



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. Jason Mitchell**  
From: **Council President Nick J. Mosby**  
Date: **October 18, 2021**  
Re: **Board of Estimates Agenda Items for October 20, 2021 at 9:00am**

The items on the Board of Estimates Agenda for October 20, 2021 are to be assigned as follows:

### **ROUTINE AGENDA ITEMS: (To be acted upon collectively)**

- P 1 BOARDS AND COMMISSIONS
- P 2 Environmental Control Board – Transfer to Baltimore Civic Fund
- P 3 Circuit Court for Baltimore City – Grant Award
- P 4 Mayor’s Office of Employment Development – Provider Agreement
- P 5 Office of the City Council President – Consultant Agreement
- P 6 Mayor’s Office of Minority and Women-Owned Business Development – Consultant Agreement
- P 7-9 Mayor’s Office of Homeless Services – Provider Agreements
- P 10-11 Mayor’s Office of Children and Family Success – Provider Agreements
- P 12 Mayor’s Office of Children and Family Success – Rental Assistance Grant Agreement
- P 13-14 Mayor’s Office of Children and Family Success – Agreement
- P 15-21 Department of Housing and Community Development – HOME Investment Partnership Program Loan
- P 22-23 Department of Housing and Community Development (DHCD) – Grant Agreements and Ratification of Agreement
- P 24 Baltimore Development Corporation – Lease Agreement
- P 25 Department of Housing and Community Development – Options
- P 26-29 Health Department – Agreements and Grant Agreements
- P 30-31 Health Department – Notifications of Grant Awards
- P 32-38 INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS
- P 39 Bureau of Procurement – Pay Confirming Invoices
- P 40 Department of Finance – 2021 Bulk Tax Sale
- P 41-47 EXTRA WORK ORDERS AND TRANSFERS OF FUNDS
- P 48 Department of Public Works (DPW) – Ratification of Amendment to Agreement
- P 49 Department of Public Works (DPW) – Amendment No. 1 to Memorandum of Understanding
- P 50 Department of Public Works/Office of Engineering and Construction - Partial Release of Retainage
- P 55-56 Department of Real Estate - Assignment of Tax Sale Certificate
- P 57 Department of Transportation – Developers’ Agreements
- P 58 Department of Transportation – Task Assignment
- P 59-60 Department of Transportation – Task Assignment
- P 61 Department of Transportation – Task Assignment
- P 62 Department of Transportation – Task Assignment

- P 63 Department of Transportation – Expenditure of Funds
- P 65-69 Department of Housing and Community Development – Ratification of CDBG Agreements
- P 69 Closing

**NON-ROUTINE AGENDA ITEMS: (To be acted upon individually)**

- P 51-54 Department of Real Estate (DoRE) - Land Disposition Agreement
- P 64 Office of the Comptroller – Status Report on Corrective Actions

## **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 website and the Secretary to the Board's website.

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 OCTOBER 20, 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: 179 478 0446.) 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 (443) 984-1696 (ACCESS CODE: 0842939) AND/OR STREAM IT LIVE USING THE FOLLOWING LINK:**

**<https://www.charmtvbaltimore.com/live-stream>**

**3. EFFECTIVE MARCH 9, 2021, THE BOARD SUBMISSION DEADLINE IS WEEKLY ON TUESDAY AT 11:00 A.M.**

## **BOARD OF ESTIMATES' AGENDA – OCTOBER 20, 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:

Concrete General, Inc.	\$288,900,000.00
CTG, Inc.	\$ 1,500,000.00
Young's floor Service and Remodeling Company, Inc.	\$ 1,500,000.00

#### 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:

Daniel Consultants, Inc.	Engineer
Environ-Civil Engineering, Ltd.	Engineer
Kim Engineering Inc.	Engineer
Koffel Associates, Inc.	Engineer
Mott MacDonald, LLC	Engineer
Nova Consulting, Inc.	Engineer
The Robert B. Balter Company	Engineer
WSP USA Inc.	Architect Landscape Architect Engineer

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Environmental Control Board – Transfer to Baltimore Civic Fund

**ACTION REQUESTED OF B/E:**

The Board is requested to approve a Transfer of Funds to the Baltimore Civic Fund for BMORE Beautiful's Care-A-Lot program and Say YES! (Youth Environmental Stewards) program.

