EBDI Quarterly Community Meeting  
Tuesday, September 27, 2016  
5:30 p.m. – 7:00 p.m.

AGENDA

1. Welcome  
   Cheryl Washington – COO, EBDI

2. Remarks  
   Tracy Foster – Executive Director,  
   East Baltimore Community School

3. President’s Update  
   Raymond A. Skinner – CEO, EBDI

4. Infrastructure Update  
   Tom Pompa – MD. Dept. of Transportation

5. Security Update  
   Andre Bonaparte – Frontline Management Services  
   Major Steven Ward – Eastern District Commander

6. Project Updates
   
   a. **Eager Park & 1812 Ashland**  
      John Lecker, Forest City – New East Baltimore Partnership
   
   b. **Gateway Hotel**  
      James Harper, LSH Gateway
   
   c. **Townes of Eager Park**  
      Mark Bennett, Windemere Associates, LLC
   
   d. **Eager Park West**  
      Owen Tonkins /Chris Cooke, Forest City-New East Baltimore Partnership
   
   e. **TRF Development Partners**  
      Doug Curry / Thomson, Kao, TRF
   
   f. **Residences at Washington Place**  
      Diana Gaines, Tu Casa
   
   g. **McDonogh Square at Eager Park**  
      Ted Tadesse, Tadesse Development

7. Economic Inclusion Participation Update  
   Andrea Jackson – Principle, DPN Group

8. Adjourned
Welcome
With a start time of approximately 5:35pm, EBDI’s President and CEO Raymond A. Skinner welcomed community members to the third EBDI Community Update Meeting. A preview of the agenda items was provided to the community members for review. Mr. Skinner spoke briefly about the security and maintenance efforts within the EBDI area that are provided through Front-line Management Services. Mr. Skinner quickly moved forward by introducing Angela Laprade, Frontline Management Services, who was presenting updates in the absence of Andre Bonaparte.

Frontline Management
Angela Laprade was able to apologize to the group on behalf of Andre Bonaparte for his inability to attend today’s meeting. The group was presented with an update on some of the crimes that had taken place in the EBDI area in the month of April 2016. Mrs. Laprade was able to talk the group about the importance of individuals taking the appropriate precaution to maintain their safety in the community. It was also noted that there is a monthly “Coalition Meeting” that takes place the 2nd Tuesday of the month from 11am- 12pm where several representatives attend to discuss crime issues within the area. It was stated that resident are invited to attend the meetings if desired. Mrs. LaPrade then talked briefly about an “Escort Handoff” between John Hopkins and P-Chain Security for those individuals that may need an escort within the EBDI area for safety purposes. Mr. Skinner asked for clarification as to who would be eligible for the service. Mrs. LaPrade confirmed that all residents in the 88 acres are eligible for the service. It was stated that resident could call 410-707-1467 if escort services is needed. The group was also given an update on officer Negron who now have access to a patrol vehicle as he is servicing the EBDI area. Mrs. Laprade then encouraged the group to take advantage of the “Day at The Market” which is held every Wednesday at Northeast Market where residents can access resources pertaining to health as well as other areas. It was also reported that there is a Community Health Forum coming up on Monday June 6, 2016. Residents were provided with a flier that outlines the details. Mrs. LaPrade also presented resident with several other flier that addresses Neighborhood Crime Watch, Keys to Preventing Vehicle Theft, Street Sense, Recycling, Scholarship Opportunities, as well as the East Baltimore Historic Library. There was a conversation in reference to the membership fees for the Historic Library. It was suggested that the conversation in reference
to the library should be tabled until a representative can be present to talk more about the details.

**E-Mail Chain for Security Notifications**

Mr. Skinner was able to introduce Mrs. Denise Whitfield who is a community resident that interested in offering her support to in getting Johns Hopkins Security notifications out to community residents that are interested. Mrs. Whitfield was able to present community residents with a copy of a notification that she had received from Johns Hopkins Corporate Security for review/ discussion. It was noted that Johns Hopkins employees receive notifications as things are going on in the area. Mrs. Whitfield states that she is proposing to set up a voluntarily e-mail group so she can forward the notifications to residents in the community that may not be Johns Hopkins employees as a courtesy. It was stated that the e-mail group is totally voluntary for those individuals that would like to be a part of the e-mail group. Mrs. Whitfield states that this is truly an attempt to improve communication among residents. There was a sign-in sheet passed around to community residents so that individuals that are interested in taking part in the e-mail group could sign.

