Nick J. Mosby, *President*
Baltimore City Council

100 N. Holliday Street, Room 400 • Baltimore, Maryland 21202
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MEMORANDUM

To: **Honorable Brandon M. Scott, Honorable Bill Henry, Mr. James Shea, Mr. Matthew Garbark**

From: **Council President Nick J. Mosby**

Date: **February 1, 2021**

Re: **Board of Estimates Agenda Items for February 3, 2021 at 9:00am**

The items on the Board of Estimates Agenda for February 3, 2021 are to be assigned as follows:

ROUTINE AGENDA ITEMS: (To be acted upon collectively)

P	1	Board and Commissions 1. Prequalification of Contractors 2. Prequalification of Architects and Engineers
P	2-12	Personnel Matters
P	14	Fire and Police Employees' Retirement System (F&P) – Investment Management Agreement
P	15	Fire and Police Employees' Retirement System (F&P) – Subscription Agreement
P	16	Department of Housing and Community Development (DHCD) – Memorandum of Understanding
P	17	Department of Housing and Community Development (DHCD) – Grant Agreement
P	18	Department of Housing and Community Development – Land Disposition Agreement
P	19-20	Department of Housing and Community Development – Land Disposition Agreement
P	21-22	Department of Housing and Community Development – Land Disposition Agreement
P	23-24	Department of Housing and Community Development (DHCD) – Side Yard Land Disposition Agreement
P	25-31	Department of Housing and Community Development - Loan Agreement
P	32	Baltimore City Office of Information & Technology – Consultant Agreement
P	33	Mayor's Office of Criminal Justice (MOCJ) – Grant Agreement
P	34	Department of Transportation – Subaward Grant
P	35	Department of Transportation – Minor Privilege Permit Applications
P	38-39	Mayor's Office of Homeless Services - Provider Agreements
P	41	Department of Real Estate - Assignment of Tax Sale Certificate
P	43	Department of Real Estate – Inter-Departmental Lease Agreement
P	44	Department of Real Estate/Baltimore City Health Department – Renewal of Lease Agreement
P	45-46	Space Utilization/Department of General Services - License Agreement
P	47-48	Space Utilization Committee – Lease and Agreement
P	50	Space Utilization Committee/Department of Recreation & Parks - Lease Agreement
P	51	Mayor's Office – Consultant Agreement
P	52	Department of Real Estate – Agreement of Sale

P	53-54	TRANSFER OF FUNDS
P	55-56	Department of Finance - Modification to Grant Agreement
P	58-59	Department of Public Works/Office of Engineering and Construction – Amendment No. 2 for Water Contract No. 1120 Guilford Pumping Station Rehabilitation Post Award Services
P	62-64	Department of Public Works/Office of Engineering and Construction – Task Assignment No. 017
P	65-69	INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS
P	70	Department of General Services – Final Release of Retainage
P	71-72	Department of Planning - Governmental/Charitable Solicitation Application
P	73	Department of Planning – Amendment No. 2 to Agreement
P	74	Department of Planning – Amendment to Subgrant Agreement
P	75	Department of Real Estate – Agreement of Sale
P	76-77	Health Department – Agreements
P	78-81	EXTRA WORK ORDER AND TRANSFER OF FUNDS
P	82	Baltimore City Fire Department (BCFD) – Third Renewal of the Agreement
P	83-84	RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS
P	86	CLOSING

<u>NON-ROUTINE AGENDA ITEMS:</u> (To be acted upon individually)

P	13	Department of Audits – Audit Reports 1. Mayor's Office of Employment Development Biennial Financial Audit Report Fiscal Years Ended June 30, 2019 and 2018.
P	36-37	Department of Housing and Community Development (DHCD) – Land Disposition Agreement
P	40	Department of Real Estate – Tax Sale Certificate
P	42	Space Utilization Committee - Transfer of Jurisdiction
P	49	Department of Real Estate/Office of the Comptroller – Agreement of Sale
P	51	Mayor's Office – Consultant Agreement
P	57	Department of Finance – Amendments to PILOT Agreements
P	60-61	Department of Public Works/Office of Engineering and Construction – Task Assignment No. 010 INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS
P	66	3. CORE & MAIN LP L/B WATER SERVICE INC. FERGUSON ENTERPRISE, INC. d/b/a FERGUSON WATERWORKS $ 0.00 Renewal Contract No. B50004958 – Fire Hydrants and Replacement Parts – Department of Public Works, Bureau of Water and Wastewater – P.O. Nos.: P539633, P539634 and P539635
P	68	5. J.D. CARPETS, INC. $ 0.00 Extension Contract No. B50004338 – Furnish and Install Carpet – Department of General Services – P.O. No.: P534049
P	79	EXTRA WORK ORDER AND TRANSFER OF FUNDS Department of Public Works 1. EWO #001, $273,770.00 – S.C 956, Improvements to Sanitary Sewer Collection System in the Herring Run Sewershed
P	85	Police Department – Professional Services Agreement

NOTICES:

On March 20, 2019, the Board of Estimates adopted the Regulations on Procurement, Protests, Minority and Women-owned Business Enterprise and Debarment/Suspension (Regulations) effective July 1, 2019. Pursuant to Section II. Protest Regulations:

a. The Resolution on the Regulations of Board Meetings and protests adopted by the Board on January 22, 2014 was repealed effective July 1, 2019.

b. Protests.

   1. A person wishing to protest a proposed action of the Board or otherwise address the Board, whether individually or as a spokesperson, shall notify the Clerk of the Board, Room 204, City Hall, 100 N. Holliday Street, Baltimore, Maryland 21202 in writing no later than noon on the Tuesday preceding the Board meeting during which the item will be considered, or by an alternative date and time specified in the agenda for the next scheduled meeting.

   2. A protest shall be considered proper when the protestant is directly and specifically affected by a pending matter or decision of the Board.

   3. The written protest shall include:

      a. The name of the person protesting or, if a spokesperson, the entity or organization protesting;

      b. A narrative description of the issues and facts supporting the protest; and

      c. A description as to how the protestant will be harmed by the proposed Board action.

      d. If a person fails to appear before the Board to argue and defend their protest, the Board may reject the protest without discussion.

c. Procurement Lobbyist

1. A Procurement Lobbyist, as defined by the Baltimore City Ethics Code § 8-8(c) must register with the Board of Ethics as a Procurement Lobbyist in accordance with Baltimore City Ethics Code § 8-12.

2. If any member of the Board has sufficient information to determine that Baltimore City Ethics Code § 8-12 has not been complied with, he or she may make a complaint to the Board of Ethics.

d. Required Posting

The full provisions of these Protest Regulations shall be posted in a manner and format that ensures adequate notice in the Department of Legislative Reference, as well as on the President of the Board's web site and the Secretary to the Board's web site.

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

NOTICES - cont'd:

1. SPECIAL NOTICE FOR FEBRUARY 3, 2021, 9:00 A.M. BOARD OF ESTIMATES' MEETING

MEMBERS OF THE PUBLIC CAN CALL IN TO LISTEN LIVE BY CALLING 1 (408) 418-9388 (ACCESS CODE: 179 810 2346) AND/OR STREAM IT LIVE USING THE FOLLOWING LINK:
https://www.charmtvbaltimore.com/live-stream

2. 12:00 NOON MEETING ANNOUNCEMENT OF BIDS AND OPENINGS

MEMBERS OF THE PUBLIC CAN CALL IN TO LISTEN LIVE BY CALLING 1 (408) 418-9388 (ACCESS CODE: 179 826 5819) AND/OR STREAM IT LIVE USING THE FOLLOWING LINK:
https://www.charmtvbaltimore.com/live-stream

BOARD OF ESTIMATES' AGENDA – FEBRUARY 3, 2021

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:

Bowen & Kron Enterprises, Inc.	$8,000,000.00
M & L Construction Group LLC	$1,500,000.00
Maverick Construction, LLC	$4,440,000.00

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:

Kittelson & Associates, Inc.	Engineer

PERSONNEL MATTERS

* * * * * *

The Board is requested to approve

all of the Personnel matters

listed on the following pages:

3 - 12

All of the Personnel matters have been approved

by the EXPENDITURE CONTROL COMMITTEE.

All of the contracts have been approved

by the Law Department as to form and legal sufficiency.

PERSONNEL

Circuit Court

1. Reclassify the following position:

Position No.: 34621

From: Juvenile Court Secretary
Job Code: 00837
Grade: 089 ($47,971.00 - $58,241.00)

To: Master's Law Clerk Graduate
Job Code: 00817
Grade: 825 ($43,503.00 Flat)

Cost Savings: ($2,947.00) – 1001-000000-1100-109400-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

Department of Finance

2. Reclassify the following filled position:

Position No.: 40872

From: Operations Manager II
Job Code: 00091
Grade: 942 ($95,206.00 - $156,964.00)

To: Finance Project Manager
Job Code: 10189
Grade: 936 ($84,822.00 - $135,651.00)

Cost Savings ($5,504.00) – 1001-000000-1411-160400-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

PERSONNEL

Baltimore City Health Department

3. Reclassify the following vacant position:

Position No.: 14210

From: Office Support Specialist III
Job Code: 33213
Grade: 078 ($33,082.00 - $38,149.00)

To: Accounting Assistant III
Job Code: 34133
Grade: 084 ($39,651.00 - $47,323.00)

Cost: $9,956.63 – 1001-000000-3001-262400-601001

Office of the Comptroller/Office of Communication Services

4. Create the following classification:

a. Classification: Mail Handler
Job Code: 33390
Grade: 424 ($32,746.00 - $34,754.00)

Reclassify the following seven positions:

Position Nos.: 46724, 33858,10195, 33304,10201, 10199 and 10200

b. From: Driver I
Job Code: 54437
Grade: 424 ($32,746.00 - $34,754.00)

To: Mail Handler
Job Code: 33390
Grade: 424 ($32,746.00 - $34,754.00)

There are no costs associated with this action.

PERSONNEL

Office of the Comptroller/Office of Communication Services – cont'd

These positions are to be considered Positions of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

Department of Housing and Community Development

5. Create the following two positions:

Classification: Grant Services Specialist II
Job Code: 10216
Grade: 919 ($38,254.00 - $60,682.00)
Position: To be assigned by BBMR

Cost: $134,459.47 – 5000-594419-5971-439500-601001

These positions are to be considered Positions of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

Baltimore City Office of Information Technology

		Rate of Pay	Amount
6.	**DAWIT GURMESSA**	$60.00	**$132,000.00**

Account: 1001-000000-1472-777900-601009

Mr. Gurmessa will continue to work as a Contract Services Specialist II. He will be responsible for all functions that support and maintain spatial data systems throughout the City. This includes maintaining weekly update scripts for the essential enterprise datasets; fulfilling all high-level mapping requests; reviewing status of the City's Metadata for all GIS data layers and creating a project plan for ongoing maintenance of those Metadata layers; maintaining the data layers located in City View and performing any required or necessary updates to the application, maintaining the GIS database, including design and implementation; establishing policies and procedures that govern security, maintenance and use; assisting in maintaining and developing various spatial databases used for application development; creating, enhancing and tuning existing and or new

PERSONNEL

Baltimore City Office of Information Technology – cont'd

		Rate of Pay	Amount

geospatial databases; assisting in developing and maintaining the Enterprise ArcGIS services; fulfilling ad-hoc data and mapping requests and providing general mapping support; and acting as lead support for the Pictometry imagery catalog and application. The period of the agreement is effective upon Board approval or one year.

7.	**DANTEH SEMA**	$35.20	**$77,440.00**

Account: 1001-000000-1474-743500-601009

Mr. Sema will continue to work as a Contract Services Specialist II. He will be responsible for coordinating with business analysts and customers to develop business requirements and specification documents; developing standard reports and functional dashboards based on business requirements; maintaining business intelligence models to design, develop and generate both standard and ad-hoc reports; generating reports for internal and external customers for business performance, monitoring and business decision making; managing new report generation and report enhancement based on the change requests; identifying and resolving data reporting issues; performing quality assurance checks on new or enhanced reports; recommending improvements to provide optimum reporting solutions; and staying updated with business operations and business intelligence processes. The period of the agreement is effective upon Board approval for one year.

Mayor's Office of Criminal Justice – Amendment to Agreement

8.	**WANDA CARTER**	$30.00	**$7,500.00**

Account: 4000-401418-2254-785400-601009

On December 23, 2020, the Board approved the original agreement for one year at a rate of $20.00 per hour for 475 hours, not to exceed $9,500.00 to perform the duties of a Visitation Center Monitor.