**AMOUNT OF MONEY AND SOURCE OF FUNDS:**

\$219,273.00 – 1001-000000-1170-769300-607001

**BACKGROUND/EXPLANATION:**

The Environmental Control Board requests approval to transfer funds to the Baltimore Civic Fund for the 2021 Care-A-Lot grow season and for the Fall session of the Say YES! program.

Care-A-Lot provides grants to Baltimore neighborhoods working to maintain identified vacant lots within their community. Say YES! provides grants to Baltimore neighborhoods that are mentoring and working with youth participants. In addition to receiving mentorship, the youth participants will also complete cleaning and beautification projects within their community.

The requested funds will allow for the maintenance of over 1,000 City lots and the engagement of over 150 Baltimore City youth. Moreover, the funds will be dispersed based on invoices indicating work completed.

**MBE/WBE PARTICIPATION:**

This is a transfer in order to provide funding to communities and youth participants that are beautifying lots in their own neighborhood. It is not a contract.

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Circuit Court for Baltimore City – Grant Award

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize acceptance of a Grant Award from the Administrative Office of the Courts, Mediation and Conflict Resolution Office (MACRO). The period of the award is July 1, 2021 through June 30, 2022.

**AMOUNT OF MONEY AND SOURCE:**

\$233,410.03 - 5000-514922-1100-804100-405001

**BACKGROUND EXPLANATION:**

The MACRO grant will provide funding to support and expand the conflict resolution programs offered through the Circuit Court for Baltimore City. The funds will be utilized to cover the salary and fringe cost for the Program Director and Deputy Director, plus additional costs associated with running the program.

The Grant Award is late because of delays in the administrative process.

**APPROVED FOR FUNDS BY FINANCE**

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

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



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Mayor's Office of Employment Development – Provider Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Provider Agreement with Jane Addams Resource Corporation-Baltimore. The period of the agreement is May 1, 2021 through October 31, 2022.

**AMOUNT OF MONEY AND SOURCE:**

\$163,350.00 - 4000-445021-6312-467205-603051

**BACKGROUND/EXPLANATION:**

On March 31, 2021 MOED received approval from the Board of Estimates to accept the prime award of Fostering Opioid Recovery Through Workforce Development Grant Award from the Maryland State Department of Labor, Licensing and Regulation in the amount of \$1,400,000.00 that will support this sub-recipient agreement.

The purpose of this sub-recipient agreement is to secure the services of the Provider to align and coordinate the form and delivery of workforce support services for workers who experience barriers to gainful employment due to misuse of opioids and other substances.

The agreement is late because additional time was necessary to reach a comprehensive understanding between the parties.

**MBE/WBE PARTICIPATION:**

N/A - This is a Professional Services Contract.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Office of the City Council President – Consultant Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Agreement with Maryland Youth and the Law, Inc. (formerly known as the Professional Development and Training Center, Inc.) for the Baltimore City Council Page Program for Baltimore City Youth. The period of the agreement is September 1, 2021 through May 31, 2022.

**AMOUNT OF MONEY AND SOURCE:**

\$12,400.00 - 1001-000000-1000-104800-603026

**BACKGROUND/EXPLANATION:**

The organization will use these funds to recruit, train, and provide stipends for the selected candidates and ongoing support for the City Council Page Program. High school students go through a screening process where they are interviewed and selected based on their interest in Baltimore City Government and the legislative process.

Maryland Youth and the Law will manage the recruiting and training of students, the training of participating City Council staff, and other necessary program elements. The Office of City Council President Nicholas J. Mosby will promote and support the program while inviting two high school students to participate in the Page Program. Program participants will be given the opportunity to learn about City government and interact with significant public officials.

