work completed of these units.

A very brief update was provided on the McDonogh Square at Eager Park Project where Tadesse and Associates was awarded a total of eleven units. It was noted that four homes are slated to be sold and are under contract.
The Rutland Townes project that will be located immediately behind EBDI was presented to community members. Vivid pictures were provided of the 248 home community that will include a courtyard and one car garages per unit. Homes will be sold at market rate and will be located on both sides of Eager Street between Washington and Wolfe. The design and pre-development phase is currently under way with construction slated to begin Summer 2016.

**Commercial Development Update**
Mr. Skinner provided a project status update on the 1812 Ashland Ave. project and reminded community members that the space will be used as an office/lab building. This project is scheduled to be completed by July 2016 with 50% already being done. Mr. Skinner noted that MBE, WBE and LBE participation has been very successful with this project and stated that there have been thirteen new local hires to date with more opportunities to come.

Updates moved forward to the Marriott Residence, a 15-story extended stay hotel that will be located on the 1800 block of East Madison Street just north of the Johns Hopkins Hospital campus. This project will include 12 floors of hotel rooms with 16 rooms per floor with two floors dedicated to retail space that will include a 3,500 square foot rooftop bar and restaurant, and an affordable table cloth dining facility.

**Retail Update**
A lease has been signed for Helmand Fast, a casual tapas bar. Eager Park Eats has been successful with a variety of food trucks that have relocated themselves to the right side of Wolfe Street. It was noted that the pizza establishment Two Boots will be coming to the project as well.

**Eager Park**
It was noted that the community parks design phase has been completed and that demolition will take place in the north and middle blocks at the beginning of December 2015. Construction of the park will begin in January 2016 and be completed by Summer 2016. Visuals were provided of the southern, middle and northern blocks of the park and amenities such as a walking trail, amphitheater and exercise equipment were noted.

**EBDI Priorities**
Mr. Skinner reminded community members that his job is to locate funding for subsidized housing in an effort to provide affordable living for individuals/families that would like to return to the community. He will continue to work hard with the City and the State in an effort to locate funding.
Opportunity to Return
It was noted that 742 families were relocated from and within the EBDI project area. EBDI is currently attempting to gain a sense of what families want to come back to the community. The Carson Research Group’s services will be utilized in an effort to track down these families for a survey to obtain an accurate count of those who’d like to return.

Economic Inclusion
A brief contracting summary was provided that provided percentages to date for construction contracts that have been awarded. The goals set for MBE, WBE and LBE have all been exceeded. Mr. Skinner made mention of EBDI’s 1st Women’s Contractor College that was created in an effort to address the under representation of women owned businesses in the construction industry. He noted that it’s been highly successful and that we are currently working to schedule a Spring session due to the overwhelming positive response.

Open Discussion
- Members of the community questioned why a grocer such as Giant Foods or Safeway could not be obtained for the community. It was stated that the grocery store discussion would be answered at a later date.
- A number of residents expressed concern with regard to the lot located at the corner of Ashland Ave. and Chester St. that is fenced in and used for private parking. It was noted that the land was owned by a variety of owners and that Mr. Skinner would find out who is utilizing the space.
- Residents questioned what would happen with Castle Street and stated that they would rather the vacant homes be demolished with the land leveled in an effort to strengthen property values.
- Concern was expressed about the upkeep of vacant properties located near the 800 block of Washington Street.
- Community residents questioned the validity of the Carson Group Survey that would take place.

With there being no further points of discussion, the community meeting was adjourned.