On January 7, 2021, the Mayor's Office of Criminal Justice requested an amendment to the original agreement due to the need for Ms. Carter to serve as

PERSONNEL

Mayor's Office of Criminal Justice – cont'd

		Rate of Pay	Amount

the new Shift Supervisor at a rate of $30.00 per hour, for a maximum of 250 hours, not to exceed $7,500.00.

Ms. Carter will work as Contract Services Specialist II. She will be responsible for overseeing the coordination of operations, including the supervision of assessment at the Visitation Center and Exchange Monitors; ensuring the completion of the safety assessment at the Visitation Center before services are rendered each day; knowing the daily schedule of families served and pertinent information regarding visitation and exchange circumstances for that day; preparing monitors for the daily visitations and exchanges by providing them will all information regarding the specific services that day; facilitating the arrival and departures of all clients, and ensuring proper coverage at entrances, waiting areas, and visitation areas; communicating clearly and consistently with on-site police, monitors, and volunteers; providing guidance to staff to assist them in properly and effectively providing services; and making decisions regarding any concerns about or changes in the provision of services as they arise.

9.	**GLORIA BADMOS**	$20.00	**$4,000.00**
10.	**PATRICIA BARGER**	$20.00	**$4,000.00**
11.	**KAIRY QUINONEZ**	$20.00	**$4,000.00**
12.	**ERICA KRAMMER**	$20.00	**$4,000.00**
13.	**AKILAH MUHAMMED**	$20.00	**$4,000.00**

Account: 4000-401418-2254-785400-601009

The above-listed individuals will each continue to work as Contract Services Specialists II. They will be responsible for observing visitation sessions between visiting parents and children for several families simultaneously; intervening as necessary during visits or exchanges to address any concerns that arise with parents and/or children; keeping accurate and complete records of any safety concerns or potential problems that come up during a visitation session; meeting with parents and/or children before and after visits to check in with them and refer them to needed services or programs; maintaining clear

PERSONNEL

Mayor's Office of Criminal Justice – cont'd

	Rate of Pay	Amount

and consistent communication with the on-site supervisor, on-site police, other monitors, and volunteers whether by phone, email or in person; coordinating the safety of visits by being available to accompany individuals wherever needed in and around the building; maintaining client files; maintaining personal timesheets and invoices; discussing case progress and concerns with supervisors, as well as attending occasional meetings about case status and other center operation issues; complying with all Visitation Center policies and procedures, including confidentiality, safety, and mandated reporting procedures. The period of the agreement is effective upon Board approval for one year, unless terminated sooner in accordance with the agreement.

Department of Recreation and Parks

14.	**MAURICE S. ASHBY**	$23.67	**$45,115.02**

Account: 1001-000000-4783-583800-601009

Mr. Ashby will continue to work as a Contract Services Specialist II. He will be responsible for conducting follow-up quality assurance re-inspection of trees; focusing on planning work through Forestry's Cityworks software and through its comprehensive city-wide tree inventory; writing reports and recommendations for follow-up action and tracking the resultant performance of the City's tree planting, young tree maintenance, and tree pit creation contractors; documenting contractors' performance output and subsequent billing via input through provided General Information System and database software, including inventory updates; working closely with Urban Foresters in ensuring International Society of Arboriculture's Best Management Practices for maintenance, site preparation and tree planting are utilized in Forestry-coordinated projects with contractors, community organizations and other city agencies; providing occasional assistance for other matters related to forestry such as inspection, hand-tool usage and community outreach. The period of the agreement is January 22, 2021 through January 21, 2022, unless terminated sooner in accordance with the agreement.

PERSONNEL

Department of Recreation and Parks – cont'd

		Rate of Pay	Amount
15.	**FREDERIC C. CHALFANT**	$23.67	**$45,115.02**

Account: 1001-000000-4783-583800-601009

Mr. Chalfant will continue to work as a Contract Services Specialist II. He will be responsible for working closely with Urban Foresters in the inspection of trees; conducting follow-up for quality assurance of the re-inspection of work performed; focusing on planning work through Forestry's Cityworks software and through its comprehensive city-wide tree inventory; writing reports and recommendations for follow-up action and tracking the resultant performance of the City's tree planting, young tree maintenance and tree pit creation contractors; documenting contractors' performance output and subsequent billing via input through provided General Information System and database software, including inventory updates; and making recommendations to City arborist or his representatives for additional work to be assigned to contractors. This is a 2% increase from the previous contract period. The period of the agreement is January 22, 2022 through January 21, 2022, unless terminated sooner in accordance with the agreement.

16.	**MONICA FRENCH**	$24.00	**$32,400.00**

Account: 6000-680520-4792-656200-601009

Ms. French will continue to work as a Contract Services Specialist II. She will be responsible for directing a nature-based full-day childcare program for children ages 18 months to five years old, a nature-based half day preschool program for children ages three to five years old, a caregiver-child program for children ages 18 months to three years old and their caregivers, and the Mother Nature Story time program. She will also be responsible for mentoring support staff including teachers, interns and volunteers in understanding and implementing nature-based practices; leading trainings for other educators on nature-based practices; spreading the mission of Wild Haven at Recreation and Parks into the teaching community throughout the East Coast; connecting with the local community in Baltimore City and beyond through outreach, marketing opportunities and special events; communicating with prospective and current families via telephone, email and in person; enrolling new families, creating invoices, and managing enrollment through RecPro; designing classroom spaces that reflect developmentally appropriate learning for children ages three to five; updating developmentally appropriate curriculum and facilitating teachers to lead groups of 10 to 12 preschoolers for hikes, ensuring their safety and fostering respect for the natural

PERSONNEL

Department of Recreation and Parks – cont'd

	Rate of Pay	Amount

landscape, etc. The period of the agreement is effective upon Board approval for one year.

17. Reclassify the following filled position:

Position No.: 24309

From: Sports Facility Director
Job Code: 83214
Grade: 923 ($63,725.00 - $102,202.00)

To: Operations Specialist I
Job Code: 31107
Grade: 906 ($54,326.00 - $86,790.00)

There is no cost associated with this action.

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

18. Reclassify the following vacant position:

Position No.: 53604

From: Recreation Center Director I
Job Code: 83211
Grade: 082 ($36,947.00 - $43,703.00)

To: Recreation Center Director II
Job Code: 83212
Grade: 084 ($39,651.00 - $47,323.00)

PERSONNEL

Department of Recreation and Parks – cont'd

There is no cost associated with this action.

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

Mayor's Office of Homeless Services

19. Reclassify the following filled positions:

Position No.: 14265

From: Accounting Assistant II
Job Code: 00079
Grade: 078 ($33,082.00 - $38,149.00)

To: Accounting Assistant III
Job Code: 00789
Grade: 084 ($39,651.00 - $47,323.00)

Cost: $53,409.00 – 5000-529121-3574-327200-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

20. Create the following position:

Classification: Grant Services Specialist III
Job Code: 10217
Grade: 941 ($58,370.00 - $100,344.00)
Position No.: To be determined by BBMR

Cost: $94,879.00 – 4000-439721-3574-327200-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

PERSONNEL

Baltimore City Police Department

21. Create the following position:

Classification: Grant Services Specialist III
Job Code: 10217
Grade: 941 ($58,370.00 - $100,344.00)
Position No.: To be determined by BBMR

Cost: $86,579.36 – 5000-510621-2023-733200-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 200-4.

Department of Audits – Audit Report

The Board is requested to **NOTE** receipt of the following Audit Report:

1. Mayor's Office of Employment Development Biennial Financial Audit Report Fiscal Years Ended June 30, 2019 and 2018.

Fire and Police Employees' – Investment Management Agreement
Retirement System (F&P)

ACTION REQUESTED OF B/E:

The Board is requested by the Board of Trustees of the F&P to approve and authorize execution of an Investment Management Agreement for its investment in Emerging Markets Flexible Dynamic Bond Fund, a collective group trust managed by BlackRock Institutional Trust Company, N.A.

AMOUNT OF MONEY AND SOURCE:

No General Fund monies are involved in this transaction. The F&P will pay BlackRock Institutional Trust Company, N.A., an average $120,000.00 annual fee (.40%) to manage its initial investment of approximately $30,000,000.00. The investment fee, along with all other management fees and expenses, will be netted out of investment proceeds.

BACKGROUND AND EXPLANATION:

The F&P's Board of Trustees conducted a search for an emerging markets bond manager and, as a result of that search, selected BlackRock Institutional Trust Company, N.A. to accept an initial investment of $30,000,000.00 to be placed with its Emerging Markets Flexible Dynamic Bond Fund. The search and selection process was conducted with the assistance and advice of the F&P's investment advisor, New England Pension Consulting.

MWBOO GRANTED A WAIVER ON DECEMBER 17, 2020.

(The Investment Management Agreement has been approved by the Law Department as to form and legal sufficiency.)

Fire and Police Employees' – Subscription Agreement
Retirement System (F&P)

ACTION REQUESTED OF B/E:

The Board is requested by the Board of Trustees of the F&P to approve and authorize execution of a Subscription Agreement for its investment in Grain Communications Opportunities Fund III, L.P.

AMOUNT OF MONEY AND SOURCE:

No General Fund monies are involved in this transaction. The F&P will pay Grain Management, LLC, an average $300,000.00 annual fee (2%) to manage its initial investment of approximately $15,000,000.00. The investment fee, along with all other management fees and expenses, will be netted out of investment proceeds.

BACKGROUND AND EXPLANATION:

The F&P Board of Trustees conducted a search for a private equity manager and, as a result of that search, selected Grain Management, LLC, a minority-owned private equity manager, to accept an initial investment of $15,000,000.00 to be placed with Grain Communications Opportunities Fund III, L.P., a communications infrastructure private equity fund. The search and selection process was conducted with the assistance and advice of The F&P's investment advisor, New England Pension Consulting.

MWBOO GRANTED A WAIVER ON JANUARY 25, 2021.

(The Subscription Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Housing and Community Development (DHCD) – Memorandum of Understanding

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Memorandum of Understanding with the Maryland Department of Housing and Community Development (DHCD) for the Department's Lead Hazard Reduction Program Grant. The period of the agreement is effective upon Board approval through March 16, 2023.

AMOUNT OF MONEY AND SOURCE:

$1,750,000.00 – 5000-518820-5825-179400-405001

BACKGROUND/EXPLANATION:

The DHCD was awarded a $4,1000,000.00 grant from the U.S. Department of Housing and Urban Development (HUD) for lead hazard reduction and healthy homes interventions in the homes of Baltimore City residents meeting income and other eligibility requirements. This grant, which was approved by the Board on December 18, 2019, was provided to the Department with the understanding that funding from other sources would be leveraged with the grant amount, including funding from DHCD. DHCD committed to providing $1,750,000.00 in matching funds in a letter to HUD dated July 22, 2018. The purpose of the MOU is to document DHCD's commitment of lead funds to the Department for use with the HUD grant.

The memorandum of understanding is late due to a lengthy process of document preparation at the state level and the legal and audits review process.

MBE/WBE PARTICIPATION:
N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.

(The Memorandum of Understanding has been approved by the Law Department as to form and legal sufficiency.)

Department of Housing and Community Development (DHCD) – Grant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Grant Agreement between the State of Maryland and East Baltimore Development Inc. (EBDI). The period of the agreement is effective upon Board approval through June 1, 2025.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

The 2018 General Assembly approved $2,500,000.00 to the EBDI to support development efforts within their 88-acre redevelopment site. Funds are being provided as a grant directly to EBDI. The City's sole responsibility in the agreement is to assume the role of the Beneficiary and will have no fiduciary responsibility.

The grant agreement is late due to unforeseen circumstances with EBDI's Consultant going on an extended medical leave in the midst of managing the steps of this agreement, and there was a delay in getting the agreements to DHCD.

MBE/WBE PARTICIPATION:
N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION

(The Grant Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Land Disposition Agreement with Roy W. Bradshaw, Developer, for the sale of the City-owned property located at 1502 W. Franklin Street (Block 0123/Lot 056) in the Harlem Park Community.

AMOUNT OF MONEY AND SOURCE:

$6,000.00 – Purchase Price

BACKGROUND/EXPLANATION:

The City will convey all its rights, title and interest in the property located at 1502 W. Franklin Street to Roy W. Bradshaw for the purchase price of $6,000.00, which will be paid to the City at the time of settlement. The purchase and improvements to the site will be financed through private funds.