The youth will have a chance to strengthen their self-confidence, develop leadership skills, and learn from positive role models. Programs like the City Council Page Program are essential in taking kids off the streets and getting them involved in productive activities which will enable them to flourish academically, socially, and emotionally. This contract is late due to administrative delays.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Mayor's Office of Minority and Women-Owned – Consultant Agreement Business Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Consultant Agreement with Anthony W. Robinson. The period of the agreement is July 1, 2021 through June 30, 2022, unless terminated earlier according to the terms of this Agreement. The Board may extend the Term of this Agreement for four 1-year periods under the same terms and conditions contingent upon the annual or semi-annual renewal of the MBDA grant award.

**AMOUNT OF MONEY AND SOURCE:**

\$55,500.00 – 4000-405521-1250-775600-603051

**BACKGROUND/EXPLANATION:**

Anthony W. Robinson will serve as Business Consultant for the Mid-Atlantic Minority Business Development Agency (MBDA) Advanced Manufacturing Project (AMP) Center in Baltimore.

This action is in support of the Mid-Atlantic Region MBDA Advanced Manufacturing Project. This grant facilitates providing minority businesses directly and tangentially in the manufacturing sector with access to capital, access to contracts, and access to strategic consulting.

The agreement is late because of the administrative process.

**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.)

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**BOARD OF ESTIMATES**

**10/20/2021**

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, 2021 through June 30, 2022, unless otherwise indicated.

1. **HOUSE OF RUTH MARYLAND, INC.** **\$ 164,358.00**

Account: 5000-529122-3572-766300-603051

The City has received a Maryland Department of Housing and Community Development grant to undertake the Homelessness Solutions Program (HSP). House of Ruth Maryland, Inc. will utilize the funds to provide an emergency shelter and supportive services to 20 victims made homeless from domestic violence in the City of Baltimore. The Provider will offer medium term rental assistance services under their Emergency Shelter & Motel Program.

**MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.**

2. **PROJECT PLASE, INC.** **\$ 164,250.00**

Account: 5000-502822-3572-766300-603051

The City has received a Maryland Department of Human Services grant to undertake the Department of Social Services Grant Program. Project Plase, Inc. will utilize the funds to operate an emergency shelter for 10 individuals experiencing homelessness in the City of Baltimore. Services will be provided under their Temporary Shelter Program.

**MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.**

The agreement is late because of a delay at the administrative level.

3. **THE BALTIMORE STATION, INC.** **\$ 198,000.00**

Account: 5000-529122-3572-766800-603051

The City has received a Maryland Department of Housing and Community Development grant to undertake the Homelessness Solutions Program. The Baltimore Station, Inc. will utilize the funds to provide transitional housing to 180

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**10/20/2021**

Mayor's Office of Homeless Services – cont'd

individuals and/or families experiencing homelessness in the City of Baltimore. Services will be provided under their Transitional Housing Program.

**MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.**

- 4. **FAMILY AND CHILDREN'S SERVICES OF CENTRAL MARYLAND, INC. T/A SPRINGBOARD COMMUNITY SERVICES** **\$ 115,863.00**

Account: 5000-529122-3573-789200-603051

The City has received a Maryland Department of Housing and Community Development grant to undertake the Homelessness Solutions Program. Family and Children's Services of Central Maryland, Inc. T/A Springboard Community Services will utilize the funds to provide medium term rental assistance for those that are experiencing homelessness in the City of Baltimore. Services will be provided under their T/A Community Services program.

**MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.**

- 5. **T.I.M.E. ORGANIZATION, INC.** **\$ 400,790.00**

Account: 5000-529122-3572-766301-603051

The City has received a Maryland Department of Housing and Community Development grant under the Emergency Housing Program. The Program provides funds for emergency housing and related administrative costs for services for the homeless population within the State of Maryland. The T.I.M.E. Organization, Inc. will act as a pilot program to provide mental health services on site at four emergency shelter locations. The T.I.M.E Organization, Inc. will also provide on-call emergency response for mental/behavioral health crisis incidents. The period of the agreement is August 1, 2021 through June 30, 2022.

**MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.**

The agreements are late because of a delay at the administrative level.

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**BOARD OF ESTIMATES**

**10/20/2021**

Mayor's Office of Homeless Services – cont'd

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Mayor's Office of Children and Family Success – cont'd

As a Provider, the University of Maryland, School of Social Work: Institute for Innovation and Implementation will design, implement, and evaluate the B'More Reconnects Project, funded by the Second Chance Act. The period of the agreement is October 1, 2020 through September 30, 2023.

The agreement is late because of administrative coordination, program development, and selection of the qualified provider to receive the contract.

**MWBOO GRANTED A WAIVER ON SEPTEMBER 8, 2021.**

**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.)



## AGENDA

**BOARD OF ESTIMATES**

**10/20/2021**

Mayor's Office of Children and Family Success – Rental Assistance Grant Agreement

### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the use of the updated template Rental Assistance Grant Agreement on behalf of the Eviction Prevention Program. The use of the template is effective upon Board approval through September 30, 2025.

### **AMOUNT OF MONEY AND SOURCE:**

N/A

### **BACKGROUND/EXPLANATION:**

The Mayor's Office of Children and Family Success (MOCFS) is administering Baltimore City's Eviction Prevention Program supporting City families in need by providing financial assistance to eligible grantees to cover the cost of rent, rent arrears, utilities and home energy cost and other incurred expenses related to housing due directly or indirectly to COVID-19.

The funding sources for the Eviction Prevention Program are a mix of Federal, State and local, from the Department of Treasury, Department of Housing and Urban Development, the State of Maryland and Affordable Housing Trust Fund. Some of these funding sources require the execution of Rental Assistance Grant Agreements between the City and the recipient of the grant funds (the landlord). On May 19, 2021, the Board approved the template Rental Assistance Grant Agreement.

To bring clarity to the template Rental Assistance Grant Agreement approved by the Board on May 19, 2021, MOCFS worked collaboratively with tenant advocates and representatives from the landlord community to make minor modification to the wording.

### **MBE/WBE PARTICIPATION:**

MBE participation is not applicable as this item is a grant agreement to receive funds.

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**BOARD OF ESTIMATES**

**10/20/2021**

Mayor’s Office of Children and Family Success – Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Agreement with The Family League of Baltimore City, Inc. (Family League). The period of the agreement is retroactive from July 1, 2021 through June 30, 2024.

**AMOUNT OF MONEY AND SOURCE:**

<b>Budget Account Number (BANs)</b>	<b>Budget Function</b>	<b>Amount</b>
1001-000000-3850-630500-607001	Pre & Postnatal Home Visiting	\$ 1,098,620.00
1001-000000-4460-692000-607001	Out of School Time	\$ 6,883,614.00
1001-000000-4460-715800-607004	Directed Funding	\$ 346,000.00
1001-000000-4460-798400-607001	Expanded Youth Programming	\$ 2,611,048.00
<b>Total</b>		<b>\$ 10,939,282.00</b>

**BACKGROUND/EXPLANATION:**

The Family League is the City of Baltimore’s Local Management Board. It is a quasi-government non- profit organization that works with a range of partners to develop and implement initiatives that improve the well-being of Baltimore's children, youth, and families. The Family League's work touches the lives of tens of thousands of Baltimore families each year.

The grant funds will support the administration of Community and School Engagement partnerships consisting of Out of School Time (OST) and community school programs operated by community-based organizations. OST programs support academic skills development of youth and provide enrichment activities in areas such as athletics and the arts. Community schools facilitate a network of partnerships between the school and other community resources that promote student achievement and family and community well-being. Programs are expected to have a positive impact on school attendance and reduce incidences of negative behavior for participants.

