

MINUTES**REGULAR MEETING**

Honorable Brandon M. Scott, President
Honorable Bernard C. "Jack" Young, Mayor
Honorable Joan M. Pratt, Comptroller and Secretary
Matthew W. Garbark, Acting Director of Public Works
Dana P. Moore, Acting City Solicitor

President: "Good Morning. The April 15, 2020 meeting of the Board of Estimates is now called to order. In the interests of promoting and maintaining health and safety as we continue to deal with the COVID-19 pandemic, the Board of Estimates continues to be streamed live virtually. I want to first, again, start off by thanking all of our front line employees: our police, our firefighters, our housing workers, our DPW workers, our nurses and doctors, those in the grocery stores and pharmacies, all for continuing to do great work while putting themselves at risk to allow all of us to have some sense of normalcy during this tough time."

President: "Thank you. Thank you, thank you so much and for those who didn't hear again earlier, just to restate that the Board of Estimates, they're continuing to be streamed as we are dealing

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with the COVID-19 pandemic, and again want to thank all of our frontline workers: police fire crews, grocery stores, solid waste, our housing individuals everybody; doctors and nurses who are working hard and putting themselves at risk as we go through this COVID-19 pandemic. I would direct the Board members attention to the memorandum from my office dated April 13, 2020, identifying the matters to be considered as routine agenda items together with any corrections and additions that have been noted by the Comptroller. I would entertain the motion to approve all items on the routine agenda"

Acting City Solicitor: "Mr. President, I move approval of all of the items on the routine agenda."

Comptroller: "I second"

President: "All those in favor say, "Aye."

Mayor: "**AYE.**"

Comptroller "**AYE.**"

Acting City Solicitor: "**AYE.**"

Acting Director of Public Works: "**AYE.**"

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President: "All opposed say, nay. The Motion carries. The routine agenda items have been adopted. As there is no more business before the Board, we will recess until bid opening at 12:00 noon. Thank you for tuning in everyone. Please stay safe and please stay in. Thank you."

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MINUTES**BOARDS AND COMMISSIONS**1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on November 21, 2016, the following contractors are recommended:

Arthur Engineering Services, LLC	\$1,500,000.00
Boulevard Contractors Corp.	\$ 820,000.00
Flotron Contracting, Inc.	\$8,000,000.00
Ironshore Contracting, LLC	\$1,500,000.00
Modern Door and Equipment Sales, Inc.	\$1,500,000.00
Professional Maintenance Systems, Inc.	\$1,500,000.00
S G K Contracting Inc.	\$8,000,000.00

2. Prequalification of Architects and Engineers

In accordance with the Resolution Relating to Architectural and Engineering Services, as amended by the Board on June 29, 1994, the Office of Boards and Commissions recommends the approval of the prequalification for the following firms:

Atkins North America, Inc.	Engineer
Helios Electric, LLC	Engineer
Holbert Apple Associates, Inc.	Engineer
NMP Engineering Consultants, Inc.	Engineer
Wallace, Montgomery & Associates, L.L.P.	Engineer Land Survey

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There being no objections, the Board, UPON MOTION duly made and seconded, approved the Prequalification of Contractors and Architects and Engineers for the foregoing listed firms.

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Department of Housing and - Contract of Sale
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Contract of Sale with the Housing Authority of Baltimore City (HABC) to purchase 1320 N. Carey Street.

The Board is also requested to approve the acquisition of this property SUBJECT to municipal liens in the amount of \$0.00 and all other municipal liens, interest and penalties, other than water bills, that may accrue.

AMOUNT OF MONEY AND SOURCE:

\$4,000.00 - 9910-904177-9588-900000-704040

BACKGROUND/EXPLANATION:

This Contract of Sale enables the City of Baltimore to acquire the interests in 1320 N. Carey Street for resale through the planning and development efforts of the Department of Housing and Community Development.

Pursuant to the provisions of Article 13, §2-7 of the Baltimore City Code and subject to the prior approval of the Board of Estimates, the Department of Housing and Community Development may acquire, for and on behalf of the Mayor and City Council of Baltimore, any single-family or multiple-family dwelling unit or other structure or lot within the City, for development and redevelopment. The Commissioner of Housing has made the required determination with regard to these properties. These properties will be redeveloped.

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DHCD - cont'd

The Board of Commissioners of the HABC and the U.S. Department of Housing and Urban Development have approved the disposition in accordance with 24 CFR, Part 970. Also requested is approval to acquire this property SUBJECT to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens other than water bills, accrued through March 21, 2020, follows. The HABC is exempt from Real Estate Taxes; therefore no taxes are included in these figures. Water bills will be paid and are not listed.

<u>Property</u>	<u>Bill No.</u>	<u>Bill Date</u>	<u>Balance</u>
1320 N. Carey Street	\$0.00		\$0.00

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

UPON MOTION duly made and seconded, the Board approved and authorized execution of a Contract of Sale with the Housing Authority of Baltimore City to purchase 1320 N. Carey Street. The Board also approved the acquisition of the property subject to municipal liens in the amount of \$0.00 and all other municipal liens, interest and penalties, other than water bills that may accrue.

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Department of Housing and - First Amendment to Land
Community Development Disposition Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the First Amendment to Land Disposition Agreement (First Amendment) with Comprehensive Housing Assistance, Inc. and Park Heights Renaissance, Inc. (PHR), for the foregoing properties 4701, 4703, 4705, 4707, 4709, 4711, 4713, 4715, 4717, 4719, 4721, 4723, 4725, 4727, 4729, 4731, 4733, 4735, 4737, 4739, 4741, 4743, 4745, 4747, 4749, 4751, 4753, 4755 Park Heights Avenue, and 3132, 3134, 3136, 3138, 3140, 3142, 3144 Virginia Avenue, and 4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720, 4722, 4724, 4726 Delaware Avenue.

AMOUNT OF MONEY AND SOURCE:

\$400,000.00

BACKGROUND/EXPLANATION:

On May 1, 2019, the Board approved the original Land Disposition Agreement.

The First Amendment will include the following changes:

- The PHR is no longer a developer of the project, but is a community group involved in the project;
- Schedules B (Purchase Price of the Property) and D (Project Description) to the Land Disposition Agreement will be deleted and an Amended Schedule B and an Amended Schedule D will be substituted in their place;

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DHCD - cont'd

- Delete Section 1:06 Settlement in its entirety and insert in lieu thereof, updated settlement language allowing settlement to occur no later than 18 months with a 6 month extension; and
- Add a new section 8.17, Force Majeure.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE DETERMINED VALUE:

September 14, 2018, has determined the certain properties located at the 4700 Block of Park Heights Avenue, 3100 Block of Virginia Avenue & 4700 Block of Delaware Avenue to be valued at \$550,000.00.

The certain properties will be sold to the Developer for \$400,000.00, due to the following factors that are present 1) stabilization of the immediate area, 2) the elimination of blight, and 3) the generation of real estate and other taxes.