The Developer proposes to purchase and rehab the vacant building as a market rate rental.

The authority to sell the property is given under Article II, Section 15 under the Baltimore Charter.

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

In accordance with the Appraisal Policy of Baltimore City, a Waiver Valuation determined the vacant building at 1502 W. Franklin Street to be priced at $5,800.00 and it will be sold above value for $6,000.00. Therefore, the rationale for the sale below the Waiver Valuation value is not applicable.

MBE/WBE PARTICIPATION:

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

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

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

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Land Disposition Agreement with Mazi Capital, LLC, Developer, for the sale of the City-owned property located at 1218 N. Eden Street (Block 1161/Lot 033).

AMOUNT OF MONEY AND SOURCE:

$3,000.00 – Purchase Price

BACKGROUND/EXPLANATION:

The City will convey all its rights, title, and interest in in the property located at 1218 N. Eden Street to Mazi Capital, LLC for the purchase price of $3,000.00, which will be paid to the City at the time of settlement. The purchase and improvements to the site will be financed through private funds.

The Developer plans to fully renovate the single-family home located at 1218 N. Eden Street to provide an affordable rental.

The authority to sell the property comes from Article 28, §8-3 of the Baltimore City Code.

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

In accordance with the Appraisal Policy of Baltimore City, the DHCD has determined the property located 1218 N. Eden Street to be priced at $4,800.00 and it will be sold for $3,000.00. The rationale for the sale below the Waiver Valuation price is:

- the sale will be a benefit to the community,
- the sale will eliminate blight, and
- the sale will return the property to the Baltimore City tax rolls

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 participation is not applicable.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

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

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Mr. Damilola Victor Akinnagbe, Developer, for the sale of the City-owned properties located at 770 Linnard Street (Block 2504, Lot 036) and 765 N. Grantley Street (Block 2504, Lot 082).

AMOUNT OF MONEY AND SOURCE:

$ 6,000.00 - 770 Linnard Street
8,000.00 - 765 N. Grantley Street
$14,000.00 – Purchase Price

BACKGROUND/EXPLANATION:

The City will convey all of its rights, title, and interests in the properties located at 770 Linnard Street and 765 N. Grantley Street to Mr. Akinnagbe for the total price of $14,000.00, which will be paid to the City at the time of settlement. The purchase and improvements to the site will be financed through private funds.

The Developer wishes to purchase the vacant lot located at 770 Linnard Street and 765 N. Grantley Street to rehabilitate the properties as single family homes for sale.

The City may dispose of the properties by virtue of the following legal authorities: Article 28, subtitle 8 of Baltimore City Code.

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

In accordance with the Waiver Valuation Policy of Baltimore City, the DHCD has determined the property located at 770 Linnard Street to be priced at $12,000.00 and

DHCD – cont'd

will be sold for $6,000.00. The property located at 765 N. Grantley Street is priced at $14,000.00 and will be sold for $8,000.00. The rationale for the sale below the Waiver Valuation price is:

- the sale will be a benefit to the community,
- the sale will eliminate blight, and
- the sale will return the property to the Baltimore City tax rolls.

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.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Housing and Community Development (DHCD) – Side Yard Land Disposition Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Side Yard Land Disposition Agreement for the sale of the City-owned property located at WS Aisquith Street SWC, E. Hoffman Street (Block 1145, Lot 033) to Ms. Lucita Alvarado (Purchaser).

AMOUNT OF MONEY AND SOURCE:

The lot will be sold for $1,551.38, of which $600.00 will be held in escrow by the City for the benefit of the Purchaser to be applied at settlement for closing costs, including transfer taxes, recordation fees, taxes and associated title services.

BACKGROUND/EXPLANATION:

The DHCD's Development 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.

In accordance with the Side Yard Policy, the City has agreed to sell the property located at WS Aisquith Street SWC, E. Hoffman Street (Block 1145, Lot 033), to the adjacent property owner. As a condition of the conveyance, Ms. Alvarado has agreed to the terms of the Side Yard Land Disposition Agreement, which prohibits the development of the property for ten years.

The Purchaser will be using private funds to pay for the acquisition and maintenance of the property.

The City has the legal authority to dispose of the property pursuant to Article II, Section 15 of the Baltimore City Charter, Article 13 of the Baltimore City Code which established the Department of Housing and Community Development, and Article 28, Section 8-3 and Article 13, § 2-7 (h) of the Baltimore City Code.

DHCD – cont'd

STATEMENT OF PURPOSE AND RATIONALE FOR SIDE YARD SALE:

The property is being sold for $1,551.38, as the Purchaser holds title on the adjacent property as owner-occupied. The rationale for the conveyance is:

- the sale will be a benefit to the community,
- the sale will eliminate blight, and
- the sale will return the property to the Baltimore City tax rolls.

MBE/WBE PARTICIPATION:

Ms. Alvarado 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.

(The Side Yard Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Housing and Community Development - Loan Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve a HOME Investment Partnerships Program Loan in an amount of $1,500,000.00 (the "HOME Loan") to Somerset Aisquith LLC, a Maryland limited liability company, the Managing Member of which is to be controlled by Mission First Housing Development Corporation, The Henson Development Company, Inc., and Baltimore Affordable Housing Development, Inc. (or affiliates thereof).

The Board is also requested to authorize the Commissioner of the Department of Housing and Community Development to execute any and all legal documents to effectuate this transaction after legal review and sign off by the Department of Law.

AMOUNT OF MONEY AND SOURCE:

$1,500,000.00 – 9910-911585-9610

BACKGROUND/EXPLANATION

Proceeds of the HOME Loan will be used to support a portion of hard costs of the new construction of 99 rental units (the "Affordable Units") within a larger 123 unit mixed-income rental development with below-grade parking. The Affordable Units will be reserved for tenants with incomes at 60% or below of the area median income ("AMI"), adjusted for family size.

Mission First Housing Development Corporation ("MFHDC"), in conjunction with The Henson Development Company, Inc. ("THDC"), are expecting to construct a five-story mixed-use building containing 123 residential units and below-grade parking to be known as 525 Aisquith Apartments (collectively, the "Project") on a portion of the site of the former public housing development known as Somerset Homes, which is currently vacant and is owned by the Housing Authority of Baltimore City (the "HABC"). Upon completion, the redeveloped structure will be part of a multi-phase development known as Perkins Somerset Old Town ("PSO") Transformation Plan.

The PSO Transformation Plan, funded in part with a $30,000.000.00 HUD Choice Neighborhood Implementation Grant, is designed to reverse decades of disinvestment and intergenerational poverty. Under the terms of the Choice Neighborhood Grant Agreement, HABC and the City are required to replace existing public housing units on a one-for-one basis within the PSO footprint. The PSO footprint includes three transformative sites: Perkins Homes, Somerset, and Old Town. It is currently expected

DHCD – cont'd

that 2,172 units will be developed for the PSO Transformation Plan, and HABC and the City currently expect the PSO Transformation Plan to result in the replacement of approximately 629 public housing units and creation of approximately 1,345 new mixed income units, comprised of approximately 652 public housing assisted units, approximately 276 affordable housing units, and approximately 417 market-rate rental units. Of the total units, approximately 56 percent will be a combination of public housing replacement units and affordable units, with most of such units at the new Perkins site.

525 Aisquith Apartments is part of a "twinning" project pairing 9% and 4% Low-Income Housing Tax Credits ("LIHTC") that will consist of a total 192 mixed-income units and will encompass two separately financed structures: 520 Somerset Apartments and 525 Aisquith Apartments (collectively, "Somerset Phase II"). Somerset Phase II represents the second phase of the larger revitalization effort contemplated by the PSO Transformation Plan.

For purposes of this approval, the Department is seeking the Board's approval to utilize HOME funds for the 525 Aisquith Apartments component of Somerset Phase II. 525 Aisquith Apartments will be operated by Somerset Aisquith LLC (the "Borrower") and located at 525 Aisquith Street. The Managing Member of the Borrower will be owned by MFHDC, THDC, and Baltimore Affordable Housing Development, Inc. ("BAHD"), an instrumentality of HABC (or affiliates thereof). Prior to or simultaneously with the financing closing, HABC will convey certain property to BAHD, and BAHD will create a condominium regime on the site. It is expected that one of the condominium units will contain 525 Aisquith Apartments, and a second condominium unit will contain 520 Somerset Apartments.

It is expected that the Borrower will obtain site control through a lease agreement of the applicable condominium unit executed by the Borrower and BAHD (the "Lease Agreement"). The Lease Agreement will have a term of approximately 75 years. BAHD has also agreed to make a take back loan to the Borrower in the amount of $1,900,000.00 with a term of at least 40 years (following construction completion), which loan will be payable from available contingent interest or other cash flow by the Borrower as further described herein.

The Project will contain 123 residential rental units that will include 56 public housing replacement units (RAD), 48 unassisted LIHTC units, and 19 market rate units. The Project is expected to feature units with an approximate unit mix as follows: 5 studio

DHCD – cont'd

units, 58 one-bedroom units, 50 two-bedroom units and 10 three-bedroom units. Ninety-nine units (the "Affordable Units") will be income restricted to families making 60% or less of AMI adjusted for family size, five units will be income restricted to families making 80% or less of AMI, and the remaining 19 units will be market rate. The development will include a host of amenities, including a fitness center, a clubroom, a cyber-lounge, high-speed internet, and a courtyard.

The building will also incorporate a series of energy efficient components, specifically:

- Units will be equipped with energy star HVAC systems,
- Energy Star Windows,
- Energy Efficient lighting and plumbing, and
- Compliance with National Green Building Standards and Energy Star Certified.

The Project will also offer 58 parking spaces in a below-ground garage (the "Parking Garage"). The Parking Garage will be paid for from the Project's construction financing sources.

520 Somerset Apartments consists of a 69-unit development and the project will be financed with 9% LIHTC equity and debt. 520 Somerset Apartments will include approximately 44 units of replacement public housing (RAD), 12 unassisted LIHTC units, and 13 market rate units. In addition, there will be approximately 2,400 square feet of ground floor retail/commercial space associated with Somerset Phase II.

The HOME Loan will be used solely to finance a portion of the hard construction costs of the Affordable Units associated with the 525 Aisquith Apartments.

An appraisal was prepared on August 18, 2020, by Cushman and Wakefield. The appraisal found the "as is" value of the land to be $1,900,000.00 and the "as proposed" value at restricted and market rents assuming stabilized occupancy, as of the current date, to be $18,700,000.00. The appraised value is below the total cost of the Project. This is common in transactions involving LIHTC and affordable housing. The LIHTC provides equity, which provides a source of funds through syndication of a federal tax credit rather than through the value of the property itself. Without the benefits of the LIHTC financing, projects with restricted rents could not be financed. The Department is comfortable recommending the HOME Loan under these circumstances.

DHCD – cont'd

APPROXIMATE AMOUNT OF FUNDS AND SOURCES

SOURCES	AMOUNTS	USES	AMOUNTS
Tax-Exempt Bonds*	$13,900,000.00	Construction	$28,283,006.00
CDA/Rental Housing Works	2,500,000.00	Fees Related to Construction	1,866,369.00
CDA/Rental Housing Program	695,700.00	Financing Fees	3,281,876.00
HOME Funds	1,500,000.00	Acquisition Costs	1,900,000.00
Seller Note	1,900,000.00	Developer's Fee	3,300,000.00
Choice Neighborhood Funds	2,544,613.00	Syndication Related Costs	145,726.00
Capital Magnet Funds	650,000.00	Guarantees/Reserves	791,316.00
LIHTC Equity	13,473,572.00		
Garage License Fee	1,800,000.00		
Deferred Developer Fee	604,408.00		
TOTAL	**$39,568,293.00**	**TOTAL**	**$39,568,293.00**

* Represents permanent amount of loan from Tax-Exempt Bonds

PARTICIPATING PARTIES

A. Developer

The Borrower (Somerset Aisquith, LLC) is a Maryland limited liability company. The Borrower's Managing Member will be controlled by MFHDC, THDC, and BAHD (or affiliates thereof). 1260 Housing Development Corporation, an affiliate of MFHDC, and THDC will jointly guarantee construction completion.

B. General Contractor/Architect

Bozzuto Contracting Company will act as the general contractor and post 100% payment and performance bond. Moseley Architects will provide architectural services.