In FY 2022, funds will support 44 community schools and 41 OST programs. Funds will also support the provision of training and technical assistance to ensure that services are delivered with high quality and with consistency as well as summer programming. In addition, the Family League will provide direct support to the University of Maryland Extension-Baltimore City and AARP's Experience Corps programs.

The grant funds will also support prenatal and postnatal home visiting programs for

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#### Mayor's Office of Children and Family Success – cont'd

pregnant women and women with young children at various locations in Baltimore City. It will further support the implementation of a prenatal health literacy program designed to educate women about pregnancy, build health literacy skills, increase self-efficacy, and provide social support. The Family League's sub-grantees are affiliated with the B'More for Healthy Babies Initiative (BHB) of the Baltimore City Health Department and will implement the Healthy Families America program, an evidence-based home visiting model.

The intended outcomes of these prenatal and postnatal programs under this agreement are (1) a reduction in poor birth outcomes of low-birth weight and premature birth and (2) a reduction in the number of infant deaths due to unsafe sleep practices.

The grant funds will be made available to the Family League as follows: the first installment will be in the amount of \$5,469,641.00 and will be paid to the Family League after the agreement has been approved by the Board and upon submission of an invoice; and \$2,734,820.50 will be paid quarterly for the next two quarters of the period of the agreement after invoices are submitted.

The term of this agreement is three years, which will encompass FY 2022, FY2023, and FY2024. This term will allow the Family League to better align its RFP process and programming with the City's budget cycle. The funding for this term is only for FY 2022. Funding for FY 2023 and FY2024 is contingent upon appropriations and approval of the budget and scope of services by the Board.

This Agreement is late because grant award letters are sent to recipients only after approval of the budget. Processing of the letters and the subsequent programming of the funds occur after July 1st, so the item was unable to be approved prior to July 1, 2021.

#### **MBE/WBE PARTICIPATION:**

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

Department of Housing and – HOME Investment Partnership Program Loan  
Community Development

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve a HOME Investment Partnerships Program Loan in an amount of \$2,250,000.00 (the City HOME Loan) to 420 Aisquith, LLC (the Borrower), 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). Proceeds of the City HOME Loan will be used to support a portion of the hard costs of the new construction of 420 Aisquith Apartments (also known as Somerset 3), as part of the Perkins Somerset Oldtown Transformation Plan. The building will include 52 affordable rental units (the Affordable Units) reserved for tenants with incomes at 60% or below of the area median income (AMI), adjusted for family size, within a larger 72-unit mixed-income rental development. Thirty-six of the Affordable Units are replacement public housing units for residents of the former Perkins and Somerset Homes under a new 20-year Project Based Rental Assistance contract.

The Board is further 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 approval by the Department of Law.

#### **AMOUNT OF MONEY AND SOURCE:**

\$2,250,000.00 – 9910-904590-9610  
City HOME Loan

#### **BACKGROUND/EXPLANATION**

Mission First Housing Development Corporation (MFHDC), in conjunction with The Henson Development Company, Inc. (THDC), are expecting to construct the four-story building, which includes at-grade parking with a second-floor central courtyard and other shared amenities, to be known as 420 Aisquith Apartments (the Project) on a parking lot adjacent to the former public housing development known as Somerset Homes that is currently owned by the City but controlled by the Housing Authority of Baltimore City (HABC), pursuant to a Memorandum of Understanding between the HABC and the City. Upon completion, the redeveloped structure will be part of a multi-phase development known as Perkins Somerset Old Town (PSO) Transformation Plan.

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### BOARD OF ESTIMATES

10/20/2021

#### DHCD – cont'd

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, the 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 that 2,172 units will be developed for the PSO Transformation Plan, and the 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% will be a combination of public housing replacement units and affordable units, with most of such units at the new Perkins site.