MBE/WBE PARTICIPATION:

The Developer agrees to comply with MBE/WBE requirements.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the First Amendment to Land Disposition Agreement with Comprehensive Housing Assistance, Inc. and Park Heights Renaissance, Inc. for 4701, 4703, 4705, 4707, 4709, 4711, 4713, 4715, 4717, 4719, 4721, 4723, 4725, 4727, 4729, 4731, 4733,

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DHCD - cont'd

4735, 4737, 4739, 4741, 4743, 4745, 4747, 4749, 4751, 4753, 4755
Park Heights Avenue, and 3132, 3134, 3136, 3138, 3140, 3142, 3144
Virginia Avenue, and 4702, 4704, 4706, 4708, 4710, 4712, 4714,
4716, 4718, 4720, 4722, 4724, 4726 Delaware Avenue.

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Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement with 2020 PV McCulloh Properties, LLC, Developer, for the sale of the City-owned property located at 2020 McCulloh Street.

AMOUNT OF MONEY AND SOURCE:

\$5,000.00

BACKGROUND/EXPLANATION:

The Developer wishes to purchase the vacant property located at 2020 McCulloh Street for the purpose of rehabbing into three to four residential apartment units. The purchase will be financed through private sources.

The authority to sell the property located at 2020 McCulloh Street is given under Article II, Section 15 of the Baltimore City Charter.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE PRICE DETERMINED BY THE WAIVER VALUATION PROCESS:

In accordance with the waiver valuation policy, the Department has determined the property located at 2020 McCulloh Street to be priced at \$8,833.00, and will be sold for \$5,000.00. The rationale for the sale below the Waiver Valuation Value is: 1) it will serve a specific benefit to the immediate community; 2) elimination of blight; and 3) returning the property to the tax rolls.

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DHCD - cont'd

MBE/WBE PARTICIPATION:

The Developer will purchase the properties for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore, MBE/WBE is not applicable.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the Land Disposition Agreement with 2020 PV McCulloh Properties, LLC, Developer, for the sale of the City-owned property located at 2020 McCulloh Street.

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Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Comprehensive Housing Assistance, Inc., for the sale of 14 City-owned properties located in the Park Heights Urban Renewal Area. The City will convey all of its rights, title, and interest in 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, and 3129 Woodland Avenue.

AMOUNT OF MONEY AND SOURCE:

\$63,000.00

BACKGROUND/EXPLANATION:

The project will involve the construction of a building up to 75 units of low-income multi-family housing. The total sales price of \$63,000.00 will be paid to the City of Baltimore at the time of settlement.

The Developer will be using public funds for this project.

The authority to sell the properties located at 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, and 3129 Woodland Avenue is under the Park Heights Urban Renewal Plan approved by the Mayor and City Council as Ordinance No. 08-0158, dated December 11, 2008; being periodically amended and approved by the Mayor and City Council most recently as Ordinance No 14-297, dated October 1, 2014.

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DHCD - cont'd

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE PRICE DETERMINED BY THE WAIVER VALUATION PROCESS:

In accordance with the appraisal policy, DHCD has determined the properties to be priced at \$63,000.00. The sale will take the form of a 40-year subordinate seller take-back mortgage.

The sale of these vacant properties at a price below the waiver valuation will be a specific benefit to the immediate community, eliminate of blight, return property to tax rolls and provide economic development.

MBE/WBE PARTICIPATION:

The Developer agrees to comply with MBE/WBE requirements.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the Land Disposition Agreement with Comprehensive Housing Assistance, Inc., for the sale of 14 City-owned properties located in the Park Heights Urban Renewal Area. The City will convey all of its rights, title, and interest in 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, and 3129 Woodland Avenue.

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Department of Housing and - Amendment to Promissory Note
Community Development and Purchase Money Mortgage

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Amendment to Promissory Note and Purchase Money Mortgage in the amount of \$40,000.00 for properties located at 431, 433 and 435 E. 25th Street. The borrower is Manna House, Inc.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

The City will agree to extend the maturity date of the Note and Purchase Money Mortgage and provide for the incremental forgiveness of the Note.

This Promissory Note and Purchase Money Mortgage will be amended to extend the terms of the purchase agreement between the borrower and the Mayor and City Council of Baltimore, Acting by and through the Department of Housing and Community Development.

Year of forgiveness	Incremental forgiveness amount
December 31, 2020	\$8,000.00
December 31, 2021	\$8,000.00
December 31, 2022	\$8,000.00
December 31, 2023	\$8,000.00
December 31, 2024	\$8,000.00

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DHCD - cont'd

MBE/WBE PARTICIPATION:

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore MBE/WBE is not applicable.

UPON MOTION duly made and seconded, the Board approved and authorized execution of an Amendment to Promissory Note and Purchase Money Mortgage in the amount of \$40,000.00 for properties located at 431, 433 and 435 E. 25th Street.

MINUTES

Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement with CARP, LLC, for the sale of the city-owned property located at 2904 Oakley Avenue.

AMOUNT OF MONEY AND SOURCE:

\$2,000.00

BACKGROUND/EXPLANATION:

The City will convey all its rights, title, and interest in 2904 Oakley Avenue to CARP, LLC for the price of \$2,000.00, which will be paid to the City at the time of settlement.

The Developer will be using private funds for this project

The project will involve the rehabilitation of a single-family home with goals of providing affordable homeownership.

The provisions of Article 28 §8-3 of the Baltimore City Code authorize the City to sell these properties.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE PRICE DETERMINED BY THE WAIVER VALUATION PROCESS:

In accordance with the City's appraisal policy, the Department has determined the value of the property to be \$3,000.00, and it will be sold for \$2,000.00. Sale of this property at a price below the appraised value will be a specific benefit to the immediate community, eliminate blight, and return property to the tax rolls and provide economic development.

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DHCD - cont'd

MBE/WBE PARTICIPATION:

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore MBE/WBE is not applicable.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the Land Disposition Agreement with CARP, LLC, for the sale of the City-owned property located at 2904 Oakley Avenue.

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Department of Housing and Community - Land Disposition Agreement
Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement for the sale of City owned property located at 209 N. Carey Street in the Poppleton Community to Agapito Dias and Jenny Dias.

AMOUNT OF MONEY AND SOURCE:

\$5,800.00

BACKGROUND/EXPLANATION:

The City will convey all of its rights, title, and interest to 209 N. Carey Street to Agapito Dias and Jenny Dias, for the total price of \$5,800.00, which will be paid to the City of Baltimore at the time of settlement. The purchase and improvements to the site will be financed through private sources.

The Developer wishes to purchase the vacant property located at 209 N. Carey Street for the purpose of rehab and resale.

The authority to sell the property located at 209 N. Carey Street is given under Article II, Section 15 of the Baltimore City Charter. The property was journalized and approved for sale on June 6, 2016.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE WAIVER VALUATION VALUE:

In accordance with the City's appraisal policy, a waiver valuation determined the property located at 209 N. Carey Street to be priced at \$5,800.00 and will be sold for \$5,800.00. Therefore, the rationale for the sale below the Waiver Valuation value is not applicable.

MINUTES

DHCD - cont'd

MBE/WBE PARTICIPATION:

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore MBE/WBE is not applicable.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the Land Disposition Agreement for the sale of City-owned property located at 209 N. Carey Street in the Poppleton Community to Agapito Dias and Jenny Dias.

