This is our Moment
Our Mission

EBDI is transforming the disinvested East Baltimore neighborhood north of Johns Hopkins Medical Campus into a healthy and thriving mixed-income community for families, businesses and public institutions.

The $1.8 billion, 88-acre revitalization project will be anchored by 2 million square feet of life sciences and technology facilities, parking, restaurants and stores, as well as new housing, parks and a new school.

A case-management model of family services provides residents with access to legal, financial, housing and employment counseling services.

This vital work is possible because of public-private partnerships with the Federal Government, the State of Maryland, the City of Baltimore, The Annie E. Casey Foundation, Johns Hopkins Institutions, The Harry and Jeanette Weinberg Foundation, The Atlantic Philanthropies and many others.
As 2009 began, EBDI knew it would be a challenging year. It was clear that market-dependent projects would have trouble getting traction, so we decided to keep momentum going by focusing on projects that wouldn’t be as affected by the economy. I’m pleased to say that the strategy was successful.

In late August, we opened the East Baltimore Community School, a public contract school that will eventually accommodate grades K-8. Housed in temporary quarters, the school is already a vibrant, joyful place inside, with project-based learning, an extended school day, outstanding faculty, deep parent engagement and a rich array of after-school programming.

We opened with classes in kindergarten, first and fifth grades – all full – and in 2010 will offer kindergarten and grades 1, 2, 5 and 6. By 2012, we will have grown to a full K-8 elementary school. We are also preparing a seven-acre site for our permanent school campus. We are conducting a national design challenge to make sure that the building is as world-class as the exhilarating learning that will take place inside.

We were also able to continue to bring new housing to our neighborhood. Chapel Green, a mixed-income apartment complex, opened in July and is fully leased. A&R Development Corp. completed the first 5 of 45 for-sale townhomes, and we launched a Home Repair Program that gives homeowners a grant to rehab their homes to historic-preservation standards. So far, 38 residents have signed up for the program, and we’re really pleased that so many homeowners want to stay here as we build a new community.

Finally, we moved forward on plans for a new graduate-student housing complex and will break ground on that project in summer 2010. The 20-story tower will accommodate more than 550 graduate students, and we expect it will have great appeal for the several thousand students on the Johns Hopkins Medical Campus in our neighborhood.

Construction wasn’t our only success story last year. Throughout 2009, EBDI continued to sponsor community events that are revitalizing our neighborhood, such as:

- ARAMARK Building Community Day, which brought together 250 ARAMARK volunteers, EBDI employees and residents to complete 24 different projects to enhance the neighborhood.
- Family Fun Day, an annual block party that brings hundreds of neighbors out for food, music and dancing.
- Thanksgiving and Winter Holiday parties.
- A Halloween “Storybook Character” parade by the staff and children of the East Baltimore Community School.

The year wasn’t entirely without loss, however. After 10 years of leading EBDI’s board of directors, Joseph Haskins Jr. stepped down as chairman. Ten years ago, Joe signed up for one year as board chair and then graciously accepted nine additional terms as it became clear that EBDI needed his continuing leadership. In December, however, Joe decided that EBDI was now on a steady path and decided to step down. As EBDI’s new CEO, I already miss Joe, but I’m very grateful for all the extra years of his guidance and solid judgment.

With Joe’s help – and that of all the other board members and the EBDI staff – we came through 2009 in good shape for the future and excited about all the progress we expect to achieve in 2010.

Sincerely,

Christopher Shea, CEO, EBDI
EBDI nurtures the community spirit that will help our neighborhood thrive.
Throughout the year, we sponsor community gatherings such as Family Fun Day, a big block party that brings everyone out for food and music. We celebrate holidays and volunteer at our community school, and in 2010 we'll build a neighborhood vegetable garden.
Even in a challenging year, EBDI wrote some great success stories in 2009. We opened a new neighborhood public school, offered new housing opportunities, added a strong corporate partner in ARAMARK and continued to sponsor the kind of neighborhood events that are creating a vibrant community.

New residential options in our neighborhood gave us a great boost in 2009. The Chapel Green rental complex (at right) opened in July and was fully leased immediately. Homeownership opportunities grew also, with The Townes at Eager by A&R Development Corp and customized “green rehabs.” Best of all, a new independent survey by Abt Associates shows that residents who were relocated because of the redevelopment project are overwhelmingly positive about their experience.