It is expected that 420 Aisquith, LLC (the Borrower) will obtain site control through a Ground Lease or other similar agreement (the Ground Lease) by and between the Borrower and Baltimore Affordable Housing Development, Inc. (BAHD), an affiliate of HABC. The Ground Lease 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 \$1,100,000.00 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 72 residential rental units that will include the 52 Affordable Units (consisting of 36 replacement public housing units (RAD/PBV) and 16 unassisted Low-Income Housing Tax Credits (LIHTC) units) and the 20 market-rate units. The Project is expected to feature units with an approximate unit mix as follows: 41 one-bedroom units and 31 two-bedroom units.

Of the replacement public housing units, it is currently expected that 18 will be restricted to residents earning up to 30% or less of the AMI, 3 will be restricted to residents earning up to 50% or less of the statewide median income, and 15 will be restricted to residents earning up to 50% or less of the AMI adjusted for family size to avoid displacement of tenants whose incomes have grown beyond 30% of the AMI since first moving into public

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### BOARD OF ESTIMATES

10/20/2021

#### DHCD – cont'd

housing. The remaining unassisted LIHTC units will be restricted to families making 60% or less of the AMI adjusted for family size. 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 be financed using 4% LIHTC as well as other public and private sources detailed below. Somerset 3 represents the third phase of the larger revitalization effort contemplated by the PSO Transformation Plan. The City HOME Loan will be used solely to finance a portion of the hard construction costs of the Affordable Units associated with the Project.

An appraisal was prepared on July 1, 2021 by Cushman & Wakefield. The appraisal found the “as is” value of the land to be \$1,100,000.00 and the “as proposed” value at restricted and market rents assuming stabilized occupancy, as of the current date, to be \$11,000,000.00. The appraised value is below the total cost of the Project. This is common in transactions involving the 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 City HOME Loan under these circumstances. A copy of the appraisal was provided to the Office of Real Estate for their review.

#### **AMOUNT OF MONEY AND SOURCE:**

<b>Sources</b>		<b>Uses</b>	
Freddie Mac TEL*	\$ 7,525,000.00	Construction	\$21,305,183.00
CDA National Housing Trust	3,300,000.00	Construction Fees	2,233,251.00
CDA Partnership Rental Housing	1,000,000.00	Financing Fees	1,879,672.00

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**10/20/2021**

DHCD – cont'd

City HOME Loan**	2,250,000.00	Acquisition	1,230,000.00
HABC Seller's Note	1,100,000.00	Developer's Fee	3,000,000.00
HABC CNI Funds	1,173,000.00	Syndication Costs	128,108.00
Infrastructure Loan	2,900,000.00	Guarantees/Reserves	648,441.00
Sponsor Loan	500,000.00		
LIHTC Equity	9,513,320.00		
Deferred Fee	1,163,335.00		
	<b>\$30,424,655.00</b>		<b>\$30,424,655.00</b>

\* Represents permanent amount of the Tax-Exempt Loan

\*\* City HOME Loan is available in Account No. - 9910-904590-9610

**PARTICIPATING PARTIES**

**A. Developer**

The Borrower (420 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**

Harkins Builders will act as the general contractor and post 100% payment and performance bond. Grimm + Parker 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 DHCD, a principal department of the State of Maryland, as described below.

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 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.

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

DHCD – cont'd

#### FREDDIE MAC TAX-EXEMPT LOAN – 1st Lien Position

The Freddie Mac Tax-Exempt Loan (TEL) is a “back to back” loan structure. Under this structure, JPMorgan Chase Bank, N.A. (“Chase”) will loan approximately \$14,525,000.00 to the CDA (the Funding Loan). Interest thereon will be one-month LIBOR Rate plus 175 basis points. The CDA then loans the proceeds of the Funding Loan to the Borrower (the Project Loan). At the end of the 16-month construction period plus lease-up and stabilization of an additional 8-10 months (including any approved extensions), the Borrower will pay down approximately \$7,000,000.00 of the Funding Loan with the LIHTC equity, leaving a permanent loan in the approximate amount of \$7,525,000.00 in place (the Permanent Loan). The Permanent Loan will be purchased from Chase by Freddie Mac with M&T Bank as the servicer.