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Department of Housing and - Community Development Block
Community Development Grant Agreement (CDBG)

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Community Development Block Grant (CDBG) agreement with Neighborhood Design Center, Inc. The period of the CDBG is July 1, 2019 through June 30, 2020.

AMOUNT OF MONEY AND SOURCE:

\$198,000.00- 2089-208920-5930-436080-603051

BACKGROUND/EXPLANATION:

The Neighborhood Design Center will provide pro bono design services, planning and technical assistance to support a minimum of 40 community-based revitalization projects in Baltimore City's low-and moderate-income neighborhoods.

On July 17, 2019, the Board approved the Resolution authorizing the Commissioner of the Department of Housing and Community Development (DHCD), on behalf of the Mayor and City Council, to file a Federal FY 2019 Annual Action Plan for the following formula programs:

1. Community Development Block Grant (CDBG)
2. HOME Investment Partnership Act (HOME)
3. Housing Opportunities for Persons with AIDS (HOPWA)
4. Emergency Solution Grant Program (ESG)

The DHCD began negotiating and processing the CDBG agreements effective July 1, 2019 and beyond, as outlined in the Plan, and upon approval of the Resolution. Consequently, the agreements were delayed due to final negotiations and processing.

MINUTES

DHCD - cont'd

FOR FY 2020 MBE AND WBE PARTICIPATION GOALS FOR THE ORGANIZATION WERE SET ON THE AMOUNT OF \$0.00.

MWBOO GRANTED A WAIVER ON OCTOBER 25, 2019.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the Community Development Block Grant agreement with Neighborhood Design Center, Inc.

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Department of Housing and - Acquisition by Gift
Community Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve the acquisition of the Fee Simple interest in 316 S. Calhoun Street (Block 0280, Lot 009) as a gift from Kossi Honsou.

AMOUNT OF MONEY AND SOURCE:

The owner agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Thus, no City funds will be expended.

BACKGROUND/EXPLANATION:

DHCD's Land Resources Division, on behalf of the Mayor and City Council, strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Kossi Honsou has offered to donate to the City, title to the property at 316 S. Calhoun Street. Upon Board approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The owner will pay all current water bills through the date of settlement. The DHCD Land Resources seeks approval to acquire the properties subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. The water bill must be paid as part of the transaction. A list of open municipal liens accrued through February 26, 2020 other than water bills (which must be part of the transaction) is as follows:

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DHCD - cont'd

316 S. Calhoun Street

Tax Sale	328711	\$4,771.67
Real Property	2019-2020	139.34
Real Property	2018-2019	Included in Tax Sale
Real Property	2017-2018	Included in Tax Sale
Real Property	2016-2017	Included in Tax Sale
Miscellaneous	7920911	Included in Tax Sale
Miscellaneous	7923576	Included in Tax Sale
Miscellaneous	7966880	Included in Tax Sale
Miscellaneous	8247140	Included in Tax Sale
Miscellaneous	8431538	Included in Tax Sale
Miscellaneous	8711400	364.54
Miscellaneous	8970113	194.19
Environmental	54082045	Included in Tax Sale
Registration	095258	\$ 924.80
Total Taxes Owed		\$ 6,394.54

UPON MOTION duly made and seconded, the Board approved the acquisition of the Fee Simple interest in 316 S. Calhoun Street (Block 0280, Lot 009) as a gift from Kossi Honsou.

MINUTES

Department of Housing and - Acquisition by Gift
Community Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve the acquisition of the Leasehold interest in 2023 E. North Avenue (Block 1449, Lot 104) as a gift from Love Chester.

AMOUNT OF MONEY AND SOURCE:

The owner agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Thus, no City funds will be expended.

BACKGROUND/EXPLANATION:

DHCD's Land Resources Division, on behalf of the Mayor and City Council, strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Love Chester has offered to donate to the City, title to the property at 2023 E. North Avenue. Upon Board approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The owner will pay all current water bills through the date of settlement. The DHCD Land Resources seeks approval to acquire the properties subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. The water bill must be paid as part of the transaction. A list of open municipal liens accrued through March 14, 2020 other than water bills (which must be part of the transaction) is as follows:

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DHCD - cont'd

2023 E. North Avenue

Tax Sale	2016-2018	\$20,940.63
Tax Sale	2005-2008	1,653.75
Tax Sale	2002-2004	6,757.86
Real Property Tax	2019-2020	76.32
Real Property Tax	2018-2019	92.88
Real Property Tax	2017-2018	120.78
Real Property Tax	2016-2017	126.00
Real Property Tax	2015-2016	142.56
Real Property Tax	2014-2015	210.46
Real Property Tax	2013-2014	175.68
Real Property Tax	2012-2013	193.72
Real Property Tax	2011-2012	221.66
Real Property Tax	2010-2011	227.08
Real Property Tax	2009-2010	295.36
Real Property Tax	2008-2009	260.44
Miscellaneous Bill	5304852	304.96
Miscellaneous Bill	5443387	256.78
Miscellaneous Bill	5479548	265.71
Miscellaneous Bill	5740386	3,369.03
Miscellaneous Bill	5797642	236.33
Miscellaneous Bill	6008569	120.37
Miscellaneous Bill	6287759	377.13
Miscellaneous Bill	6374615	314.37
Miscellaneous Bill	6565857	306.47
Miscellaneous Bill	6658462	294.87
Miscellaneous Bill	6682553	385.37
Miscellaneous Bill	6788178	280.37
Miscellaneous Bill	6898779	295.67
Miscellaneous Bill	6901946	274.57
Miscellaneous Bill	6979108	248.32
Miscellaneous Bill	6997936	245.58
Miscellaneous Bill	7026115	242.19
Miscellaneous Bill	7044514	240.10
Miscellaneous Bill	7074677	237.36
Miscellaneous Bill	7095375	234.00
Miscellaneous Bill	7413131	326.77

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DHCD - cont'd

2023 E. North Avenue

Miscellaneous Bill		7471766	263.20
Miscellaneous Bill		7481567	263.20
Miscellaneous Bill		7669807	294.87
Miscellaneous Bill		8113276	257.09
Miscellaneous Bill		8280786	253.00
Miscellaneous Bill		8336968	179.20
Miscellaneous Bill		8456709	231.53
Miscellaneous Bill		8544975	220.31
Miscellaneous Bill		8625691	242.67
Miscellaneous Bill		8710097	238.18
Miscellaneous Bill		8815227	213.67
Miscellaneous Bill		8886061	202.07
		Total Taxes Owed:	\$43,210.49

UPON MOTION duly made and seconded, the Board approved and authorized the acquisition of the Leasehold interest in 2023 E. North Avenue (Block 1449, Lot 104) as a gift from Love Chester.

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Department of Transportation - Developer's Agreement No. 1653

ACTION REQUESTED OF B/E:

The Board is requested to approve Developer's Agreement No. 1653 with House of Freedom Support Corporation.