**EBDI Project Update**

Mr. Skinner provided an update on the status of the following projects within the EBDI project area:

1. **Eager Park** - Mr. Skinner was able to give the group the location and boundaries for the park. It was noted that Eager Park is scheduled to be completed in late fall 2016. Mr. Skinner indicated that the park is currently on land that is owned by EBDI. Once the park is completed, it will be turned over to the New East Baltimore Community Association who will be the owners and will be responsible for providing maintenance and security. There was a question from a resident who asked what would be in the park. It was stated that there will be an amphitheater, play area, track, exercise area, etc.

2. **Windermere (49 Townhomes)** - It was noted that the first 7 units are scheduled to be completed by July 2016. In September 2016, there is going to be a big event with the thought of selling as many of the units as possible. It was stated that there will be tents set up with lenders present. There was a question as to the cost for the units. Mr. Skinner stated that the units would sell in the price range of $269,000.

3. **Hotel** - It was noted that the hotel is scheduled to open in late 2017.

4. **Water & Sewer Line, Night Lights, Sidewalks, and trees will start being installed in specific areas of the project area within the next few months** - Mr. Skinner was able to talk to resident about the specific areas that will be affected. It was noted that the infrastructure work is going to be very disruptive at time as repairs are being made. Karen Johnson stated that there is going to have to be a conversation
within EBDI about how the infrastructure information will be passed out due to its high sense of urgent when it gets to that point.

5. **1812 Ashland**- Forest City is close to signing a lease agreement with Starbucks.

6. **Summer 2016**- It was noted that there are two “Fast Casual Restaurants” coming.

7. **Pizza Shop**- It was noted that there are efforts taking place to get a pizza store in the graduate student housing building.

**Open Discussion**

- Community members outside of the EBDI footprint voiced numerous concerns regarding damaged to street after construction, increased property taxes due to property values going up after construction is completed to other units in the neighborhood. It was stated that the area discussed are not under EBDI’s authority. The resident was directed to the City of Baltimore to discuss the issues with the damages to the streets and SDAT to see if he qualifies for the homestead and/or the homeowner’s tax credit.

- Councilman Elect, Robert Stokes, asked about employment opportunities since the EBDI workforce pipeline is no longer in existence. There was an update on the relationship that EBDI has with the Mayor’s Office of Employment Development where residents can still access opportunities (It was stated that residents can contact Yvette Clark at MOED for workforce needs). It was also reported that there is a “Jobs HUB” that is in the planning stage to connect residents’ to employment opportunities (Additional information to come).

- Councilman Elect, Robert Stokes, asked about future to prepare residents for the upcoming employment opportunities that will be available within the EBDI area. It was stated that there will be additional trainings to prepare residents. There was a conversation about trainings through Jump Start, Bio Science, Bio Tech., and Hospitality trainings.

- There was a question in reference to the amount of jobs that will be created through the hotel. It was stated that there will be 300 jobs.

- There was a question in reference to the community re-investment fund. Cheryl Washington was able to address all concerns.

- Donald Gresham presented Ray Skinner with a form with some information that he/the community would like EBDI to present for the next meeting (Mr. Gresham was able to give a copy of the form to the group). No additional comments were made in reference to the request.

- Resident asked why the EBDI center is not available for community meetings at this time? It was stated that there is an attempt to migrate the meetings to the Henderson Hopkins Shared Space process which is what it was set up for. There was a brief discussion about other reasons that the meetings are unable to take place at the EBDI center (Funding is no longer available to cover security and janitorial services). It was also stated that there would be insurance liabilities.
- Resident asked what the plans are for the units that remain standing in the 1800 Block of Chase St. It was stated that EBDI has an agreement with MHT where the properties will be rehabbed and there will be infilled new housing around the units.

- Resident asked about the status of the housing on Madeira St. It was stated that the units will be rehabbed (There was no response to the RFP that was put out).

- Resident asked if there was anything scheduled to take place with Dee’s Place (Substance Abuse Center). It was reported that the participants have been seen walking through the neighborhood dropping needles and going into vacant units using drugs. It was stated that it is not known what will happen to Dee’s Place. The resident was also able to talk to EBDI staff after the meeting about safety measures to take when illegal activities are happening.

- Resident asked if there is going to be a community garden in the Eager Park. It was stated that there will be a garden in the northern region of the park.

- Resident asked when the results will be received in reference to the Right To Return Survey. It was reported that the results should be received on 6/6/2016.