The Permanent Loan will have a term of 17 years (with a 40-year amortization schedule) and an interest rate of approximately 311 basis points over the interest rate on 10-year United States Treasury securities plus a 25-basis point CDA fee, or approximately 4.96%.

#### CDA HTF LOAN AND PRHP LOAN– Joint 2<sup>nd</sup> Lien Position

The CDA will make two loans to fund permitted development costs that will have a shared second-lien position. The first loan will be from its National Housing Trust Fund Program in an amount of up to \$3,300,000.00 (the HTF Loan), and the second loan will be from its Partnership Rental Housing Program in an amount up to \$1,000,000.00 (the PRHP Loan).

The HTF Loan will have a permanent loan period of 40 years following a construction period of up to 30 months, which will include up to three months for cost certification. No regular interest will be charged on the HTF Loan but upon conversion to the permanent loan period, principal and contingent interest will be due and payable on the HTF Loan in accordance with the CDA program requirements and applicable loan documents.

The PRHP Loan will have a permanent loan period of 40 years following a construction period of up to 30 months, which shall include up to three months for cost certification. Interest will be charged on the PRHP Loan at a rate of 0% per annum and so long as the PRHP Loan is not in default, all payment will be deferred until the loan period ends or the property is sold or refinanced, whichever happens first.

#### BALTIMORE CITY HOME LOAN – 3<sup>rd</sup> Lien Position

The City HOME Loan will be in the amount of \$2,250,000.00 (the “City HOME Loan”) and will have the same construction loan period as the HTF Loan. Following construction completion, the City HOME Loan will have a permanent loan period (the



## AGENDA

### BOARD OF ESTIMATES

10/20/2021

#### DHCD – cont'd

“City HOME Permanent Loan Period”) of 40 years. No regular interest will be charged on the City HOME Loan, but during the City HOME Permanent Loan Period, principal and contingent interest will be due and payable 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 City HOME Permanent Loan Period. The City HOME Loan will be long-term, subordinate debt.

#### CHOICE NEIGHBORHOOD FUNDS – 4<sup>th</sup> Lien Position

The BAHD will make a loan from Choice Neighborhood Initiative program funds in the approximate amount of \$1,173,000.00 (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 in accordance with the CDA program requirements and applicable loan documents.

#### SELLER TAKE-BACK NOTE – 5<sup>th</sup> Lien Position

As further described above, the Borrower is expected to obtain site control through the Ground Lease with an annual rent of \$10.00 per year. The Ground Lease is also expected to provide that the BAHD will make a seller take back loan in the principal amount of \$1,100,000.00 (the BAHD Seller Take-Back Loan). The BAHD Seller Take-Back Loan will have a construction period not to exceed 30 months, which shall include up to three months for cost certification. The BAHD Seller Take-Back Loan will mature 40 years after the end of the construction period. No regular interest will be charged on the BAHD Seller Take-Back Loan but during the applicable permanent loan period, principal and contingent interest will be due and payable in accordance with the CDA program requirements and applicable loan documents.

#### SPONSOR LOANS – 6<sup>th</sup> and 7<sup>th</sup> Lien Positions

The sponsor of the Project will be making two loans to the Borrower that will have a lien position subordinate to the City HOME Loan. MFHDC will make a subordinate loan in the principal amount of \$500,000.00 (the “Sponsor Loan”), which loan will be funded by a grant from Capital One for \$50,000.00 and a second grant consisting of \$450,000.00 in Capital Magnet Funding, a program from the U.S. Treasury. The Sponsor Loan will have a permanent term of at least of 40 years with an interest rate of 4%.

The MFHDC and THDC, or an affiliate thereof, will make a subordinate loan in the approximate principal amount of \$2,900,000.00 (the Infrastructure Loan). The Infrastructure Loan will be funded by sources agreed to by the MFHDC, THDC, and the

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

DHCD – cont’d

rest of the financing parties, which sources may include proceeds of the City’s Tax Increment Financing (TIF) bonds for the PSO Transformation Plan, the first series of which is expected to be sold in late 2021 or early 2022. The Infrastructure Loan will have a permanent term of at least 40 years with an interest rate of 3%.