C. Participating Lenders

The primary source of funding will be from a loan of the proceeds of the sale of tax-exempt bonds (the "Bonds") by the Community Development Administration ("CDA"), a unit of the Division of Development Finance of the Department of Housing and Community Development, a principal department of the State of Maryland, as described below.

DHCD – cont'd

The terms and conditions of these funding sources are based on preliminary loan commitments and negotiations. Due to timing constraints imposed by the bond transaction, the bond pricing will be fixed subsequent to Board approval. For example, the interest rate on the CDA Project Loan (defined herein) or the proposed principal amounts may change. All terms described herein are based on the best information at this stage in financing negotiations. As such, it is requested the Board grant delegated authority to authorize the Commissioner of the Department of Housing and Community Development to approve any loan amount variations associated with the bond financing.

CDA TAX-EXEMPT BONDS / PROJECT LOAN – 1st Lien Position

CDA expects to make a loan to the Borrower in an approximate amount of $21,000,000.00 (the "CDA Project Loan") pursuant to the Freddie Mac "TEL" program. The CDA Project Loan will be secured by a first lien on the real estate. The CDA Project Loan is expected to have an interest rate of approximately 225 basis points over the interest rate on 10-year United States Treasury securities, which is currently estimated at 5.00%, during a 30-month construction period. Upon completion of construction, the CDA Project Loan will convert to a first-lien permanent loan (the "CDA Permanent Loan") in an approximate principal amount of $13,900,000.00. The CDA Permanent Loan will have a term of 18 years (with a 35-year amortization schedule) and an interest rate of approximately 4.50%.

The CDA Project Loan will be financed by the proceeds of a loan in an amount of $21,000,000.00 (the "Funding Loan") from JP Morgan Chase Bank, N.A. (in its capacity as the Funding Lender, the "Funding Lender"). The Funding Loan will be secured by an assignment of the documents securing the CDA Project Loan.

CDA RENTAL HOUSING WORKS / RENTAL HOUSING PROGRAM – Shared 2nd Lien Position

CDA will make a loan from its Rental Housing Works Program in an amount up to $2,500,000.00 (the "RHW Loan") to fund permitted development costs. The RHW Loan will have a permanent loan period of 40 years following a construction period of up to 24 months, which shall include up to three months for cost certification. No regular interest will be charged on the RHW Loan but upon conversion to the permanent loan period, principal and contingent interest will be due and payable in accordance with the CDA program requirements and applicable loan documents.

DHCD – cont'd

CDA will also make a loan from its Rental Housing Program Funds in an amount up to $695,700.00 (the "RHP Loan") to fund permitted development costs. The RHP Loan will have a permanent loan period of 40 years following a construction period of up to 24 months, which shall include up to three months for costs certification. No regular interest will be charged on the RHP Loan but upon conversion, to the permanent loan period, principal and contingent interest will be due and payable in accordance with the CDA program requirements and applicable loan documents.

BALTIMORE CITY HOME LOAN – 3rd Lien Position

The HOME Loan will be in the amount of $1,500,000.00 (the "HOME Loan") and will have the same construction loan period as the RHW Loan and RHP Loan. Following construction completion, the HOME Loan will have a permanent loan period (the "HOME Permanent Loan Period") of 40 years. No regular interest will be charged on the HOME Loan, but during the HOME Permanent Loan Period, the City will receive at least 8.6% of the funds available to pay principal and contingent interest calculated in accordance with the CDA program requirements and applicable loan documents. The outstanding principal balance and any deferred and accrued interest is due and payable on the last day of the HOME Permanent Loan Period. The HOME Loan will be long-term, subordinate debt.

CHOICE NEIGHBORHOOD FUNDS – 4th Lien Position

The Project will benefit from a loan made by BAHD from Choice Neighborhood Initiative funds in the amount of $2,544,613.00 (the "CNI" Loan"). Following construction completion, the CNI Loan will have a permanent loan period (the "CNI Permanent Loan Period") of 40 years. No regular interest will be charged on the CNI Loan, but during the CNI Permanent Loan Period, principal and contingent interest will be due and payable annually from contingent cash flow in accordance with the CDA program requirements and applicable loan documents.

SELLER TAKE-BACK NOTE – 5th Lien Position

As further described above, the Borrower is expected to obtain site control through the Lease Agreement with an annual rent of $10.00 per year. The Lease Agreement also provides that BAHD will make a seller take back loan the principal amount of $1,900,000.00 (the "BAHD Seller Take-Back Loan"). The BAHD Seller Take-Back Loan will have a construction period not to exceed 24 months, which shall include up to three

DHCD – cont'd

months for cost certification. No interest will be charged on the take back loan during the construction period and no payments will be due. The BAHD Seller Take-Back Loan will mature 40 years after the end of the construction period during which time principal and contingent interest will be due and payable annually from cash flow in accordance with the CDA program requirements and applicable loan documents.

CAPITAL MAGNET LOAN – 6th Lien Position

MFHDC will provide a sponsor loan in an amount not to exceed $1,000,000.00 through a Capital Magnet Fund award (the "CM Loan"). Following completion of the construction loan period, which is expected to be 24 months, the CM Loan will have a permanent loan period (the "CM Permanent Loan Period") of 40 years. No regular interest will be charged on the CM Loan, but during the CM Permanent Loan Period, principal and contingent interest will be due and payable annually from contingent cash flow in accordance with the CDA program requirements and applicable loan documents.

D. Other Financing

LIHTC EQUITY

CDA has awarded approximately $1,464,519.00 in 4% LIHTC for 525 Aisquith Street. The syndication of these LIHTC with Fulton Bank NA will generate $13,473,572.00 in equity for the project.

GARGAGE LICENSE FEE

The owner of 520 Somerset Apartment has agreed to contribute $1,800,000.00 at construction completion for exclusive use of a portion of the Parking Garage to be paid for by the construction sources of the Project. The payment amount will be equal to the *pro rata* costs of constructing the portion of the Parking Garage to be used by 520 Somerset Apartments (i.e., 31 of the 89 spaces), and such payment is a permanent source, not a construction source, in the budget.

MBE/WBE PARTICIPATION

Article 5, Subtitle 28 of the Baltimore City Code Minority and Women's Business Program is fully applicable and no request for a waiver or exception has been made.

Baltimore City Office of Information and Technology – Consultant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Consultant Agreement with Deloitte & Touche LLP. The period of the agreement is for one year effective upon Board approval and will end one year thereafter, unless terminated earlier in accordance with agreement terms.

AMOUNT OF MONEY AND SOURCE:

$1,021,650.00 – 1001-000000-1474-743600-603018

BACKGROUND/EXPLANATION:

Deloitte & Touche, LLP will review the City's Supervisory Control and Data Acquistition system design and develop and implement enhanced capabilities. Deloitte & Touche LLP, will provide strategic direction, insight, and/or options for consideration by performing formal design documentation reviews at progressive project milestones specified by the City in the scope of work.

MWBOO GRANTED A WAIVER ON JANUARY 27, 2021.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The Consultant Agreement has been approved by the Law Department as to form and legal sufficiency.)

Mayor's Office of Criminal Justice (MOCJ) – Grant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve a Grant Agreement with BMore Empowered, Inc. The period of the agreement is effective upon Board approval for one year.

AMOUNT OF MONEY AND SOURCE:

$22,450.00 – 1001-000000-2254-786000-603051

BACKGROUND/EXPLANATION:

The Baltimore City Human Trafficking Grant Program was created to provide funding to victim service organizations for victims of Human Trafficking in Baltimore City. Funding under this program will support trauma informed comprehensive services for all victims of human trafficking, including sex trafficking, labor trafficking, foreign national/U.S. citizen/legal permanent resident, adult/minor, male/female, and LGBTQ victims of trafficking. Funding will also support efforts to increase the capacity of local communities to respond to human trafficking victims through the development of interagency partnerships, professional training and public awareness activities.

The grant agreement is late due to the administrative process.

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The Human Trafficking Program Grant Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Transportation – Subaward Grant

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize acceptance of a Subaward Grant from the University of Maryland. The period of the grant is October 1, 2020 through September 30, 2024.

AMOUNT OF MONEY AND SOURCE:

$10,600.00 – 4000-455521-2303-000000-404001

BACKGROUND/EXPLANATION:

The University of Maryland has secured a federal grant from the National Science Foundation for the purpose of addressing limitations and gaps regarding Baltimore's public transportation. The University of Maryland will develop a three pronged transit advocacy toolkit that will identify and characterize the multi-factorial challenges typical of complex trips often times endured by low-income residents; and will drive bottom-up, crowd-sourced-informed solutions via community conversations and a simulation platform.

The Grant will enable the City to appoint a project manager to assist in gathering and analyzing data connected with the three pronged transit advocacy toolkit funded by the grant.

The Subaward Grant is late due to an internal administrative process.

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.

(The Subaward Grant has been approved by the Law Department as to form and legal sufficiency.)

Department of Transportation – Minor Privilege Permit Applications

The Board is requested to approve the following applications for a Minor Privilege Permit. The applications are in order as to the Minor Privilege Regulations of the Board and the Building Regulations of Baltimore City.

	LOCATION	APPLICANT	PRIVILEGE/SIZE
1.	432 E. Patapsco Avenue	Flagship Enterprises II, LLC	One retractable awning 17” 6” x 4’ 6”
	Annual Charge: $1,287.26		
2.	601 N. Calvert Street	Atapco Baltimore I, LLC	Two double face electric signs 3’ x 2’ 9 ½” each
	Annual Charge: $843.60		

Since no protests were received, there are no objections to approval.

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

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement for the sale of the 13 City-owned properties located at 1800, 1806, 1808, 1810, 1812, 1814, 1816 W. Fayette Street (Block 0718, Lots 056, 054, 053, 052, 051, 050, 049); 1801, 1803, 1805 Vine Street (Block 0718, Lots 061, 062, 063); and 104, 106, 108 N. Fulton Street (Block 0718, Lots 058, 059, 060) to Unity Properties, Inc.

AMOUNT OF MONEY AND SOURCE:

$6,500.00 – Total Purchase price for above-listed properties (@ $500.00 x 13)

BACKGROUND/EXPLANATION:

The City will convey all of its rights, title, and interests to the 13 vacant lots to Unity Properties, Inc., for the price of $6,500.00, which will be paid to the City at the time of settlement. The purchase and improvements to the site will be financed through private sources.

The Developer wishes to purchase the 13 vacant lots and develop the space into an Urban Farm for the community. The authority to sell the 13 vacant lots located at 1800, 1806, 1808, 1810, 1812, 1814, 1816 W. Fayette Street; 1801, 1803, 1805 Vine Street; and 104, 106, 108 N. Fulton Avenue comes by virtue of Article II, Section 15 of the Baltimore City Charter and Article 28, Subtitle 8 of the Baltimore City Code, and Article 13, § 2-7 (h) of the Baltimore City Code. The properties were journalized.

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

Per the appraisal policy of Baltimore City, unimproved property assessed below $2,500.00 does not require an appraisal. The lot at 1800 W Fayette Street is assessed at $3,900.00 and will be sold for $500.00 which is the same price as the 12 remaining lots.

DHCD – cont'd

The 12 vacant lots are assessed by MD SDAT at $1,000.00 each and will be sold for $500.00 each. The total sales price is $6,500.00.

The individual offer prices are as follows:

Property Address	Assessment Value	Purchase Price
1800 W. Fayette Street	$ 3,900.00	$ 500.00
1806 W. Fayette Street	$ 1,000.00	500.00
1808 W. Fayette Street	$ 1,000.00	500.00
1810 W. Fayette Street	$ 1,000.00	500.00
1812 W. Fayette Street	$ 1,000.00	500.00
1812 W. Fayette Street	$ 1,000.00	500.00
1816 W. Fayette Street	$ 1,000.00	500.00
1801 Vine Street	$ 1,000.00	500.00
1803 Vine Street	$ 1,000.00	500.00
1805 Vine Street	$ 1,000.00	500.00
104 N. Fulton Avenue	$ 1,000.00	500.00
106 N. Fulton Avenue	$ 1,000.00	500.00
108 N. Fulton Avenue	$ 1,000.00	500.00
Total		**$6,500.00**

MBE/WBE PARTICIPATION:

N/A

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

Mayor's Office of Homeless Services - Provider Agreements

The Board is requested to approve and authorize execution of the various Provider Agreements. The period of the agreement is July 1, 2020 through June 30, 2021, unless otherwise indicated.