AMOUNT AND SOURCE:

\$79,762.00 - Letter of Credit

BACKGROUND/EXPLANATION:

House of Freedom Support Corporation would like to install new water services, conduit, sanitary sewer, and roadway and sidewalk improvements to its proposed new building located at 1210-1222 East Baltimore Street. This agreement will allow the organization to do its own installation in accordance with Baltimore City Standards.

A Letter of Credit in the amount of \$79,762.00 has been issued to House of Freedom Support Corporation, who assumes 100% of the financial responsibility.

MBE/WBE PARTICIPATION: N/A

City funds will not be utilized for the project, therefore, MBE/WBE participation is not applicable.

UPON MOTION duly made and seconded, the Board approved and authorized Developer's Agreement No. 1653 with House of Freedom Support Corporation.

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OPTIONS/CONDEMNATIONS/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Dept. of Housing and Community Development (DHCD) - Options</u>			
1. My Ground Rents, Inc.	946 N. Collington Avenue	G/R \$120.00	\$1,100.00
Funds are available in account no. 9910-910427-9588-900000-704040, EBDI, EBDI Site.			
2. Arline Eppler	1701 E. 28th Street	G/R \$120.00	\$1,100.00
Funds are available in account no. 9910-905640-9588-900000-704040, Whole Block Demo-Land Mgmt., FY17 Core Funded.			
3. AN Ground Rents,	2202 Etting Street	G/R	\$ 303.00 \$ 33.00
Funds are available in account no. 9904-918051-9127-900000-704040, BGN Square Park, Druid Square/Cab Calloway Square.			
4. LK Ground Rents, LLC	1230 Mosher Street	G/R \$ 65.00	\$ 596.00
Funds are available in account no. 9910-919052-9127-900000-704040, BGN Smithson Park, Smithson Street Park.			

In the event that the option agreement/s fail/s and settlement cannot be achieved, the Department requests the Board's approval to purchase the interest in the above property/ies by condemnation proceedings for an amount equal to or lesser than the option amounts.

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OPTIONS/CONDEMNATIONS/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Department of Housing and Community Development - Condemnations</u>			
5. B & D Phase III LLC	2229 Division Street	F/S	\$ 3,900.00
6. RBP, LLC	2232 Etting Street	L/H	\$ 3,360.00
Funds are available in account no. 9904-918051-9127-900000-704040, BGN Druid Square Park, Druid Square/Cab Calloway Square.			
7. Alain Viaud	1310 Harlem Avenue	L/H	\$ 2,286.00
8. 2008 DRR-ETS LLC	1312 Harlem Avenue	F/S	\$ 3,086.00
9. Bruce Davis	1202 W. Franklin Street	F/S	\$ 3,168.00
10. Bruce Davis	1204 W. Franklin Street	F/S	\$ 3,162.00
11. Jo Jones	1306 W. Franklin Street	L/H	\$ 1,900.00
12. Baltimore Realty Management Company	1203 W. Lanvale Street	L/H	\$ 2,684.00
13. Baltimore Realty Management Company	1205 W. Lanvale Street	L/H	\$ 2,615.00

Funds are available in account no. 9904-921053-9127-900000-704040,
BGN Harlem Park, Harlem Park Inner Block Park Greening.

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OPTIONS/CONDEMNATIONS/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Condemnations</u> - cont'd			
14. Edward F. Gerber	2718 Hugo Avenue	G/R \$90.00	\$ 750.00
Funds are available in account no. 9910-904326-9588-900000-704040, AHP Coldstream/Homestead/Montebello, Fenwick CHM.			
15. Avar Singh	4646 Park Heights Avenue	L/H	\$ 6,500.00
Funds are available in account no. 9910-903183-9588-900000-704040, Park Heights Major Redevelopment.			
16. Matthews Memorial Church	2105 E. Lafayette Avenue	L/H	\$ 4,700.00
Funds are available in account no. 9910-904177-9588-900000-704040, Acquisition and Relocation, Southern Horizons.			
17. Bevco, Inc.	932 N. Collington Street	G/R \$84.00	\$ 560.00
Funds are available in account no. 9901-910427-9588-900000-704040, EBDI.			

DHCD - Condemnations or Redemptions

18. Bonnie L. Wade, Trustee	135 Virginia Avenue	G/R \$90.00	\$ 600.00
Funds area available in account no. 9910-903183-9588-900000-704040, Park Heights Major Redevelopment, Park Heights Acquisition.			

MINUTES

OPTIONS/CONDEMNATIONS/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Condemnations or Redemptions - cont'd</u>			
<p>The Board is requested to approve acquisition of the ground rent interest by condemnation, or in the alternative may, SUBJECT to the prior approval of the Board, make application to the Maryland Department of Assessments and Taxation to redeem or extinguish the ground rent interest for these properties.</p>			
<u>DHCD - Payments of Court Settlements</u>			
19. Charlotte Lieberman (1/2 interest) Benjamin Goldberg (1/4 interest) and Aaron Goldberg (1/4 interest)	3132 Virginia Avenue	G/R \$120.00	\$300.00

Funds will be drawn from account no. 9910-903183-9588-900000-704040, in the Park Heights Major Redevelopment, Park Heights Acquisition.

On July 10, 2019, the Board approved the acquisition of the ground rent interest by condemnation, in the property located at 3132 Virginia Avenue for \$800.00. This price was determined by the \$120.00 ground rent capitalized at 15%. The parties reached a settlement on the fair market value of \$1,100.00. Thus, the Board is requested to approve an additional \$300.00 (\$1,100.00 less the previous approval amount of \$800.00).

MINUTES

OPTIONS/CONDEMNATIONS/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Payments of Court Settlements - cont'd</u>			
20. Charlotte Lieberman, (1/2 interest) Benjamin Goldberg (1/4 interest) and Aaron Goldberg (1/4 interest)	3134 Virginia Avenue	G/R \$ 90.00	\$ 225.00

Funds will be drawn from account no. 9910-903183-9588-900000-704040, Park Heights Major Redevelopment, Park Heights Acquisition.

On July 10, 2019, the Board approved the acquisition of the ground rent interest by condemnation, in the property located at 3134 Virginia Avenue for \$600.00. This price was determined by the \$90.00 ground rent capitalized at 15%. The parties reached a settlement on the fair market value of \$825.00. Thus, the Board is requested to approve an additional \$225.00 (\$825.00 less the previous approval amount of \$600.00).

21. The Estate of Bonnie L. Rosenthal	3119 Virginia Avenue	G/R \$ 75.00	\$ 187.00
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Funds will be drawn from account no. 9910-903183-9588-900000-704040, Park Heights Major Redevelopment, Park Heights Acquisition.

On April 17, 2019, the Board approved the acquisition of the ground rent interest by condemnation, in the property located at 3119 Virginia Avenue for \$500.00. This price was determined by the highest of two appraisals. The former owners agreed to

MINUTES

OPTIONS/CONDEMNATIONS/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Payments of Court Settlements - cont'd</u>			

settle the condemnation suit for \$687.00, which is \$187.00 above the initial amount that was placed in the Court Registry. Therefore, the former owner The Estate of Bonnie L. Rosenthal is entitled to the balance of \$187.00.