We’re proud of all that we accomplished in 2009 – and of the great partnerships that made it possible.
Photos clockwise from top left: Moving to the music on Family Fun Day; City Council President Stephanie Rawlings-Blake (now mayor of Baltimore), kicks off the big volunteer day in July; ARAMARK volunteers and EBDI staff build bookshelves; Neighbors turn out for Family Fun Day; Balloon art on Family Fun Day; Canvas wall murals in progress on Volunteer Day; Soccer game in our neighborhood.
Photos left to right, from top left: All smiles in the outdoor classroom of our new neighborhood school; Painting our logo on Volunteer Day; Lip-smacking good on Family Fun Day; School is in session; Balloon hats on Family Fun Day; Domonique Foxworth, of the NFL Players Association and the Baltimore Ravens, paints a wall on Volunteer Day.
We believe that the key to a revitalized neighborhood is a world-class school, and we fulfilled that goal last fall when we opened the East Baltimore Community School, a K-8 public contract school that operates much like a charter school but allows us to give enrollment priority to neighborhood children. In temporary quarters now but looking ahead to a seven-acre campus and an architecturally “green” building, EBCS offers a focused learning environment, small class sizes, longer academic days, individualized student tracking and a rich array of after-school programs.
The East Baltimore Community School (EBCS) is a kindergarten through eighth grade community school serving students, families and neighborhood residents. Under contract with the Baltimore City Public School System (BCPSS), EBCS will honor and sustain the proud history of East Baltimore by providing students, families and residents with the resources and opportunities to forge promising futures for themselves.

Planning for the school was inclusive and comprehensive. It included financial support from local and national foundations and corporations, and the active participation of residents, faith leaders, local elected officials, community organizations and education leaders from elementary through graduate school. Parent engagement, which began months before the school opened, continues to be strong. The passionate and dedicated staff continually monitor each student’s progress.
Through implementation of the highly successful academic model, Expeditionary Learning, EBCS offers a dynamic program of active inquiry, hands-on learning and community service that will help children develop the knowledge, skills and behaviors to accelerate their academic achievement and equip them to be critical thinkers, creative problem solvers and responsible citizens.
Johns Hopkins & EBDI

One of the founders of our redevelopment effort, the Johns Hopkins Institutions consistently provides leadership and financial support to EBDI. In 2009, Hopkins helped support special programming in our new school, and its students on the Medical Campus chose EBDI as a volunteer partner so that they too can become active in the neighborhood.
Partnership

EBDI + East Baltimore Community School + Johns Hopkins

Image below: Artwork from East Baltimore Community School.
ARAMARK & EBDI

When ARAMARK chose EBDI as a partner in its “Building Community” project, the global services firm turned out in force throughout 2009. On a steamy day in late July, 250 ARAMARK employees came to our neighborhood to work on 24 different projects.

The big Volunteer Day started with some fun movement activities in the field behind our Community Resource Center, led by Stephanie Rawlings-Blake, who was then City Council President, and Domonique Foxworth, a member of the executive committee of the NFL Players Association and the Ravens newly signed free agent cornerback. Then it was off to paint, build, sort and plant a new garden. And our soon-to-open school had a beautiful outdoor classroom, bookshelves and computer desks, colorful wall murals and more than 5,000 children’s books.
Photos for both pages, clockwise from top left, showing ARAMARK’s involvement in our neighborhood: Celebrating the success of “Building Community” day in July; Creating a raised-bed garden for low-income seniors and workforce families; Completing colorful outdoor wall designs at our new school; Sorting through more than 5,000 children’s literature books collected for the new school; Creating a wall mural for our community resource center; Fresh, healthy, delicious food for Family Fun Day.
When the day ended, the Community Resource Center's lobby had a fresh coat of paint and a wall mural with the EBDI logo. Our low-income rental building for seniors had a new garden. And our soon-to-open school had a beautiful outdoor classroom, bookshelves and computer desks, colorful wall murals and more than 5,000 children's books. ARAMARK continued its support by sponsoring EBDI's annual Family Fun Day and a Winter Holiday party for our senior citizens, and sending a chef to do healthy-cooking demonstrations every month.
A look at 2010

We think 2010 will be an even stronger year for EBDI. In the summer, we expect to start clearing seven acres of land for our permanent school campus. In the spring, we’ll start two programs for homeowners in our community who want to remain in the neighborhood.