1. **ST. VINCENT DE PAUL OF BALTIMORE, INC. $ 361,000.00**

Account: 5000-529121-3572-778500-603051

The City has received a Maryland Department of Housing and Community Development grant to undertake the Homelessness Solutions Program. The funds will be utilized to operate an emergency homeless shelter with 150 beds for families experiencing homelessness in the City of Baltimore. Services will be provided under their Sarah's Hope Project.

MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.

2. **ST. VINCENT DE PAUL OF BALTIMORE, INC. $ 141,680.00**

Account: 5000-502821-3572-778500-603051

The City has received a Department of Social Services grant to undertake the DSS Homeless Shelter Grant Program. The funds will be utilized to operate an emergency homeless shelter with 150 beds for families experiencing homelessness in the City of Baltimore. Services will be provided under their Sarah's Hope Project.

MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.

3. **HOUSE OF RUTH MARYLAND, INC. $1,119,372.00**

Account: 4000-407019-3573-789200-603051

The City has received a U.S. Department of Housing and Urban Development grant to undertake the Continuum of Care Grant Program. The funds will be utilized to provide supportive services to 45 women made homeless as a result of domestic violence in the City of Baltimore. Services will be provided under their Rapid Re-Housing Project. The period of the agreement is January 1, 2021 through December 31, 2021.

MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.

Mayor's Office of Homeless Services – cont'd

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The Provider Agreements have been approved by the Law Department as to form and legal sufficiency.)

Department of Real Estate – Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Tax Sale Certificates to the National Empowerment for Minorities Active in Community, Inc. (NEMAC), for an amount that is less than the lien amount for the property located at 615 N. Calhoun Street and 706 N. Gilmor Street.

AMOUNT OF MONEY AND SOURCE:

Property Address	Assessed Value	Flat Taxes & Water	Water	Total Liens	Recommended Purchase Price
615 N. Calhoun Street	$6,000.00	$2,441.00	$2,117.35	$40,723.04	$6,000.00
706 N. Gilmor Street	$6,000.00	$ 776.80	$ 500.56	$21,057.97	$6,000.00

BACKGROUND/EXPLANATION:

The City acquired the Tax Sale Certificate on May 13, 2019, for $40,723.04 for the property located at 615 N. Calhoun Street and $21,057.97 for 706 N. Gilmor Street, which is the lien amount. NEMAC, Inc. has offered to purchase the Tax Sale Certificates for the Assessed Value of $6,000.00 for each property, file a petition to foreclose, acquire title to the properties and return them back to productive use. The purchase price total of $6,000.00 for each property will cover the flat taxes and water bills for the properties.

AGENDA

BOARD OF ESTIMATES **2/3/2021**

Department of Real Estate - Assignment of Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Tax Sale Certificate to National Empowerment for Minorities Active in Community, Inc. (NEMAC), for an amount that is less than the lien amount for property located at 1121 Harlem Avenue.

AMOUNT OF MONEY AND SOURCE:

Property Address	Assessed Value	Flat Taxes & Water	Total Liens	Recommended Purchase Price
1121 Harlem Avenue	$6,000.00	$1,719.89	$29,015.58	$6,000.00

BACKGROUND/EXPLANATION:

The City acquired the Tax Sale Certificate for 1121 Harlem Avenue on May 19, 2019 for $29,015.58. NEMAC has offered to purchase the Tax Sale Certificate for $6,000.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price for the Tax Sale Certificate will cover the flat taxes and water bills on the property.

AGENDA

BOARD OF ESTIMATES **2/3/2021**

Space Utilization Committee - Transfer of Jurisdiction

ACTION REQUESTED OF B/E:

The Board is requested to approve the transfer of jurisdiction and reporting agencies of four properties from the inventory of the Board of School Commissioners to the inventory of the Department of General Services (DGS).

ADDRESS:	NEW JURISDICTION	REPORTING AGENCY
2810 Shirley Avenue (Block 3176A, Lot 12)	DGS	Real Estate (30)
Dr. Martin Luther King Jr. Elementary/Middle School 3750 Greenspring Avenue (Block 3327E, Lot 1)	DGS	DHCD (34)
Sarah M. Roach Elementary High School 3434 Old Frederick Road (Block 2243B, Lot 1)	DGS	DHCD (34)
Grove Park Elementary School 5545 Kennison Avenue (Block 8190, Lot 15)	DGS	DHCD (34)

BACKGROUND/EXPLANATION:

In accordance with the authority granted to the Department of General Services by the City Charter (Art VII, Sec 132), DGS is now responsible for all municipal buildings, unless otherwise provided by the Charter. Transferring municipal buildings currently registered under the Board of School Commissioners is in keeping with this new mission.

The Space Utilization Committee approved the transfer of jurisdiction and reporting agencies on January 12, 2021.

Department of Real Estate – Inter-Departmental Lease Agreement

ACTION REQUESTED OF B/ E:

The Board is requested to approve and authorize execution of the Inter-Departmental Lease Agreement with the Department of Public Works, Landlord, and the Department of Transportation, Tenant, for the rental of a portion of the property known as 210 Guilford Avenue, consisting of approximately 29,090 square feet. The period of the Inter-Departmental Lease Agreement is for one year upon Board approval, commencing December 1, 2020 through November 30, 2021, with the option to renew for one additional one-year term.

AMOUNT OF MONEY AND SOURCE:

Annual Rent	Monthly Installments
$324,389.40	$27,032.45

Account: 1001-000000-2301-248700-603096

BACKGROUND/EXPLANATION:

On March 28, 2018, the Board approved the final renewal option of the original Inter-Departmental Lease Agreement with the Department of Public Works and the Department of Transportation for the lease term beginning December 1, 2017 and expiring on November 30, 2018. The Inter-Departmental Lease, at that time, was late coming to the Board for approval due to administrative issues between the two agencies.

The Department of Transportation has been on a month to month lease, since its original lease expired on November 30, 2018. The annual rent will be $324,389.40. The Landlord will be responsible for HVAC, electricity, water, janitorial service, and trash removal, as well as regular maintenance and capital improvements. Tenant shall maintain the interior of the premises in good, clean and safe repair and condition at all times.

The Space Utilization Committee approved this Lease at its meeting on January 12, 2021.

This Lease renewal is late because of administration change and the administrative review process.

(The Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Real Estate/ - Renewal of Lease Agreement
Baltimore City Health Department

ACTION REQUESTED OF B/E:

The Board is requested to approve the renewal of the Lease Agreement with the Baltimore City Health Department, Tenant, for the rental of 1,187 square feet of office/flex floor space located at 3000 Druid Park Drive, Suites 2E, F, and G. The period of the lease renewal is November 1, 2020 through October 31, 2021.

AMOUNT OF MONEY AND SOURCE:

Annual Rent	Monthly Installments
$12,226.10	$1,018.84

Account: 1001-000000-3100-295900-603050

BACKGROUND/EXPLANATION:

On November 1, 2019, the Board approved the original one-year Lease Agreement with the Baltimore City Health Department, for the rental of 1,187 square feet of office/flex floor space at 3000 Druid Park Drive, Suites 2E, F, and G, with an expiration date of October 31, 2020, with one 1-year renewal option.

In accordance with Section §1.01A Renewal Option of the Lease Agreement, the Tenant would like to exercise the Renewal Option with the above-listed rent schedule.

It is understood and agreed between the parties that the aforesaid changes are effective as of November 1, 2020 and all other terms and conditions of the Lease Agreement will remain the same.

The request is late because of administrative delays with Otis Warren Management.

MBE/WBE PARTICIPATION:

N/A

Space Utilization/Department - License Agreement
of General Services

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a License Agreement with The Greenmount School, Incorporated, Licensee, for the rental of 501 W. 30th Street, consisting of a building containing approximately 13,356 net usable square feet of space and an improved parking lot and approximately 55,000 square feet more or less of parkland which is currently being used by the school. The period of the License Agreement is August 1, 2020 through July 31, 2025.

AMOUNT OF MONEY AND SOURCE:

Annual Rent

Year 1 - $ 7,800.00
Year 2 - $ 9,750.00
Year 3 - $12,187.50
Year 4 - $15,234.00
Year 5 - $ 1.00

BACKGROUND/EXPLANATION:

On February 3, 2010, the Board approved the original License Agreement for a five-year period from August 1, 2009 through July 31, 2014, with one, five-year renewal option. On March 5, 2014, the Board approved the five-year renewal option for The Greenmount School, Incorporated from August 1, 2014 through July 31, 2019.

Due to continued negotiations between the Licensee, the Department of General Services, and the Department of Recreation and Parks, the Licensee continued to occupy the premises on a month to month basis. The annual rent, which is due in full on the first day of the renewal month was paid by the Licensee.

There being no further renewal options, The Greenmount School, Incorporated would like to enter into a new five-year License Agreement.

Space Utilization/Department - cont'd
of General Services

The annual rent will be $7,800.00 from August 1, 2020 through July 31, 2025. In renewal years two through four, the annual rent will increase by 25%. In renewal year five, the annual rent will be $1.00. In year five, the Licensee will assume responsibility for the general maintenance and capital improvements. The Licensee will also have the right to exercise its option to purchase the premises and land at any time during the term of the License Agreement.

The demised premises will be used for instruction of students enrolled in The Greenmount School. The Licensee is responsible for all routine maintenance and operating cost of the premises. The Licensor is responsible for capital improvements only.

The Space Utilization Committee approved this License Agreement at its meeting of July 14, 2020.

The License Agreement is late because of ongoing negotiations between the Licensee, the Department of General Services, and the Department of Recreation and Parks.

(The License Agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES **2/3/2021**

Space Utilization Committee – Lease and Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Lease and Agreement with the County Commissioners of Carroll County ("the County"), Tenant, for the rental of land located within the Liberty Reservoir Watershed, Carroll County, Maryland, consisting of 3.63 acres of land. The period of the Lease and Agreement is effective upon Board approval through June 30, 2024 with a one-year renewal period. At end of the expiration period the County has the right to renew for a ten-year renewal option.

AMOUNT OF MONEY AND SOURCE:

$1.00 – Rent, if demanded

BACKGROUND/EXPLANATION:

The Leased Premises are to be used by the County as a Water Treatment Facility `to continue the supply of raw water from the Liberty Reservoir and to operate the Freedom Water Treatment Plant in order to serve potable water to the Freedom 5th Election District of Carroll County located adjacent to the Liberty Reservoir. The Department of Public Works has agreed to the furnishing of raw water supply from Liberty Reservoir to the County including the right to enter the 10-foot area for the construction and maintenance of structures pipe lines. City shall make available to the County from the Liberty Reservoir an annual average daily flow of raw water of 4.2 million gallons (4.2mg) or a maximum flow of 180 million gallons (180mg) over any 30-day period. In the event meter water readings indicate that the average annual daily water used by the County will exceed 4.2mg or the maximum 30-day usage exceeds 180mg the County will take steps to limit the water used.

The County shall have the right to construct, maintain and expand a water intake structure, water filtration plant, pumping station, pipelines and necessary appurtenant works in, on, over & through demised premises. County shall have the right to designate the demised premises as inaccessible to the general public to protect the County's infrastructure. County is responsible for all costs of construction, operation and maintenance of all facilities including the seeding & maintenance of the grass cover, trees

Space Utilization Committee – cont'd

and shrubs. County will install at its own expense a meter which will be used as a basis for measuring raw water extracted by the County from the Liberty Reservoir. County will install at its own expense a meter which will be used as a basis for measuring filtered water return by the County to the Liberty Reservoir. The amount of water returned to the Reservoir will be deducted from quarterly intake readings. County shall pay quarterly for water used, minus water returned at a rate of $1.01 per CCF of raw water.

This Lease and Agreement will supersede the Lease Agreement approved by the Board on February 16, 2005 and Amendment to the Lease Agreement dated August 28, 2019.

(The Lease and Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Real Estate/ – Agreement of Sale
Office of the Comptroller

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Agreement of Sale with Crusade for Christ Ministries, Inc., Purchaser, for the sale of the properties known as (i) NS 20ft Alley 1st N of Gwynns Falls Pkwy Rear 3404 Gwynns Falls Parkway; (ii) NS 20ft Alley 1st N of Gwynns Falls Pkwy Rear 3406-3412 Gwynns Falls Pkwy; and (iii) NS 20ft Alley 1st N of Gwynns Falls Pkwy Rear 3412 Gwynns Falls Pkwy, (Block 3057 Lots 033, 034 and 048 respectively).