UPON MOTION duly made and seconded, the Board approved and authorized the foregoing Options, Condemnations, Condemnations and Redemptions, and Payments of Court Settlements.

MINUTES

Employees' Retirement System (ERS) - Renewal of Audit and Accounting Consulting Services Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a one - year renewal of the Audit and Accounting Consulting Services Agreement with CliftonLarsonAllen LLP (CLA). The period of the agreement is July 1, 2020 through June 30, 2021 with no renewal options remaining.

AMOUNT OF MONEY AND SOURCE:

\$50,000.00 - 6000-604020-1520-168600-603018

No General Fund monies are involved in this transaction. All fees and expenses will be expended from ERS trust funds.

BACKGROUND/EXPLANATION:

On March 12, 2014, the Board approved an agreement between the ERS and CLA wherein CLA serves as an accountant and auditor to the ERS and Elected Officials' Retirement System. The Agreement terms were five years renewable at the sole option of the ERS Board with terms and conditions for two successive one-year renewal periods.

MBE/WBE PARTICIPATION:

The total fees for the contract are less than \$50,000.00 annually and consequently, MBE/WBE subcontracting requirements do not apply.

MWBOO GRANTED A WAIVER ON MARCH 25, 2020.

UPON MOTION duly made and seconded, the Board approved and authorized execution of a one - year renewal of the Audit and

MINUTES

Employees' Retirement System (ERS) - cont'd

Accounting Consulting Services Agreement with CliftonLarsonAllen
LLP. The Mayor **ABSTAINED**. The Comptroller **ABSTAINED**.

MINUTES

Employees' Retirement System (ERS) - Actuarial Services and Consulting Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Actuarial Services and Consulting Agreement with Cheiron, Inc. for the purpose of hiring Cheiron Inc., to serve as the actuary for ERS and Elected Officials Retirement System. The period of the agreement is three years with three additional 1-year renewal options.

AMOUNT OF MONEY AND SOURCE:

\$1,100,000.00 - 6000-604013-1520-169800-603018

No General Fund monies are involved in this transactions.

BACKGROUND/EXPLANATION:

All funds and expenses will be expended from ERS trust funds. Cheiron will be paid a fixed annual fee of approximately \$100,000.00 - \$135,000.00 (depending on projects completed in a given year) plus hourly rates on additional services if applicable. Total fees may not exceed \$1,100,000.00 over the term of the Contract, including any renewal terms. The agreement may be terminated by ERS at any time.

Cheiron Inc. has served as the ERS and Elected Officials' Retirement System (EOS) actuary since 2012 under a contract expiring at the end of June 30, 2020. ERS published a Request for Proposal for Actuarial Services for FY 2020 and beyond. Cheiron Inc., was one of three firms responding to the RFP. The ERS Board conducted interviews, and selected Cheiron Inc., to be retained. Pursuant to the Agreement, Cheiron Inc. will serve as ERS's and

MINUTES

ERS - cont'd

EOS's actuary and advise the ERS Board on actuarial matters, including preparing the annual valuations of, and conducting multi-year experience studies for, both retirement systems.

MBE/WBE PARTICIPATION

The Minority and Women's Business Opportunity Office has waived MBE/WBE utilization requirements for this Selected Source, Professional Service Contract.

MWBOO GRANTED A WAIVER ON MARCH 25, 2020.

UPON MOTION duly made and seconded, the Board approved and authorized execution of an Actuarial Services and Consulting Agreement with Cheiron, Inc. for the purpose of hiring Cheiron Inc., to serve as the actuary for ERS and Elected Officials Retirement System. The Mayor **ABSTAINED**. The Comptroller **ABSTAINED**.

MINUTESEmployees' Retirement System - Subscription Agreement**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Subscription Agreement with Stellex Capital Partners II LP Fund.

AMOUNT OF MONEY AND SOURCE:

\$30,000,000.00 - approximately in ERS funds

No General Fund monies are involved in this transaction.

There will be an average of \$600,000.00 annual fee (2%) to manage approximately in ERS funds.

BACKGROUND/EXPLANATION:

The ERS Board of Trustees conducted a search for an alternative investment manager and as a result of that search, selected Stellex a private equity manager specializing in special situations projects and deep value equity, to accept an initial investment of \$30,000,000.00 to be placed with Stellex Capital Partners II LP. The search and selection process was conducted with the assistance and advice of ERS' alternative investment advisor, Meketa Investment Group, Inc.

All funds and expenses will be expended from the Employees' Retirement System. Stellex Capital Management LP will be managing an initial investment of \$30,000,000.00 of Employee's Retirement System Funds in Stellex Capital Partners II LP, a private equity fund specializing in special situations and deep value equity.

MBE/WBE PARTICIPATION:

The Minority and Women's Business Opportunity Office has waived MBE/WBE utilization requirements for the contract.

MINUTES

ERS - cont'd

MWBOO GRANTED A WAIVER ON APRIL 6, 2020.

UPON MOTION duly made and seconded, the Board approved and authorized execution of a Subscription Agreement with Stellex Capital Partners II LP Fund. The Comptroller **ABSTAINED.**

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement

- | | | |
|--------------------------------------------------------------------------------------------------------------------|----------------|---------|
| 1. LORENZ LAWN AND LANDSCAPE INC. | \$3,500,000.00 | Renewal |
| Solicitation No. B50004841 - Mowing of the Grass in the Medians - Department of Transportation - Req. No.: P539242 | | |

On April 12, 2017, the Board approved the initial award in the amount of \$7,608,960.00. The award contained two 1-year renewal options. This first renewal in the amount of \$3,500,000.00 is for the period April 21, 2020 through April 20, 2021, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On October 20, 2016, MWBOO set goals of 27% MBE and 9% WBE. On March 18, 2020, Lorenz Lawn and Landscape Inc. was found in compliance.

	<u>Commitment</u>	<u>Performed</u>	
MBE: 4 Evergreen Lawncare, LLC	27%	\$2,176,925.36	28.6%
WBE: Fouts Lawn	9%	\$ 795,589.86	10.4%

MWBOO FOUND VENDOR IN COMPLIANCE ON MARCH 18, 2020.

A PROTEST WAS RECEIVED FROM KIM TRUEHEART.

Kim A. Trueheart

April 14, 2020

Board of Estimates

Attn: Clerk

City Hall, Room 204

100 N. Holliday Street,

Baltimore, Maryland 21202

Dear Mr. McKnighton:

Herein is my written protest on behalf of the underserved and disparately treated citizens of the Baltimore City who appear to be victims of a lack of vision, poor fiscal planning and management and failure to capitalize on strategic investment opportunities in our youth by the Mayor of Baltimore City and the various Departments and Agencies under the mayor's leadership and direction.