- There was question in reference to there being a grocery store placed in the EBDI area. It was reported that Forrest City is still talking to potential vendors. There was a brief discussion about past efforts to solidify a grocery store in the area.
EBDI Quarterly Community Meeting

Tuesday, September 27, 2016
5:30 p.m. – 7:00 p.m.
Welcome

Cheryl Washington
Chief Operating Officer, EBDI
Remarks

Tracy Foster
Executive Director, East Baltimore Community School
Johns Hopkins School of Education
President’s Update

Raymond A. Skinner
President & CEO, EBDI
Infrastructure Update

Tom Pompa
Construction Project Supervisor
&
Robert O’Brien
Project Manager

Baltimore City Department of Transportation
EAST BALTIMORE LIFE SCIENCE PARK

PHASE 2A and Phase 1D

September 2016
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
TR10318: Rehabilitate Roadways Around East Baltimore Life Science Park – Phase 2A

Overall Scope of Improvements:

- Full Depth Roadway Reconstruction with New Curb & Gutter
- Concrete Sidewalk Replacement and Bumpouts (with ADA Compliant Upgrades)
- Installation of New LED Street Lighting and Conduit (37 Lights)
- New Signing and Pavement Markings
- Storm Drain Improvements, Stormwater Management
- Replacement of Water Line in McDonogh Street and Rutland Avenue
- Installation of New 48” Force Main Sanitary Pipe & Other Various Upgrades
- Landscaping (54 Trees to be Installed, 27 Trees to be Removed)
TR10318: Rehabilitate Roadways Around East Baltimore Life Science Park – Phase 2A
LIMITS OF WORK:

- McDonogh Street
  - Chase Street to Alley A-13
- Rutland Avenue
  - Chase Street to Alley A-13
- Alley Reconstruction
Overall Scope of Improvements:

- Partial Depth Roadway Reconstruction with New Curb & Gutter on McDonogh Street
- Resurfacing Roadway with New Curb & Gutter on Rutland Avenue
- Concrete Replacement of Four Alleys within the Limits of Work
- Concrete Sidewalk Replacement and Bumpouts (with ADA Compliant Upgrades)
- Installation of New LED Street Lighting and Conduit (17 Lights)
- New Signing and Pavement Markings
- Storm Drain Improvements, Stormwater Management
- Replacement of Sanitary House Connections for the 1000 Block of McDonogh (from Alley A-1 in rear)
- Installation of New Conduit for Future Use
- Landscaping
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
On-Going Coordination Efforts

- EBDI Community Outreach
- BGE New Gas Main Installation
- Eager Park Construction
- Rutland Townhomes
- Baltimore City DPW – Sanitary Spot Repair Contract
- Other Future Development
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 Steven Ward
Eastern District Commander - Baltimore City Police Dept.
Real Estate Development
Project Updates
Master Developer Update

John Lecker
Vice President – Forest City New East Baltimore Partnership
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 Schedule: Complete
• Tenant Improvement: Underway
• Tenant Move-In: Underway
• Initial Occupancy – July 2016
• MBE, WBE and LBE participation is strong to date
Women’s Construction College

2 Sessions – 2 Big successes!

Graduated almost 50 participants (Fall 2015 – 28 and Spring 2016 – 19).

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).

New Fall 2016 session coming – Oct 13th thru Dec 8th every Thursday from 5:00 PM – 7:30 PM.

In addition to EBDI, the program’s partners included: DPN Group, Forest City-NEBP, Clark Construction, Hensel Phelps, RAM Contracting Services, National Association of Women Contractors, TRF Development Partners, and Centennial Surety.
Eager Park Project Status

Community Park – Eager Park

- Demolition – Complete
- Park Construction – Underway (60% Complete)
- Completion of Park – End of 2016
- Amphitheater walls, pavilion concrete, fountain, curb/gutter, and underground utility work underway

Images of park construction and development.
General Project Status

Residential – Next Phase Housing

- **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. 9/12 Home Buying Extravaganza – Leave Near Your Work Event - HUGE Success!
- **Eager Square Rental** - 204 units. Contract executed with Eager Place LLC – awaiting City Council PILOT approval expected in October.