AMOUNT OF MONEY AND SOURCE:

The properties will be sold for their assessed value as follows:

$ 100.00 - Lot 033
2,200.00 - Lot 034
200.00 - Lot 048
$2,500.00 – Purchase Price

BACKGROUND/EXPLANATION:

The authority to sell these properties is included in the Baltimore City Code, Article 28 § 8-3, which provides the Baltimore City Comptroller the authority to sell properties acquired by tax sale at either private or public sale. Pursuant to the Baltimore City Code Article 28 § 8-3, the properties were duly published in the City Council Journal on September 21, 2020.

The properties are known as (i) NS 20ft Alley 1st N of Gwynns Falls Pkwy Rear 3404 Gwynns Falls Parkway; (ii) NS 20ft Alley 1st N of Gwynns Falls Pkwy Rear 3406-3412 Gwynns Falls Pkwy; and (iii) NS 20ft Alley 1st N of Gwynns Falls Pkwy Rear 3412 Gwynns Falls Pkwy, (Block 3057 Lots 033, 034 and 048 respectively).

The Purchaser will remove debris and maintain the property as an open space for the church operated out of the adjacent property at 2400 Denison Street, also owned by Crusade for Christ Ministries, Inc.

(The Agreement of Sale has been approved by the Law Department as to form and legal sufficiency.)

Space Utilization Committee/ - Lease Agreement
Department of Recreation & Parks

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Lease Agreement with Loyola University Maryland, Inc., Tenant, for the rental of a portion of the property known as 3301 Waterview Avenue, for the use of 19% of space in the lower level, containing 56 seats and rowing related equipment. The period of the Lease Agreement is November 16, 2020 through November 15, 2021, with the option to renew for one additional year.

AMOUNT OF MONEY AND SOURCE:

Annual Rent

$3,141.50.

The annual rent for the renewal period will be $3,235.74.

BACKGROUND/EXPLANATION:

The premises will be used for the storage of boats on the lower level and rowing related equipment. The Tenant will have the right to use the locker rooms, toilets, shower rooms, and ergometer room on the upper level on a daily basis. The Tenant, at its own expense, may perform some modifications to the leased premises to make it suitable for the purpose of storing boats, which must be approved by the Landlord.

The Tenant may use the parking area. The Facility Manager will have the sole discretion to restrict access to the parking area at any time for purposes of other events and activities at the facility. Trailers may be parked outside of the leased premises for the purpose of loading and unloading of boats, with prior approval.

The Tenant must move or use a boat at least two times during the year or the boat will be put out of building into the pen area if not moved. The Tenant must use a daily log for the boats. The Tenant must notify the Facility Manager of practices and special events at least six months in advance. The Facility Manager will conduct meetings with the Tenant on quarterly basis. If a boat is removed and/or replaced with another boat, the Tenant must notify the Facility Manager. The Tenant is responsible for Liability Insurance.

The request is late because the Tenant recently returned the signed Lease Agreement.

The Space Utilization Committee approved the Lease Agreement on January 12, 2021.

(The Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)

Mayor's Office – Consultant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve a Consultant Agreement with Gordon Feinblatt, LLC. The period of the agreement is effective from January 1, 2021 through April 30, 2021 unless otherwise terminated.

AMOUNT OF MONEY AND SOURCE:

$42,750.00 – 1001-000000-1250-795700-603018

BACKGROUND/EXPLANATION:

The purpose of this Agreement is for the Consultant to advise on the Maryland General Assembly's consideration and adoption of legislation impacting the interest of the City and other related matters, especially related to budget and finance issues.

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The Consultant Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Real Estate – Agreement of Sale

ACTION REQUESTED OF B/E:

The Board is requested to approve an Agreement of Sale with Verna L. Jones, (Purchaser), for the sale of the two City-owned properties known as 420 and 422 Laurens Street (Block 329, Lots 48 and 47).

AMOUNT OF MONEY AND SOURCE:

$2,000.00 – Purchase price

BACKGROUND/EXPLANATION:

Baltimore City Code Article 28 § 8-3 authorizes the sale of the properties. The purchaser is the adjoining property owner and is planning to maintain and keep the properties as a side yard and a community garden. The properties will be sold at the assessed value of $1,000.00 each.

(The Agreement of Sale has been approved by the Law Department as to form and legal sufficiency.)

TRANSFER OF FUNDS

* * * * * *

The Board is requested to approve

the Transfer of Funds

listed on the following page:

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In accordance with Charter provisions,

a report has been requested from the

Planning Commission, the Director

of Finance having reported

favorably thereon.

Department of General Services

TRANSFER OF FUNDS

	AMOUNT	FROM ACCOUNT/S	TO ACCOUNT/S
1.	$500,000.00 2nd Public Building Loan	9916-901616-9194 Abel Wolman Electrical Upgrade - Reserve	
	60,000.00 2nd Public Building Loan	9916-902834-9194 Municipal Building Water Service - Reserve	
	$560,000.00	----------	9916-904230-9197 Abel Wolman HVAC/Fire Protection – Active

This transfer will provide funds to DGS for the comprehensive HVAC renovation and fire sprinkler system installation at the Abel Wolman Municipal Building and all associated in-house costs. This project will be in two parts, design and construction. Once the designs are completed, a second transfer request will be submitted to cover the cost of construction.

Department of Finance - Modification to Grant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Modification to Grant Agreement with the Maryland Department of Commerce.

AMOUNT OF MONEY AND SOURCE:

$3,942,831 00 – 5000-517720-5851-417400-607001

BACKGROUND/EXPLANATION:

On November 18, 2020, the Board approved and authorized the acceptance of a grant dated November 1, 2020 by the Maryland Department of Commerce from the Maryland Economic Development Assistance Fund. Pursuant to §5-322 (a)(8) of the Economic Development Article of the Maryland Code Annotated, financial assistance from the Maryland Economic Development Assistance Fund has enabled the City to make sub-grants to restaurants to promote and encourage stabilization within the hospitality and restaurant industry.

Eligible costs under the Grant include, but are not limited to working capital such as rent, payroll, and job training, purchase of equipment and services to expand outdoor dining, such as tents, heaters, warmers, and carts; infrastructure improvements, such as HVAC system upgrades; technology to support carryout and delivery; purchase of Personal Protective Equipment and disposable food containers and utensils, and sanitization services.

The modifications to the Grant will:

(1) increase the amount of the Grant to the Grantee by $3,942,831.00;

(2) extend the date by which Grantee must disburse the Grant funds, including the additional funds, from December 31, 2020 to March 31, 2021; and

(3) extend the date by which the report describing the use of the Grant funds is due to the Grantor, from February 28, 2021 to June 30, 2021.

Department of Finance – cont'd

MBE/WBE PARTICIPATION

N/A

APPROVED FOR FUNDS BY FINANCE

(The Modification to Grant Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Finance – Amendments to PILOT Agreements

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Amendment to the PILOT Agreements for 520 Somerset and 525 Aisquith Apartments, aka Somerset Phase II. The period of the agreement is effective upon Board approval.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

520 Somerset and 525 Aisquith Apartments is the second phase of a nine-phase project and is a component of the Perkins Somerset Old Town Transformation plan, which includes the redevelopment of Perkins Homes. The Board approved PILOT Agreements for each of the Phase II projects on November 4, 2020. Subsequent the Board's approval, as both projects were processed toward closing with the State of Maryland tax credit financing there were modifications which dealt with the unit count for 525 Somerset, completion of certain information regarding bank/financing contacts and notice contacts for both PILOT Agreements, and more complete legal descriptions in Exhibit A for both projects. The amendments contain the changes referenced above and have been executed by the Developer.

MBE/WBE PARTICIPATION:

N/A

(The Amendments to PILOT Agreements have been approved by the Law Department as to form and legal sufficiency.)

Department of Public Works/Office of Engineering and Construction – Amendment No. 2 for Water Contract No. 1120 Guilford Pumping Station Rehabilitation Post Award Services

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of Amendment No. 2 for Water Contract No. 1120, Guilford Pumping Station Rehabilitation Post Award Services. The Amendment No. 2 for WC 1120 will extend the period of the agreement through December 29, 2021.

AMOUNT OF MONEY AND SOURCE:

$0.00

BACKGROUND/EXPLANATION:

The Office of Engineering & Construction requests the Board to approve Amendment No. 2 for Water Contract No. 1120 to authorize a time extension for Post Award Services agreement with Mott MacDonald, LLC for one year. The extension is required because of delays impacting the readiness of the finished water storage tanks construction, under WC 1173, Guilford Finished Water Reservoir Improvement. In order to complete all of the operational testing required for the two large new pumps, (Pump B and C) under WC 1120, the tanks must be fully operational.

The scope of the original agreement includes construction schedules, conformed plans and specifications, submittal review, request for information interpretation, shop drawings, substitute product review, assistance in Proposed Change Orders, claim review, inspection services, witness testing, certification, record operation & maintenance, document review/preparation, as-built/mylars, acceptance inspection, and community outreach.

MBE/WBE PARTICIPATION:

The vendor will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to the original agreement are **MBE:** 27% and **WBE:** 10%.

AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.

Department of Public Works/Office – cont'd
of Engineering and Construction

THE EAR WAS APPROVED BY MWBOO ON DECEMBER 22, 2020.

(The Amendment No. 2 for Water Contract No. 1120 has been approved by the Law Department as to form and legal sufficiency.)

Department of Public Works/Office – Task Assignment No. 010
of Engineering & Construction

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 010 to CC Johnson & Malhotra, P.C. (Consultant), under Project No. 1238C, On-Call Mechanical Engineering Services. The period of the task is approximately nine months.

AMOUNT OF MONEY AND SOURCE:

$233,051.00 – 9956-904937-9551-900020-703032

BACKGROUND/EXPLANATION:

The Office of Engineering and Construction is requesting to approve Task No. 010 with the Consultant to continue providing engineering services for SC 993, Jones Falls Pumping Station Rehabilitation. This task is needed for the Consultant and its sub-consultant to complete the design of the pumping station after incorporating the additional engineering efforts incurred due to the recent Variable Frequency Drive (VFD) burn out and operational team recent maintenance challenges requested for the replacement of all four pumping systems and design of temporary bypass which was not in the original scope of work. The original contract will expire on November 1, 2021.

The additional scope of work includes removal of the chemical tank and associated pumps, removal of existing hoist circuity, replacement of duplex receptacles, the screen room and gas detection system, diesel tank monitoring and data logging system, control room recorders, replacement of four existing pumps with four new pumps along with four new 600HP motors and accessories, providing temporary bypass during construction based on replacement of one pump at a time and to provide support for Water Infrastructure Finance and Innovation Arch (WIFIA) grants. The Consultant will submit the final bid documents, construction cost estimates and provide bidding phase services.

Department of Public Works/Office – cont'd
of Engineering & Construction

The scope of the original agreement involves On-Call Mechanical Consulting Engineering Services for various Water & Wastewater facilities, including treatment plants and pumping stations on an as-needed basis.

MBE/WBE PARTICIPATION:

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to the original agreement which are

MBE: 27%
WBE: 10%

AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.

THE EAR WAS APPROVED BY MWBOO ON NOVEMBER 12, 2020.

TRANSFER OF FUNDS

AMOUNT	FROM ACCOUNT/S	TO ACCOUNT/S
$200,000.00 County Revenue	9956-920032-9549 (Jones Falls Misc. Electrical)	
200,000.00 Revenue Bond	" "	
$400,000.00	----------	9956-904937-9551-3 Design

This transfer will cover the costs associated with Task No. 010, under Project No. 1238C for SC 993, Jones Falls Pumping Station.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

Department of Public Works/Office – Task Assignment No. 017
of Engineering & Construction

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 017 to Whitman, Requardt & Associates, LLP (Consultant), under Project No. 1805, On-Call Project and Construction Management Assistance. The period of the task is approximately 24 months.

