EBDI Community Meeting
Thursday, October 22, 2015
5:30 pm

1731 East Chase Street
1st Floor Conference Room

Agenda

I. Welcome
   Raymond A. Skinner

II. Development Updates
   A. Residential Housing
      1. Preston Place
      2. Residences at Washington Place
      3. Eager Park West
      4. McDonogh Square at Eager Park
      5. Rutland Townes
      6. Eager Square
   B. Commercial Development
      1. 1812 Ashland Avenue
      2. Gateway Marriott Residence Inn
      3. Retail
   C. Eager Park

III. EBDI Priorities
   A. Opportunity to Return
   B. Economic Inclusion
   C. Women’s Contractor College

D. Open Discussion

E. Adjournment
EAST BALTIMORE DEVELOPMENT UPDATE

Rangos Building, Completed 2008

Hotel, Delivery 2017

Maryland Public Health Lab, Completed 2015

Ashland Garage, Completed 2012

Henderson-Hopkins School, Opened 2014

929 Graduate Student Housing, Completed 2012

Community Outreach / Training, Ongoing

Community Park, Delivery 2016

1812 Ashland, Delivering 2016

1812 Ashland, Coming Summer 2016

Workforce Training
Development Updates

Residential Housing
Preston Place
TRF Development Partners
Project Overview
Project Overview

East Baltimore Historic II

TRF Development Partners
Hispanic, Woman-Owned Business
Diana T. Gaines, Managing Partner

Building with Purpose and Passion

“Residences at Washington Place”
Luxury with a View
1000 Block North Washington Street

“Transforming Properties from Ordinary to Extraordinary”
1009, 1015, and 1021 North Washington Street

#1015 Finished: Actively Marketing
#1009 October 30
#1021 October 30

EBDI Footprint
Eager Park West
First 10 units have a completion date of December 31, 2015

8 of the first 10 units currently have contracts for sale

Remaining 10 units to be completed by June 2016

www.EagerParkHomes.com
Eager Park West Update
McDonogh Square at Eager Park
1100 McDonogh Street

Ted M. Tadesse
Tadesse & Associates, Inc.
McDonogh Square at Eager Park

SOLD / UNDER CONTRACT
1102, 1108, 1111, & 1113
McDonogh Street

AVAILABLE
1110, 1112, 1114, 1116, 1118, 1120, & 1122
McDonogh Street

Ted M. Tadesse
Tadesse & Associates, Inc.
(301) 237-8770
Rutland Townes
Eager Square

• Market rate rental
• 248 units
• Located on both sides of Eager St. between Washington and Wolfe
• Currently in the design and pre-development phase
• Construction to begin Summer 2016
Commercial Development Updates
1812 Ashland – Office/Lab Building

• CM is Clark / RAM

• Schedule: Jan 2015 - July 2016 (Approx. 50% Complete)

• Building structural concrete work complete

• MEP rough-in work and exterior façade work underway

• Expect to achieve building dry-in in October

• MBE, WBE and LBE participation is strong to date

• New local hiring underway (13 to date) / opportunities exist
Marriott Residence Inn Baltimore Overview

- 1800 block of East Madison Street, East Baltimore
- 194 Keys, approximately 215,000 square feet
- 15-Story, Extended Stay Marriott Hotel
- 12 floors of hotel rooms (w/approx. 16 rooms per floor)
Marriott Residence Inn Baltimore Overview

- Affordable Table Cloth Dining

- 3,500 sq. ft. rooftop restaurant and bar which features approx. 6,000 sq. ft. of outdoor terrace space.

- Two (2) floors of retail space
Retail Update

• New addition coming soon - Helmand Fast Casual and Tapas Bar
• Eager Park Eats
• Two Boots
Eager Park
Eager Park Project Status

Community Park – Eager Park

• Design Complete

• Demolition in North and Middle Blocks to begin Dec. 1, 2015

• Park Construction to begin January 2016

• Completion – Summer 2016
EAGER PARK | NORTHERN BLOCK

- Playground
- Potting Shed
- Community Garden

30,000 SF OPEN LAWN
(100' x 300')
EBDI Priorities
Opportunity to Return
Economic Inclusion
Economic Inclusion

Contracting Summary

Minority & Female Verified Firms: Goal vs. Actual
Based upon verified awarded contracts by GBUL/ GPUAC & DPN/Sage
2006 – June 30, 2015

Total Construction Awards: $356.92 mil

- MBE: 27% (Actual), 35.4% Goal ($126.36 mil)
- WBE: 8% (Actual), 6.1% Goal ($21.75 mil)
- LBE: 20% (Actual), 32.6% Goal ($116.18 mil)

Total A/E/D Awards: $27.65 mil

- MBE: 19.4% (Actual), 21% Goal ($5.35 mil)
- WBE: 13% (Actual), 17.7% Goal ($4.89 mil)
- LBE: 20% (Actual), 27.4% Goal ($7.57 mil)

Total Prof. Gen. Svc. Awards: $16.08 mil

- MBE: 14.3% (Actual), 17% Goal ($2.3 mil)
- WBE: 9% (Actual), 22.4% Goal ($3.60 mil)
- LBE: 20% (Actual), 52.6% Goal ($8.45 mil)

*Percentage of total CONSTRUCTION awards (including residential projects)

**Percentage of total AED awards

***Percentage of total PROF. GEN. SVC. awards
Women’s Contractor College @ EBDI

- Addresses the under representation of women-owned businesses.

- Sponsored by DPN Group, Forest City New East Baltimore Partnership, RAM Contracting, Clark Construction, Hensel Phelps and the National Association of Women In Construction.

- Three key goals for the Women Contractors’ College @ EBDI are:
  - Build relationships between the Prime General Contractors and WBEs
  - Increase the probability of WBE firms securing contracts in the EBDI project area
  - Improve business operations and success in bidding on contracts within the EBDI project area.

- Congressman Cummings will be the speaker at the final class on November 19th.

- Planning to do another session in the spring.
Open Discussion
Meeting Adjourned