*Photos by Jim Burger*
General Project Status

Retail

• Helmand Fast Casual and Tapas Bar coming…
• Starbucks coming in early 2017
Hensel Phelps Project Management Team

John Cowan  
Operations Manager

Alex Paschalides  
Project Manager

Matt Henderson  
Project Superintendent

James Harper  
Manager of Supplier Diversity
Southeast View
Southwest 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

• **$40.3M Purchased to Date**

• **Actual Participation**
  – $14.2M or 35% MBE
  – $3.5M or 8% WBE
  – MBE + WBE = 43%
  – 46% 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**
  – 34% Baltimore City Hours
  – 19.9% East Baltimore City Hours
  • *As of 08/31/2016 Audit*

• **Workforce New Hire Info & Projections**
  – 200 Peak Workers Projected
  – 48 Local New Hire Commitments
    • Through subcontracts purchased to date
  – 13 Projected through Upcoming Finish Scope Subcontracts
  – 61 Total Projected (Goal is 52)
  – Verifying 24 Local Hires to Date
Marriott Residence Inn Baltimore Outreach Efforts

• Baltimore Resident Engagement Event
  – April 27th, 2016

Classroom Soft Skills and Hensel Phelps Expectations
Marriott Residence Inn Baltimore
Outreach Efforts

Jobsite Tour
Marriott Residence Inn Baltimore
Outreach Efforts
Marriott Residence Inn Baltimore
Community Efforts

- Wolfe Street Academy Backpack Drive
  - August 29th, 2016

Hensel Phelps Donated, Stuffed, and Handed out Backpacks
Marriott Residence Inn Baltimore

Outreach Efforts

Reading to the Wolfe Street Academy Kindergarteners
Townes of Eager Park Project Update

Mark Bennett, Jr.
Windemere Associates, LLC
Inclusion Plan

- Combined Projected Inclusion 41%
  - MBE Contractors 37%
  - LBE Contractors 37%
  - WBE Contractors 5%
Eager Park West

Owen Tonkins & Chris Cooke
Eager Park Properties LLC
Eager Park West Update - After
TRF Development Partners

Thomson Kao
Development Manager
Development Partners by Reinvestment Fund
TRF Development Partners
Typical Exteriors
Typical Interiors

TRF Development Partners
Prior Phases (East Baltimore Historic I and II)

- 44 Historic Rehabs – 1700 block of E Preston St and 1200 block of N Gay St
- For East Baltimore Historic II:
  - 27% subcontracting to MBEs
  - 8.1% to WBEs
  - 51% to LBEs
Project Overview

East Baltimore Historic III (EBH3)

- Scattered-site: EBDI, Oliver, Johnston Square
- FHTC, rental, 50% / 60% / 80% AMI

- 12 units under construction now: 1209-1231 N Gay St
- 7 units start mid-2017 – 1700 block of E Preston St

- Current subcontracting: 32% MBE; 6% WBE; 41% LBE
Minority, Woman-Owned Business
Diana T. Gaines, Managing Partner
Operate as a Sole Proprietorship

Building with Purpose and Passion

“Residences at Washington Place”
Luxury with a View
1000 Block North Washington Street
1025 and 1027
N. Washington Street

1025 went under contract
Evening before the Lottery
($17,000 LNYW Grant)

1027 was #1 Pick
In Hopkins Lottery

“Transforming Properties from Ordinary to Extraordinary”

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

“Transforming Properties from Ordinary to Extraordinary”
100% WBE/MBE Project

Tu Casa Development Group LLC- Developer, WBE/MBE
Hidden Levels LLC- General Contractor, WBE/MBE
McDonogh Square at Eager Park
1100 McDonogh Street

Ted M. Tadesse
Tadesse & Associates, Inc.
Cumulative Economic Inclusion Outcomes

as of June 30, 2016
MBE/WBE Participation Outcomes

Total Construction Awards: $392.76 mil
- MBE: 34.2%*, $134.29 mil
- WBE: 6.8%*, $26.735 mil

Total A/E/D Awards: $32.30 mil
- MBE: 23.5%**, $7.59 mil
- WBE: 16.5%**, $5.34 mil

Total Prof. Gen. Svc. Awards: $16.08 mil
- MBE: 14.3%***, $2.3 mil
- WBE: 9%***, $2.3 mil

*Percentage of total CONSTRUCTION awards (including residential projects)
**Percentage of total A/E/D awards
***Percentage of total PROF. GEN. SVC. awards
Local Contracting Participation

**Total Construction Awards: $392.76 mil**
- Baltimore City MBE: 21.7%* ($85.07 mil)
- Baltimore City WBE: 4.3%* ($16.68 mil)
- Baltimore City Non-Minority or Female: 11.1%* ($43.62 mil)
- Total Baltimore City: 20% ($145.37 mil)

**Total A/E/D Awards: $32.30 mil**
- Baltimore City MBE: 10.2%**: ($3.28 mil)
- Baltimore City WBE: 7.8%**: ($2.50 mil)
- Baltimore City Non-Minority or Female: 13.7%**: ($4.42 mil)
- Total Baltimore City: 20% ($10.2 mil)