AMOUNT OF MONEY AND SOURCE:

SC 988	9956-915933-9551-900020-705032	$ 15,000.00
SC 991	9956-905935-9551-900020-705032	$ 15,000.00
SC 994	9956-904942-9551-900020-705032	$ 15,000.00
WC 1199	9960-906918-9557-900020-705032	$ 15,000.00
Project 1308	9956-903959-9551-900020-705032	$ 15,000.00
SC 992	9956-903944-9551-900020 705032	$ 30,000.00
SC 993	9956-904937-9551-900020-705032	$ 25,000.00
SC 982	9956-911022-9551-900020-705032	$ 30,000.00
WC 1397	9960-922984-9557-900020-705032	$ 25,000.00
WC 1396	9960-924983-9557-900020-705032	$ 30,000.00
WC 1395	9960-904999-9557-900020-705032	$ 15,000.00
ER 4023	9958-904995-9525-900020-705032	$ 5,000.00
SDC 7769	9958-925007-9520-900020-705032	$ 5,000.00
SC 985	9956-904941-9551-900020-705032	$ 5,000.00
SC 866	9956-904951-9551-900020-705032	$ 4,919.43
	Total	$249,919.43

BACKGROUND/EXPLANATION:

The Office of Engineering and Construction is requesting the Consultant to provide Construction Management Assistance and constructability reviews on various projects. The work requested is within the original scope of the agreement.

Department of Public Works/Office – cont'd
of Engineering & Construction

The scope of the original agreement includes assisting the Construction Management Section with construction monitoring and inspection, preparation of daily reports, maintenance of project records and documentation, review of contractor 's application for payment, attendance at progress meetings, preparation of record drawings, review of contract claims and supports, estimating, scheduling, project engineering, constructability reviews, and construction contract administrative support. The original contract will expire on September 25, 2022.

The scope of the construction project includes: Secondary Reactor Rehab at the Patapsco Wastewater Treatment Plant, LOX Plant Improvement at the Patapsco Wastewater Treatment Plant, Ashburton Pumping Station Rehabilitation, Sludge Blending tank expansion and rehab at the Patapsco Wastewater Treatment Plant, egg Shaped Digesters Improvement at the Back River Wastewater Treatment Plant, Jones Falls Pumping Station, Eastern Avenue Pumping Station, Montebello Filter Control Panel Upgrades, Montebello 2 Sediment Basin Stream Rehab, Montebello 2 Dehumidification, Biddison Run Stream Restoration, and the North Point Road Drainage Improvement..

MBE/WBE PARTICIPATION:

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to the original agreement which are:

MBE: 29%
WBE: 10%

Currently, this On-Call Agreement is in compliance with the goals set by MWBOO. The current goal status is:

MBE: 42%
WBE: 19%

Department of Public Works/Office – cont'd
of Engineering & Construction

AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.

THE EAR WAS APPROVED BY MWBOO ON NOVEMBER 17, 2020.

TRANSFER OF FUNDS

AMOUNT	FROM ACCOUNT/S	TO ACCOUNT/S
$ 30,165.00 Revenue Bond	9960-905114-9558 Montebello Dehumidification Improvements	
19,835.00 County Revenue	" "	
$ 50,000.00	----------	9960-904999-9557-5 Inspection

This transfer will cover inspection costs for WC 1395, Montebello Dehumidification Improvements under Project No. 1805, On-Call Project and Construction Management Assistance, Task No. 017.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS

Bureau of Procurement

1. ERESOURCEPLANNER, INC. $150,000.00 Renewal
Contract No. B50003752 – Police Human Capital Resource Management – Baltimore Police Department – P.O. No.: P529920

On July 21, 2015, the Board approved the initial award in the amount of $433,000.00. The award contained five 1-year renewal options. Subsequent actions have been approved. This fourth renewal in the amount of $150,000.00 will provide continuation of the software subscription for the Baltimore Police Department's current workforce management system known as eResource, which is used for managing staff including scheduling. The period of the award is January 21, 2021 through January 20, 2022, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On September 17, 2014, it was determined that no goals would be set because of no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON SEPTEMBER 17, 2014.

2. W.W. GRAINGER, INC. $125,000.00 Renewal
Sourcewell Cooperative Contract No. 121416-Public Safety and Emergency Management Related Equipment, Supplies and Services – Finance – Risk Management, Occupational Safety – P.O. No.: P547304

On January 30, 2019, the Board approved the initial award in the amount of $250,000.00. The award contained two 1-year renewal options. This first renewal in the amount of $125,000.00 is for the period January 30, 2021 through February 1, 2022, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS

Bureau of Procurement – cont'd

MBE/WBE PARTICIPATION:

On January 17, 2019, it was determined that no goals would be set because of no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON JANUARY 17, 2019.

3. CORE & MAIN LP
L/B WATER SERVICE INC.
FERGUSON ENTERPRISE, INC.
d/b/a FERGUSON WATERWORKS
$ 0.00 Renewal

Contract No. B50004958 – Fire Hydrants and Replacement Parts – Department of Public Works, Bureau of Water and Wastewater – P.O. Nos.: P539633, P539634 and P539635

On May 17, 2017, the Board approved the initial award in the amount of $3,000,000.00. The award contained two renewal options. Subsequent actions have been approved and two renewals have been exercised. This final renewal in the amount of $0.00 is for the period May 16, 2021 through May 17, 2022. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On March 13, 2017, it was determined that no goals would be set because of no opportunity to segment the contract. This contract is for the purchase of commodities. No services are being provided under this contract.

MWBOO GRANTED A WAIVER ON MARCH 13, 2017.

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS

Bureau of Procurement – cont'd

4. PRECISION MACHINE & HYDRAULICS, INC. T/A PRECISION MACHINE & CHROME PLATING $400,000.00 Cooperative Contract
County of Fairfax Contract No. 440008324 – Hydraulic Cylinder, Pump and PTO Purchase and Repair – Department of General Services – Fleet – Req. No.: R867153

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

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

The Board is requested to approve and authorize execution of a Cooperative Contract with Precision Machine & Hydraulic, Inc. T/A Precision Machine & Chrome Plating. The period of the agreement is December 16, 2020 through April 23, 2021.

The contract is for hydraulic components purchase and repair from a competitively bid, cooperative contract from the County of Fairfax, Virginia.

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, Section 11(e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

MBE/WBE PARTICIPATION:

Not applicable.

(The Cooperative Contract has been approved by the Law Department as to form and legal sufficiency.)

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS

Bureau of Procurement – cont'd

5. J.D. CARPETS, INC. $ 0.00 Extension
Contract No. B50004338 – Furnish and Install Carpet – Department of General Services – P.O. No.: P534049

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

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

On December 16, 2015, the Board approved the initial award in the amount of $400,000.00. The award contained two renewal options. Subsequent actions have been approved and both renewals have been exercised. This extension is needed for continuity of services for the agency and for the Bureau of Procurement to prepare a Solicitation for advertisement of services. The period of the extension is December 16, 2020 through June 1, 2021. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On January 13, 2021, MWBOO found J.D. Carpet Inc. in compliance.

	Commitment	Performed	
MBE: N/A	N/A	N/A	
WBE: Acorn Supply & Distributing Inc.	3%	$ 8,259.01	1.82%
A2Z Environmental Group LLC	3%	22,050.50	4.86%
	6%	**$30,309.51**	**6.68%**

MWBOO FOUND VENDOR IN COMPLIANCE ON JANUARY 13, 2021.

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS

Bureau of Procurement – cont'd

6. E.J. WARD, INC. — $ 0.00 — Ratification and Extension

Contract No. 08000 – E.J. Ward Fuel Control System Equipment Maintenance Agreement – Department of General Services, Fleet Management – P.O. No.: P538598

On February 1, 2017, the Board approved the initial award in the amount of $165,514.00. The award contained two renewal options. Subsequent actions have been approved and two renewals have been exercised. A ratification is necessary due to the agency's continuous use of the contract. An extension is necessary to allow the agency necessary time to formulate a new cooperative contract for Board approval. The period of the ratification is December 1, 2020 through February 2, 2021. The period of the extension is February 3, 2021 through May 2, 2021. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

Not applicable.

AGENDA

BOARD OF ESTIMATES **2/3/2021**

Department of General Services – Final Release of Retainage

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Final Release of Retainage agreement with Ruff Roofing & Sheet Metals, Inc. under GS17811 - Northeastern District Police Station Improvements & Roof Replacement.

AMOUNT OF MONEY AND SOURCE:

$47,650.58 – 9916-902954-9197-000000-20001

BACKGROUND/EXPLANATION:

As of November 1, 2019, Ruff Roofing & Sheet Metals, Inc. has completed 100% of all work for GS17811 - Northeastern District Police Station Improvements & Roof Replacement. The City now agreed to a Final Release of Retainage in the amount of $47,650.58 to the Contractor. Currently, the City is holding $47,650.58 in retainage for the referenced project, and seeks to release the total amount and has determined that its interests are fully protected by this release.

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS HAS REVIEWED AND HAD NO OBJECTION.

(The Final Release of Retainage has been approved by the Law Department as to form and legal sufficiency.)

Department of Planning - Governmental/Charitable Solicitation Application

ACTION REQUESTED OF B/E:

The Board is requested to endorse a Governmental/Charitable Solicitation Application for submission to the Board of Ethics to allow the Office of Sustainability to continue to solicit donations from individuals, organizations, businesses, and foundations who have an interest in reducing plastic waste in the City to support implementation of the Comprehensive Bag Reduction Bill. On March 12, 2020, the Board approved an application that is effective through February 28, 2021. The period of this Phase 2 solicitation campaign will be effective upon Board approval through December 31, 2021.

AMOUNT OF MONEY AND SOURCE:

No General Funds are involved in this transaction.

BACKGROUND/EXPLANATION:

On January 13, 2020, the Mayor signed Council Bill #19-401, the Comprehensive Bag Reduction Bill. The bill bans the use of plastic checkout bags and imposes a fee on any other checkout bags that are given out by retailers. In addition, Section 4 of the bill requires that the Baltimore City Department of Health and the Baltimore Office of Sustainability lead an outreach and education campaign to all affected retailers and their customers informing them of the new ordinance.

As part of this campaign, the agencies are committed to supplying as many no-cost reusable bags as possible to low-income households, to make the impact of this waste reduction bill more equitable. The agencies expect to work with multiple City agencies and outside partners to ensure that the campaign successfully educates retailers on their responsibilities, increases the use of reusable bags, and decreases plastic waste. On January 6, 2021, the Mayor postposed implementation of the bill until July 8, 2021 (or later).

To achieve this goal, donations (monetary or in-kind) will be solicited to support the education and outreach campaign required by the bill. Specifically, donations of reusable bags and/or materials to make reusable bags, programming, special events,

Department of Planning – cont'd

and various other support and services will be solicited. A potential donor list will be comprised of individuals, corporate entities, faith-based institutions and other non-profit organizations, and foundations that contribute to the economic, social, and cultural vitality of Baltimore City.

Most of the individual and corporate entities fitting that description are not controlled donors. However, those potential donors who are controlled donors with respect to the City Council or the Board of Estimates will not be targeted or singled out in any way and will be solicited, if at all, in the manner as the other potential donors.

Baltimore City Code Article 8, Section 6-26, prohibits solicitation or facilitating the solicitation of a gift. An exemption was enacted in 2005 to permit certain solicitations that are for the benefit of an official government program or activity, or a City-endorsed charitable function or activity. Ethics Regulation 96.26B sets out the standards for approval, which include the requirement that the program, function, or activity to be benefited and the proposed solicitation campaign must be endorsed by the Board of Estimates or its designee.

MBE/WBE PARTICIPATION:

N/A

Department of Planning – Amendment No. 2 to Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Amendment No. 2 to Agreement with Maryland Energy Administration. The Amendment No. 2 to Agreement will extend the term of the agreement through February 28, 2022.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

On July 26, 2017 the Board approved the grant award from the Maryland Energy Administration, granting $250,000.00 to the Office of Sustainability to increase the adaptive capacity and resiliency of residents in neighborhoods most valuable to natural hazards and the impacts of climate change. The grant provides funds to install solar PV systems and incorporated battery storage systems at the community resiliency hubs. On September 11, 2019 the Board approved the first amendment extending the agreement to June 9, 2020. On September 16, 2020 the Board approved and extension of the agreement to January 5, 2021. Delays due to COVID-19 have occurred that are out of the control of the project team. This second amendment will extend the reporting period to February 28, 2022 with the performance date remaining January 5, 2021.