The following details are provided to initiate this action as required by the Board of Estimates:

1. Whom you represent: Self as Director of the Liberty Village Project of Baltimore City.
2. What the issues are: Mowing of the Grass in the Medians – Department of Transportation – Req. No.: P539242, if approved:
 - i. Fails to provide youth workforce development opportunities for Squeegee Kids, YouthWorks participants, disengaged youth and/or returning citizens;
 - ii. Fails to acknowledge and facilitate taxpayer funded, low-skill level jobs that can and should be targeted to employ persistently and chronically unemployed and underemployed city residents, when feasible;
 - iii. Fails to allow BMore Clean and Green Team the opportunity to submit a bid.
3. How the protestant will be harmed by the proposed Board of Estimates' action: The expenditures approved by this board if strategically organized, could lead the City in transforming our workforce. Specifically, by reducing the taxpayer burden of unemployed and underemployed residents, which are at their highest levels in decades. Retarding these burdens could be of significant savings to taxpayers like myself.
4. The remedy I seek and respectfully request is that this action be delayed until:
 - a. The contract is NOT awarded and the work is set aside for Youth Workforce Development that continues to fund a pilot workforce development program that funds low-skilled youth (ages 18 to 24) to perform select functions outlined in this procurement;
 - b. The Mayor and City Council immediately enact legislation to establish a pilot workforce development program for low-skilled city residents that provides training, equipment, uniforms and salaries for Mowing, Maintenance and Landscaping of City-owned properties.

I look forward to the opportunity to address this matter in person at your upcoming meeting of the Board of Estimates on April 15, 2020.

If you have any questions regarding this request, please telephone me at (443) 255-9413.

5519 Belleville Ave
Baltimore, MD 21207

Sincerely,
Kim Trueheart, Citizen & Resident

5519 Belleville Ave
Baltimore, MD 21207

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement - cont'd

2. POWERDMS, INC.	\$ 48,184.00	Non-Competitive/ Procurement/Ratification and Renewal
Contract No. 08000 - PowerDMS Software as a Solution (SaaS) Agreement - Baltimore Police Department - P.O. No.: P534840		

This request meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT:

On February 24, 2016, the Board approved the initial award in the amount of \$57,112.00. The award contained four renewal options. Subsequent actions have been approved and three renewal options have been exercised. This final renewal is necessary to continue providing required electronic accreditation file building and paperless assessments, which adheres to the Commission on Accreditation for Law Enforcement Agencies standards, and demonstrates the agency's commitment to mitigating issues during Civil Rights investigations. The period of the ratification is February 24, 2020 through April 14, 2020. The period of the renewal is April 15, 2020 through February 23, 2021. The above amount is the City's estimated requirement.

It is hereby certified that the above procurement is of such a nature that no advantage will result in seeking, nor would it be practicable to obtain competitive bids. Therefore, pursuant to Article VI, §11 (e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement - cont'd

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as sole source procurement. This procurement is for licenses and related services for proprietary software that is only available from the Vendor.

3. ASSOCIATED BUILDING

MAINTENANCE CO., INC.	\$396,768.44	Ratification
Contract No. 06000 - Janitorial Services for Area C - Department of General Services - P.O. No.: P538246		

This ratification for additional funds is necessary to make a final payment under the contract, which expired on December 1, 2018. A new contract has been awarded with a different Vendor. Authority is requested to pay the outstanding invoices. The period of the ratification is December 2, 2018 through February 28, 2019.

It is hereby certified that the above procurement is of such a nature that no advantage will result in seeking, nor would it be practicable to obtain competitive bids. Therefore, pursuant to Article VI, §11 (e) (i) of the City Charter, the procurement of the equipment and/or service is recommended.

MBE/WBE PARTICIPATION:

Not applicable.

A PROTEST WAS RECEIVED FROM KIM TRUEHEART.

Kim A. Trueheart

April 14, 2020

Board of Estimates
Attn: Clerk
City Hall, Room 204
100 N. Holliday Street,
Baltimore, Maryland 21202

Dear Mr. McKnighton:

Herein is my written protest on behalf of the underserved and disparately treated citizens of the Baltimore City who appear to be victims of a lack of vision, poor fiscal planning and management and failure to capitalize on strategic investment opportunities in our youth by the Mayor of Baltimore City and the various Departments and Agencies under the mayor's leadership and direction.

The following details are provided to initiate this action as required by the Board of Estimates:

1. Whom you represent: Self as Director of the Liberty Village Project of Baltimore City.
2. What the issues are:
 - a. Page 31, Item 3. Contract No. 06000 – Janitorial Services for Service Area C – Department of General Services – P.O. No.: P538246, if approved:
 - i. Fails to provide youth workforce development opportunities for Squeegee Kids, YouthWorks participants, disengaged youth and/or returning citizens;
 - ii. Fails to acknowledge and facilitate taxpayer funded, low-skill level jobs that can and should be targeted to employ persistently and chronically unemployed and underemployed city residents, when feasible;
 - iii. Fails to allow BMore Clean and Green Team the opportunity to submit a bid.
3. How the protestant will be harmed by the proposed Board of Estimates' action: The expenditures approved by this board if strategically organized, could lead the City in transforming our workforce. Specifically, by reducing the taxpayer burden of unemployed and underemployed residents, which are at their highest levels in decades. Retarding these burdens could be of significant savings to taxpayers like myself.
4. The remedy I seek and respectfully request is that this action be delayed until:
 - a. The contract is NOT awarded and the work is set aside for Youth Workforce Development that continues to fund a pilot workforce development program that allows low-skilled youth (ages 18 to 24) to perform select functions outlined in this procurement;
 - b. The Mayor and City Council immediately enact legislation to establish a pilot workforce development program for low-skilled city residents that provides training, equipment, uniforms and salaries for Janitorial, Mowing, Maintenance and Landscaping of City-owned properties.

I look forward to the opportunity to address this matter in person at your upcoming meeting of the Board of Estimates on April 15, 2020.

5519 Belleville Ave
Baltimore, MD 21207

If you have any questions regarding this request, please telephone me at (443) 255-9413.

Sincerely,
Kim Trueheart, Citizen & Resident

*5519 Belleville Ave
Baltimore, MD 21207*

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
<u>Bureau of Procurement</u> - cont'd		
4. SKYLINE TECHNOLOGY SOLUTIONS, LLC	\$ 558,865.83	Non-Competitive/ Procurement/ Sole Source
Contract No. 08000 - Security Camera Upgrade for Courthouse East and Mitchell Courthouse - CTCIR - Courts: Circuit Court - Req. Nos.: Various		
This request meets the condition that there is no advantage in seeking competitive responses.		
<u>STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT:</u>		
The Vendor is the original installer of the security system in use at the Courthouse East and Mitchell Courthouse. The Vendor also engineered and installed the Panic Button System in use at the courthouses. The period of the award is April 15, 2020 through April 14, 2021.		
It is hereby certified that the above procurement is of such a nature that no advantage will result in seeking, nor would it be practicable to obtain competitive bids. Therefore, pursuant to Article VI, §11 (e) (i) of the City Charter, the procurement of the equipment and/or service is recommended.		
<u>MBE/WBE PARTICIPATION:</u>		
Not applicable. This meets the requirement for certification as a Sole Source procurement as these commodities are only available from the distributor and not from subcontractors.		