**Total Prof. Gen. Svc. Awards: $16.08 mil**
- Baltimore City MBE: 12.0%***: ($1.93 mil)
- Baltimore City WBE: 6.4%***: ($1.04 mil)
- Baltimore City Non-Minority or Female: 34.1%***: ($5.49 mil)
- Total Baltimore City: 20% ($8.45 mil)

*Percentage of total CONSTRUCTION awards (including residential projects)

**Percentage of total AED awards

***Percentage of total PROF. GEN. SVC. awards
Verified Local Hiring Participation

**Total: 2,162,385 hours; 5,611 workers**

**Construction and Contractual Employment**

<table>
<thead>
<tr>
<th>% Local Labor Hours by:</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
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<tbody>
<tr>
<td>Baltimore Residents</td>
<td>45.9%</td>
<td>30.2%</td>
</tr>
<tr>
<td>East Baltimore Residents</td>
<td>23.9%</td>
<td>16.7%</td>
</tr>
</tbody>
</table>

**EI Goal:** 23-25%

**Total:** 2,162,385 hours; 5,611 workers

**Baltimore City Residents**

- 33.1% (716,771.1 hrs.; 1,725 workers)

**East Baltimore Residents**

- 24.6% (531,289.0 hrs.; 1,191 workers)

**Baltimore City Minority/Female**

- 18.0% (390,296.0 hrs.; 830 workers)

**East Baltimore Minority/Female**

- 14.9% (322,575.4 hrs.; 654 workers)

**NOTE:** Since 2006, 357 workers have retained employment on multiple EBDI projects. Among these 357 workers, 153 are Baltimore City residents (134 minorities) and 95 are East Baltimore residents (86 minorities).
Adjourned

Next EBDI Quarterly Community Meeting:
Wednesday, December 21, 2016
(5:30 p.m. – 7:00 p.m.)
East Baltimore Community School Auditorium
2100 Ashland Ave.
Welcome To Eager Park

PART I – Eager Park Informational Folder *(when should this be given out and by whom?)*

- Folder with the Eager Park Logo/Label
  - Give to Current and New Residents (400 count to start)

- Magnetic Post Card with Pertinent information and numbers below
  - Full Current picture of Eager Park on the Front
  - Rear of post card (Right side)
    - Community/Resident Picture
  - Rear of post card (Left side)
    - Thank you for choosing Eager Park as your place of residence message
    - 3-1-1 (City Services)
    - 9-1-1 (Emergency)
    - PChange Security 410-707-1467 (Non-Emergency Security Matters)
    - Recycle and Trash Dates

- Eager Park Merchant Information
  - Atwater’s
  - Harbor Bank
  - Walgreens
  - 7-Eleven
  - Starbucks
  - Frontline Management Services Post Card
  - Eager Park Map
  - Live Baltimore

- Transportation Information
  - Charm City Circulator

- East Baltimore Community School Information – Fact Sheet
  - School Address and Telephone Number
    - Contact Information for Executive Director - Name, Number and Email Address
  - Two Columns with relevant information for:
    - Weinberg Early Childhood Center
    - Information on Closings, Holidays, Hours, etc.
    - Contact Information for WECC Director - Name, Number and Email Address
  - Henderson Hopkins Pre-K to 8th grade School
    - Schedule for School Lottery Date & Place
    - Information on Closings, Holidays, Hours, etc.
    - Contact Information for Principal - Name, Number and Email Address
- Resident Information Card (to be completed by resident and submitted to whom??)
  
  o Contact Information:
    ▪ Name
    ▪ Address
    ▪ Phone # (?)
    ▪ Email
  
  o Other Information to be collected:
    o How did you find out about Eager Park and this development
    o Were you relocated from the EBDI project area? Yes/No
      - Previous homeowner or Renter?
    o Where did you live previously?
    o Are you an employee of Johns Hopkins?
    o Did you use the Hopkins Live Near Your Work (LNYW) Grant?
    o Number of People in your Household?
      ▪ Number of Adults: _____ Children: ______
    o Race/Ethnicity
    o Income Range

PART II - Eager Park Gift Bag — To be used as an incentive to collect resident information card...given out upon submission (who should collect the card and give out the gift bag?)

- Gift Bag (Brown bag with handle) with Eager Park logo to include:
  o Mouth Party Caramel Candy
  o Merchant Give-A-Ways & Coupons:
    ▪ Harbor Bank Pens, Bandage Dispenser, Mint Candy Caddy, Pencil, Cup
    ▪ Atwater’s flyer with information that can be exchanged for coffee/cookie if they bring to Atwater’s
  o Merchants Gift Card/Coupons