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

AUDITS HAS REVIEWED AND HAS NO OBJECTION

(The Amendment No. 2 to Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Planning – Amendment to Subgrant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to ratify and approve execution of the Amendment to Subgrant Agreement with Groundswell, Inc. The amendment extends the period of performance of the Agreement to January 5, 2021 and extends the reporting period to February 28, 2022.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

On July 26, 2017 the Board approved a grant award of $250,000.00 from the Maryland Energy Administration (MEA) to increase the adaptive capacity and resiliency of residents in neighborhoods most vulnerable to natural hazards and the impacts of climate change and to install solar PV systems and incorporated battery storage systems at the community resiliency hubs. Delays have occurred that are out of the control of the project team. These include low-capacity nonprofit facilities in need of upgrades, the evolving framework of the utility markets and shifting regulations, the finalizing of additional project investments, and COVID-19.

On May 9, 2018 the Board approved the subgrant agreement for $245,000.00. and it terminated on July 26, 2019. On October 16, 2019, the Board approved a time extension to June 9, 2020. An MEA-approved amendment is going before the Board and will extend the reporting period February 28, 2022 with the performance date remaining January 5, 2021. The parties intended to extend the subgrant agreement with Groundswell in parallel with the MEA grant agreement extension but had to wait on approval from the State that was delayed due to COVID-19. This is retroactively extending the Groundswell agreement to allow the consultant to continue working through the same reporting period as the MEA grant of February 28, 2022 at no additional cost to the City.

The Agreement is late because of administrative and approval processes related to the corresponding MEA grant also being approved for extension.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The Subgrant Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Real Estate – Agreement of Sale

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Agreement of Sale with The Empowerment Center, Inc., (Purchaser).

AMOUNT OF MONEY AND SOURCE:

$1.00 – Purchase price

BACKGROUND/EXPLANATION:

The authority to sell this property located at 801 Braddish Avenue (Block 2373, Lot 001), formerly known as Lafayette Elementary School No. 202, was approved by City Council Ordinance No. 020-345 approved on February 19, 2020. This property was surplus from the Baltimore City Public School Systems on June 14, 2005.

The Agreement of Sale requires the property to be used as a Charter School operated by The Empowerment Center, Inc. for students Pre-K to 8th grade.

The Empowerment Center, Inc. has been leasing this property since September 1, 2007 as a Charter School for students from Pre-K to 8th grade. The property is formerly known as Lafayette Elementary School No. 202. The Charter School supports the school age children in the community.

The Maryland State Department of Education report card has ranked the Charter School three out of five stars. According to the rankings metrics used by the State, Empowerment Academy is in the 89.9 percentile in Baltimore City Schools.

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

This property is being sold for less than the fair market appraised value of $780,000.00 due to the deferred maintenance and the condition of the building.

The sale of this property will allow The Empowerment Center, Inc., to purchase the property and continue to operate at 801 Braddish Avenue as a Charter School.

(The Agreement of Sale has been approved by the Law Department as to form and legal sufficiency.)

Health Department – Agreements

The Board is requested to approve and authorize execution of the various agreements. The period of the agreement is July 1, 2020 through June 30, 2021, unless otherwise indicated.

1. **THE JOHNS HOPKINS UNIVERSITY (JHU)** **$ 70,000.00**

Account: 4000-422721-3080-292300-603051

The JHU will utilize the funds to provide clinical reproductive health care services which allow the client to choose from a broad range of contraceptive options. The agreement is late because of administrative delays.

MWBOO GRANTED A WAIVER ON SEPTEMBER 24, 2020.

2. **THE JOHNS HOPKINS UNIVERSITY/ SCHOOL OF MEDICINE (JHU)** **$366,391.00**

Account: 5000-569721-3023-273304-603051

The JHU, School of Medicine will utilize the funds to provide primary and specialty services to HIV patients with complex medical needs.

MWBOO GRANTED A WAIVER ON DECEMBER 5, 2020.

3. **FAMILY HEALTH CENTERS OF BALTIMORE, INC. (FHCB)** **$224,700.00**

Account: 5000-569721-3023-273301-603051

The FHCB remains committed to identifying and serving individuals that are diagnosed with HIV/AIDS and will use targeted strategy for testing and referring to treatment for this condition. The FHCB will utilize the funds to conduct Early Intervention Services, which includes counseling, testing, referrals, linkage to care, and outreach services.

MWBOO GRANTED A WAIVER ON DECEMBER 31, 2020.

Health Department – cont'd

4. **FAMILY HEALTH CENTERS OF BALTIMORE, INC. (FHCB)** **$ 50,860.00**

Account: 5000-569721-3023-273328-603051

The FHCB will provide a full range of dental services to individuals living with HIV/AIDS regardless of their ability to pay.

MWBOO GRANTED A WAIVER ON DECEMBER 31, 2020.

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

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The Agreements have been approved by the Law Department as to form and legal sufficiency.)

EXTRA WORK ORDER

* * * * * *

The Board is requested to approve

the Extra Work Order

as listed on the following page:

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The EWO has been reviewed and approved

by the Department of

Audits, CORC, and MWBOO

unless otherwise indicated.

EXTRA WORK ORDER

Contract Awd. Amt.	Prev. Apprvd. Extra Work	Contractor	Time Ext.	% Compl.

Department of Public Works

1. EWO #001, $273,700.00 – S.C 956, Improvements to Sanitary Sewer Collection System in the Herring Run Sewershed

$2,843,310.00	$0.00	Spiniello Companies	49.3%

The Office of Engineering and Construction is requesting funds to pay for additional concrete of an unforeseen condition involving insufficient concrete quantities. During the course of construction work on the project, an issue relating to concrete quantities required to complete the patching activities for sidewalks and reinforced composite roadway pavement was discovered. Because some surfaces deemed asphalt turned out to be composite surfaces (asphalt over concrete), estimates concrete quantity is substantially less than required. Both the consultant design engineer and City engineer have independently investigated the deficit, cost and quantities needed to complete the project. The Certification of completion form will not be completed until a scheduled time after final payment and final completion has been given by the agency.

The scope of the construction project includes the scope of work consisting of 2, 060 Linear Feet of Cured-In-Place Pipe (CIPP) Lining; 2,940 Linear Feet of sewer cleaning and Closed Circuit Television (CCTV) inspection; 4,775 Linear Feet replacement of sanitary sewers by open cut method; 345 rehabilitation of sanitary house connections by various methods; 154 replacement of sanitary house connections by open cut; 170 rehabilitation of existing sanitary sewer manholes by various methods; 22 Vertical Liner Feet replacement of existing sanitary sewer with new sanitary sewer manholes and restoration of pavement, alleys, and sidewalks, and site restoration including planting trees.

MBE/WBE PARTICIPATION:

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code. The MBE and WBE goals assigned to the original agreement are:

MBE: 18.00%
WBE: 16.00%

Department of Public Works/Office of Engineering and Construction – Amendment No. 1 to the Agreement for SC 950R, Post Award Services for Caroline Street Stormwater Pumping Station Improvements

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of Amendment No. 1 to the Agreement for Sanitary Contract No. 950R, Post Award Services for Caroline Street Stormwater Pumping Station Improvements with Dewberry Engineers, Inc. The period of Amendment No. 1 to the Agreement if effective upon Board approval for two and a half years, or until the upset limit is reached, whichever occurs first.

AMOUNT OF MONEY AND SOURCE:

$35,416.33 – 9956-904549-9551-900020-703032

BACKGROUND/EXPLANATION:

This First Amendment that will increase the duration time of the contract by 12 months for a total contract duration time of 32 months. The current expiration date is April 4, 2021 and the new expiration date is April 4, 2022. This Amendment is within the original scope of work and was requested by the Agency. The Office of Engineering and Construction is requesting a time extension and upset limit increase on the Post Award Services for S.C. 950R so that sufficient engineering and project closeout services will be available to the City. The contractor was given a time extension of 162 calendar days extending the contract completion date to June 30, 2020. In addition, the contractor's schedule is now forecasted to extend through the end of August due to fabrication and delivery delays with the control panel and other equipment items. As a result, there will be additional project management and administrative work and other technical effort required during the extended construction period as well as additional effort required by the team to address the new design elements which were not included in the original construction contract. These efforts include removal of the planned electrical duct bank and replacement of the controls system with a wireless system to accommodate the Living Classrooms future expansion on the site. This school expansion, which was not known during the design period would require removal of the electrical duct bank within 2 to 3 years.

The scope of the original agreement includes the Consultant providing Post Award Engineering Services to assist the City of Baltimore during the Caroline Street Stormwater Pumping Station Upgrades project under S.C. 950R. The engineering services include: review of shop drawings; responding to request for information; reviewing Proposed Change Orders (PCO's); preparing operational and maintenance manuals; and providing assistance to train the station personnel in the operation and maintenance of equipment and systems being furnished under the contract. In addition, the Consultant will conduct conditional acceptance, and prepare punch list items and a final acceptance inspection.

Department of Public Works/Office – cont'd
of Engineering and Construction

MBE/WBE PARTICIPATION:

The Vendor will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to the original agreement are **MBE:** 14% and **WBE:** 7%.

AUDITS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.

APPROVED BY MWBOO ON OCTOBER 29, 2020.

(The Amendment No. 1 to the Agreement has been approved by the Law Department as to form and legal sufficiency.)

TRANSFER OF FUNDS

AMOUNT	FROM ACCOUNT/S	TO ACCOUNT/S
$243,179.80 (Revenue Bond)	9956-923025-9549 (Caroline St. Pumping Station)	9956-904549-9551 (Construction)

This transfer of funds will cover a deficit in SC-950 Caroline Street Pumping Station Renovations.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

Baltimore City Fire Department (BCFD) – Third Renewal of the Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve the Third Renewal of the Agreement with the University of Maryland Emergency Medicine Associates, P.A. (UMEMA) for Emergency Medical Services (EMS) Medical Direction Services. The period of the third renewal of the agreement is July 1, 2020 through June 30, 2021.

AMOUNT OF MONEY AND SOURCE:

$512,800.00 - 1001-000000-3191-308700-603026

BACKGROUND/EXPLANATION:

The original agreement with the BCFD and the UMEMA for emergency medical direction for the BCFD's Emergency Medical Services Operational Program (EMSOP) was approved by the Board on July 12, 2017. The original agreement was then amended and approved by the Board on January 10, 2018 to add additional monies and update the names of the physicians.

The original agreement approved by the Board on July 12, 2017 was for the period July 1, 2017 through June 30, 2018, with three additional one-year terms, two of which were exercised for the period of July 1, 2018 through June 30, 2019 (approved by the Board on October 17, 2018), and July 1, 2019 through June 30, 2020 (approved by the Board on January 22, 2020). This third renewal option is for the period July 1, 2020 through June 30, 2021.

The third renewal is late because of the COVID-l9 pandemic, changes in funding sources, the termination of the BCFD's legal counsel, and the subsequent vacancy in that position impacting contract support.

MBE/WBE PARTICIPATION:

MWBOO approved a waiver for the original agreement on May 2, 2017 and there are no changes to the non-personnel expenses.

MWBOO GRANTED A WAIVER ON MAY 2, 2017.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

* * * * * * *

The Board is requested to

approve award of

the formally advertised contracts

listed on the following page:

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to the low bidder meeting specifications,

or reject bids on those as indicated

for the reasons stated.

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Bureau of Purchases

1.	B50006011, Waste Water Clarifier Cleaning Services for the Back River Wastewater Treatment Plant	Synagro Central, LLC	$1,173,100.00

(Department of Public Works)

MBE/WBE PARTICIPATION:

On September 27, 2020, MWBOO determined no goals would be set because of no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON SEPTEMBER 27, 2020.

Police Department – Professional Services Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize the termination of the Professional Services Agreement with Persistent Surveillance Systems, LLC, an Ohio Limited Liability Company. The period of the agreement was effective upon Board approval for one year.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

On April 1, 2020, the Board authorized the execution of the Memorandum of Understanding pursuant to which the Contractor undertook a pilot program for the purpose of testing and rigorously evaluating the AIR technology.

From May through October of 2020, the Contractor flew aircraft over Baltimore City to collect imagery data that was subsequently analyzed in an effort to support the Baltimore Police Department's investigation of certain violent crimes as specified in the Memorandum of Understanding. The AIR pilot program was at all times intended to be limited in its scope and duration.

The pilot period has now concluded, and the Baltimore Police Department has no plan to renew or extend the program for the foreseeable future. It is therefore requested that the Board of Estimates authorize the Baltimore Police Department to exercise its unilateral termination right pursuant to Section 9.1 of the Memorandum of Understanding.

MBE/WBE PARTICIPATION:

N/A

12:00 NOON

ANNOUNCEMENT OF BIDS RECEIVED

AND

OPENING OF BIDS, AS SCHEDULED