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement - cont'd

5. AIRGAS USA, LLC	\$ 0.00	Extension
Contract No. B50003997, Welding Equipment and Supplies - Department of General Services, Fleet Management - P.O. No.: P531066		

This request meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT:

On April 22, 2015, the Board approved the initial award in the amount of \$150,000.00. The award contained two renewal options. Two renewals have been exercised. An extension is being requested to continue services while a new solicitation B50005992 is evaluated and awarded. The contract expires on April 21, 2020. The period of the extension is April 22, 2020 through June 30, 2020. The above amount is the City's estimated requirement. The requested action is an extension of a competitively bid requirements contract.

MBE/WBE PARTICIPATION:

On March 13, 2015 it was determined that no goals would be set because of no opportunity to segment the contract. This is a purchase of commodities from an authorized welding equipment and supply Vendor.

MWBOO GRANTED A WAIVER ON MARCH 13, 2015.

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement - cont'd

- | | | |
|-----------------------------------------------------------------------------------------|--------------|---------|
| 6. WITMER PUBLIC
SAFETY GROUP, INC. | \$ 46,410.00 | Low Bid |
| Solicitation No. B50006015 - Fire Boots - Baltimore Fire Department - Req. No.: R848970 | | |

Vendors were solicited by posting on CitiBuy. On March 17, 2020, nine bids were received and opened. Award is recommended to be made to the lowest responsive and responsible bidder. The period of the award is April 16, 2020 through April 15, 2021 with four 1-year renewal options.

MBE/WBE PARTICIPATION:

Not applicable. The requested award amount is below the MBE/WBE subcontracting threshold of \$50,000.00.

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------|---------|
| 7. AIRGAS USA,
LLC | \$432,779.13 | Low Bid |
| Solicitation No. B50005992 - Welding Equipment and Supplies - Department of General Services - Fleet Management - Req. No.: R838326 | | |

Vendors were solicited by posting on CitiBuy. On February 12, 2020, the sole bid received was opened, and the price is considered fair and reasonable. The period of the award is April 22, 2020, through April 21, 2023 with two 1-year renewal options.

MBE/WBE PARTICIPATION:

On March 22, 2020, it was determined that no goals would be set because of no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON MARCH 22, 2020.

MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement - cont'd

UPON MOTION duly made and seconded, the Board approved the foregoing Informal Awards, Renewals, Increases and Extensions to Contracts. Item no. 1 with Lorenz Lawn and Landscape, Inc. was **WITHDRAWN.**

MINUTES

Department of Recreation and Parks - Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Agreement with Patterson Park White House Project, LLC - aka Friends of Patterson Park, Inc. (FOPP) (Donor), and Jeffrey Brown Contracting, LLC (Contractor). The Board is also requested to approve the Contractor's Performance and Payment Bonds.

AMOUNT OF MONEY AND SOURCE:

\$250,000.00 - Program Open Space (POS) Grant Funds Transfer-
#6706-26-207
322,639.00 - Patterson Park White House Project, LLC (FOPP)
\$572,639.00

BACKGROUND/EXPLANATION:

Patterson Park White House Project, LLC (Donor) was formed by the FOPP for the purpose of construction capital improvements to the City owned property known as 27 S. Patterson Park Avenue located in Patterson Park. The Donor's lease for the aforementioned property was renewed and approved by the Board on July 10, 2019. The Donor desires to improve the property and consistent with its mission desires to make financial support available in furtherance of the Project and has fundraised \$322,639.00. Additionally, the City agrees to contribute \$250,000.00 in Maryland DNR - POS grant funds which will be dispersed upon receipt of an invoice from the Donor. The Donor will be responsible for making payment in full to the Contractor. The Department approves of the Contractor selected solely by the Donor. The Department acknowledges and gratefully accepts this donation of capital improvements. All parties agree that the improvements become the sole property of the City.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

MINUTES

Department of Recreation and Parks - cont'd

UPON MOTION duly made and seconded, the Board approved and authorized execution of an Agreement with Patterson Park White House Project, LLC - aka Friends of Patterson Park, Inc., and Jeffrey Brown Contracting, LLC. The Board also approved the Contractor's Performance and Payment Bonds.

MINUTESHealth Department - Focus Award Letters of Amendment

The Board is requested to approve and authorize execution of the Focus Award Letters of Amendment. The Letters of Amendment will extend the period of the award to allow enough time to complete the grant performance requirements.

1. **GILEAD SCIENCES, INC.** **\$ 0.00**

On September 30, 2017, the Board approved the Focus Award Agreement with Gilead Sciences, Inc. in the amount of \$279,077.00 for the period of May 1, 2017 through April 30, 2018.

The Department requested and received approval from Gilead Sciences, Inc. on March 17, 2020 for a no-cost time extension of the term of the award through May 31, 2020.

2. **GILEAD SCIENCES, INC.** **\$ 0.00**

On March 13, 2019, the Board approved the Focus Award Agreement with Gilead Sciences, Inc. in the amount of \$313,823.00 for the period of December 1, 2018 through November 30, 2019.

The Department requested and received approval from Gilead Sciences, Inc. on January 24, 2020 for a no-cost time extension of the term of the award through March 31, 2020.

The amendments are late because of administrative delays.

APPROVED FOR FUNDS BY FINANCE**AUDITS NOTED THE NO-COST TIME EXTENSION.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the Focus Award Letters of Amendment.

MINUTES

Health Department - Ratification of Amendment to Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of Ratification of Amendment to Agreement with The Johns Hopkins University (JHU).

AMOUNT OF MONEY AND SOURCE:

\$242,439.00 - 1001-000000-3030-271500-603051

BACKGROUND/EXPLANATION:

On July 31, 2019, the Board approved the original agreement in the amount of \$555,337.00 for the period of July 1, 2018 through June 30, 2019.

During spring 2019, the malware attack on the City's computer system impeded the normal processing of contracts for several weeks. In this instance the impact of the shutdown and the loss of significant email communications was twofold. The processing of the contract for clinicians' basic services was delayed to the extent that it was ratified on July 31, 2019. Furthermore, the services of certain ancillary staff, required by JHU to have been included in that contract, were omitted.

The Department increased the agreement by \$242,439.00 for additional services, making the total amount \$797,776.00.

This Ratification to Agreement will enable the Department to reimburse JHU for services provided.

The Ratification of Amendment to Agreement is late because of administrative delays.

MINUTES

Health Department - cont'd

MWBOO GRANTED A WAIVER ON MARCH 16, 2020.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

UPON MOTION duly made and seconded, the Board approved and authorized execution of Ratification of Amendment to Agreement with The Johns Hopkins University. The Mayor **ABSTAINED**. The President **ABSTAINED**.

MINUTES

Health Department - Agreements

The Board is requested to approve and authorize execution of the various Agreements. The period of the Agreement is July 1, 2019 through June 30, 2020 unless otherwise indicated.

1. **JOHNS HOPKINS UNIVERSITY** **\$260,654.00**

Account: 4000-484820-3023-718000-603051

The Johns Hopkins University, center for Child & Community Health Research (CCHR) will design, implement, and evaluate comprehensive models of HIV prevention and care service for men who have sex with men of color. The organization will be responsible for managing the day-to-day evaluation. The organization's deliverables include overall coordination, management, and oversight of the Targeted Highly-Effective Interventions to Reverse the HIV Epidemic (THRIVE) project. The period is September 30, 2019 through September 29, 2020.