We’ll also build a community vegetable garden that will give every resident a chance to grow fresh produce.

In 2010 we hope to break ground for a 20-story graduate student housing tower. And late in the year, the State Department of Health and Mental Hygiene will start site preparation for the State Health Laboratory, which will move to a new state-of-the-art building in our neighborhood in 2013.

We are also looking to add more green space and commercial amenities to our neighborhood, as well as an Arts District. We expect 2010 to be a great year!
Forward
### Funding Sources

- Federal Funding: 2%
- New Markets Tax Credits: 13%
- City of Baltimore: 2%
- Tax Increment Financing through City of Baltimore: 33%
- Miscellaneous Contributors: 2%
- State of Maryland: 20%
- The Annie E. Casey Foundation: 18%
- Johns Hopkins Institutions: 10%

### Funding Uses

- Fundraising Expenses: 1%
- Management and General: 15%
- Acquisition, Relocation, and Programmatic Activities: 84%
2009 EBDI Board of Directors

Diane Bell-McKoy  
Chief Executive Officer  
Associated Black Charities  

Warren Branch  
Baltimore City Council  
Ex Officio Board Member  

Anthony Brown  
Lt. Governor, State of Maryland  

Ronald J. Daniels  
President, Johns Hopkins University  

Anthony Deering  
Chairman  
Exeter Capital, LLC, and  
The Rouse Company Foundation  

Andrew Frank  
1st Deputy Mayor, City of Baltimore  

Paul T. Graziano  
Housing Commissioner  
City of Baltimore  
Ex Officio Board Member  

Joseph Haskins, Jr.  
President and Chief Executive Officer  
The Harbor Bank of Maryland  
Board Chairman  

Earl Linehan  
President  
Woodbrook Capital  

Sally MacConnell  
Vice President, Facilities  
Johns Hopkins Hospital  

Douglas W. Nelson  
President  
The Annie E. Casey Foundation  

Nia Redmond  
Community Representative  

James S. Riepe  
Senior Advisor and  
Retired Vice Chairman,  
T. Rowe Price Group, Inc  

Shale Stiller  
President  
The Harry and Jeanette Weinberg Foundation  

Maurice D. Walker  
Managing Partner, Birch Advisors  
Community Representative  

Bernard C. “Jack” Young  
Baltimore City Council  
Ex Officio Board Member  

Thurman Zollicoffer, Esq.  
Whiteford Taylor & Preston LLP  

2009 List of Partners

Financial Partners – Public Funders  
City of Baltimore  
State of Maryland  
Federal Government  

Financial Partners – Private Funders  
The Abell Foundation  
The Annie E. Casey Foundation  
ARAMARK  
The Atlantic Philanthropies  
Baltimore Community Foundation  
Bank of America  
BB&T  
The Charlesmead Foundation  
Citibank  
Citi Foundation  
Citigroup  

Clark Construction Group, LLC  
Empower Baltimore Management Corporation  
Enterprise Community Investment, Inc.  
Enterprise Community Partners  
Fannie Mae  
France-Merrick Foundation  
Goldseker Foundation  
Greater Baltimore Committee  
The Harbor Bank of Maryland  
The Harry and Jeanette Weinberg Foundation  
Hersel Phelps  
Job Opportunities Task Force  
Johns Hopkins Institutions  
JPMorgan Chase Foundation  
Legg Mason Charitable Foundation  

Living Cities  
M&T Bank  
Maryland Technology Development Corporation  
PNC Bank  
Poole & Kent  
Public/Private Ventures  
Robert Wood Johnson Foundation  
The Rockefeller Foundation  
The Rouse Company Foundation  
Seedco  
The Shelter Group  
T. Rowe Price Associates Foundation  
U.S. Bancorp  

All photos courtesy of Doug Kapustin, André Chung and Mikal Veale.