The agreement is late because of administrative delays.

MWBOO GRANTED A WAIVER ON MARCH 9, 2020

2. **JOHNS HOPKINS UNIVERSITY** **\$ 45,000.00**

Account: 5000-569720-3023-273403-603051

The Johns Hopkins School of Medicine's Infectious Disease Clinic will provide rental and utility assistance vouchers to medically needy clients who during extreme situations are not able to afford housing related expenses.

MINUTES

Health Department - cont'd

3. **JOHNS HOPKINS UNIVERSITY** **\$403,000.00**

Account: 5000-569720-3023-273329-603051

The Johns Hopkins University, Bloomberg School of Public Health will provide Early Intervention Services for vulnerable populations: women, sex workers, minority women, and women living with HIV. Targeted testing services will be provided to help those who are unaware of their HIV status, receive referral to HIV care and treatment if found to be HIV infected.

MWBOO GRANTED A WAIVER ON JANUARY 24, 2020.

The agreements are late because the State of Maryland, Department of Health and Mental Hygiene, Office of Prevention and Health Promotion Administration (PHPA) programmatically manages HIV/AIDS State Special Services. The providers are asked to submit a budget narrative, and scope of services. The Department thoroughly reviews the entire package before preparing a contract and submitting it to the Board. These budgets are many times revised because of inadequate information from the Providers. This review is required to comply with grant requirements.

NURSE MONITORS AGREEMENTS

The Maryland State Department of Health and Mental Hygiene (DHMH) is designated as the single State agency to administer all aspects of the Maryland Medical Assistance Personal Care Program. The Health Department has an agreement with the DHMH to participate in the program as the case monitoring agency and to contract with Nurse Monitors who will supervise the provision of personal care services to eligible recipients.

MINUTES

Health Department - cont'd

<u>Nurse Monitor Name</u>	<u>Rate of Pay</u>	<u>Amount</u>
3. TIFFANY GRAY, RN	\$50.00/hour	\$300,000.00
Accounts: 6000-607821-3110-306800-603018		\$150,000.00
6000-607822-3110-306800-603018		\$150,000.00
4. WELLTRUST COMPANY, INC.	\$50.00/hour	\$300,000.00
Accounts: 6000-607821-3110-306800-603018		\$150,000.00
6000-607822-3110-306800-603018		\$150,000.00

The Nurse Monitors will exercise independent professional judgment and carry professional liability insurance. Each Nurse Monitor will be an independent contractor and not an employee of the City. The period of the nurse monitoring agreement is July 1, 2020 through June 30, 2022, unless otherwise indicated.

The maximum number of cases per individual case monitor at any time is 100, unless a waiver is received.

MWBOO GRANTED A WAIVER ON MARCH 16, 2020.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the forgoing Agreements. The Mayor **ABSTAINED** on item nos. 1, 2 and 3. The President **ABSTAINED** on item nos. 1, 2 and 3.

MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

* * * * *

On the recommendations of the City agency
hereinafter named, the Board,
UPON MOTION duly made and seconded,
awarded the formally advertised contract
listed on the following page:

1599

to the low bidders meeting the specifications,
or rejected bids on those as indicated
for the reasons stated.

MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONSDepartment of General Services

1. GS 17809, Central Garage Pavement Repairs Potts & Callahan, Inc. \$1,812,868.00

MBE:	Chevy Chase Contractors, Inc.	\$500,136.00	27.50%
	Powell Trucking Company, Inc.	<u>25,600.00</u>	<u>1.40%</u>
		\$525,736.00	28.90%

WBE: American Asphalt Paving Co., Inc. \$625,924.00 34.50%

MWBOO FOUND VENDOR IN COMPLIANCE ON MARCH 26, 2020.

MINUTESEmployees' Retirement System - Subscription Agreement**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Subscription Agreement with Stellex Capital Partners II LP Fund.

AMOUNT OF MONEY AND SOURCE:

\$4,000,000.00 - approximately in OPEB funds.

No General Fund monies are involved in this transaction.

There will be an average of \$80,000.00 annual fee (2%) to manage approximately

BACKGROUND/EXPLANATION:

The Retiree Benefits Trust through the ERS Board of Trustees conducted a search for an alternative investment manager and, as a result of that search, selected Stellex, a private equity manager specializing in special situations projects and deep value equity, to accept an initial investment of \$4,000,000.00 to be placed with Stellex Capital Partners II LP. The search and selection process was conducted with the assistance and advice of ERS' alternative investment advisor, Meketa Investment Group, Inc.

All funds and expenses will be expended from Retiree Benefit Trust (OPEB). Stellex Capital Management LP will be managing an initial investment of \$4,000,000.00 of Retiree Benefit Trust (OPEB) funds in Stellex Capital Partners II LP, a private equity fund specializing in the energy sector.

MBE/WBE PARTICIPATION:

The Minority and Women's Business Opportunity Office has waived MBE/WBE utilization requirements for the contract.

MWBOO GRANTED A WAIVER ON APRIL 6, 2020.

MINUTES

Employees' Retirement System - cont'd

UPON MOTION duly made and seconded, the Board approved and authorized execution of a Subscription Agreement with Stellex Capital Partners II LP Fund. The Comptroller **ABSTAINED**.

MINUTES

Comptroller: "Good Afternoon. The Board of Estimates is now in session for the receiving and opening of bids. In accordance with the directives of the Mayor and Governor prohibiting gatherings of more than 10 people as part of the overall effort to limit transmission of COVID-19 virus, the Board of Estimates is conducting bid openings remotely. Members of the public can call to listen to bid openings live by calling 443-984-1696 and entering Access Code: 0817325. Board of Estimates meetings are also broadcast live on Charm TV, Channel 25 on Comcast cable in Baltimore City. Meetings are also streamed on the internet at www.charmtvbaltimore.com/watch-live. The Board of Estimates will continue to conduct bid openings remotely while the state of emergency declared by the Mayor of Baltimore and the Governor of Maryland remains in effect."

MINUTES**BIDS, PROPOSALS AND CONTRACT AWARDS**

Prior to the reading of bids received today and the opening of bids scheduled for today, the Comptroller announced that **THERE WERE NO ADDENDA RECEIVED** extending the dates for receipt and opening of bids. There were no objections.

Thereafter, UPON MOTION duly made and seconded, the Board received, opened and referred the following bids to the respective departments for tabulation and report:

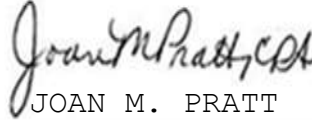
Bureau of Procurement - B50005715, Vehicle Leasing

All Car Leasing Inc. d/b/a Nextcar
Enterprise Fleet Management

MINUTES

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There being no objections, the Board, UPON MOTION duly made and seconded, adjourned until its next regularly scheduled meeting on Wednesday, April 22, 2020.



JOAN M. PRATT
Secretary