**D. Other Financing**

LIHTC EQUITY

The CDA has awarded approximately \$1,012,157.00 in 4% LIHTC for 420 Aisquith Apartments. The syndication of these LIHTC with Enterprise Housing Credit Investments, LLC (or an affiliate thereof) is currently expected to generate approximately \$9,513,320.00 in equity for the Project.

**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 waiver or exception has been made.

**APPROVED FOR FUNDS BY FINANCE**

**TRANSFER OF FUNDS**

<b><u>AMOUNT</u></b>	<b><u>FROM ACCOUNT/S</u></b>	<b><u>TO ACCOUNT/S</u></b>
<b>\$2,250,000.00</b>	9910-923006-9609	9910-904590-9610
Federal Revenue	HOME Program (Reserve)	420 Aisquith Apartments/ Somerset 3 Home

This transfer of funds will be used to support a portion of the hard costs of the new construction of 420 Aisquith Apartment. The building will include 52 affordable rental units reserved for tenants with incomes at 60% of the Area Median Income within a larger 72-unit mixed-income rental development. The loan will have a 40-year term and will be repaid from a portion of surplus cash after servicing the first mortgage according to the State of Maryland’s Community Development Administration’s Contingent Interest Calculator.

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

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

The Board is requested to approve and authorize execution of the various Grant Agreements (Agreements) with the listed Grantees. The period of the Agreement is effective upon Board approval for 24-months. The Board is further requested to ratify the agreement with Strong City Baltimore, Inc. The period of the agreement was July 1, 2020 through June 30, 2021.

- 1. **HOUSING DEVELOPMENT AND NEIGHBORHOOD PRESERVATION CORPORATION (HDNPC) \$200,000.00**

Account: 9910-903241-9588-900000-706032

Through the CCG Capital program, the HDNPC was awarded \$200,000.00 for the reimbursement of rehabilitation and construction costs associated with its Henneman Avenue Project, located at 2214 Henneman Avenue, and its Prentiss Place Project, located at 2212 and 2226 Prentiss Place.

- 2. **BELAIR-EDISON NEIGHBORHOODS, INC. \$ 76,448.00**

Account: 9910-903241-9588-900000-706032

Through the CCG Capital program, Belair-Edison Neighborhoods Inc. was awarded \$76,448.00 to renovate 3432 Belair Road in support of Belair Edison Neighborhood’s commercial rehabilitation efforts along the 3400 block of Belair Road.

**MBE/WBE PARTICIPATION:**

The Grantees have signed the Commitment to Comply with the Minority and Women’s Business Enterprise Program for the City of Baltimore.

- 3. **MARY HARVIN TRANSFORMATION CENTER COMMUNITY DEVELOPMENT CORPORATION \$250,000.00**

Account: 9910-903241-9588-900000-706032

Through the CCG Capital program, the Mary Harvin Transformation Center Community Development Corporation was awarded \$250,000.00 to reimburse the Grantee for its acquisition of 3501 E. Federal Street.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

DHCD – cont'd

**MWBOO GRANTED A WAIVER ON JULY 27, 2021.**

The DHCD’s community development strategies focus resources in disinvested and overlooked communities where City funds will spur growth and transformation and additional investment. The DHCD created the Community Catalyst Grants Program (CCG) a \$5,000,000.00 initiative to leverage assets and support community-led efforts that are essential to a neighborhood’s viability.

On January 31, 2019, the DHCD released the CCG Capital Grant Guidelines and Application. On August 28, 2019, the City awarded funding to 25 organizations.

Grantees may submit a written request to the DHCD asking for (x) a one-year extension to the period of the Agreement; and/or (y) a budget reallocation not to exceed 20% of the Grant Funds.

**4. STRONG CITY BALTIMORE, INC. \$ 55,000.00**

Account: 2089-208921-5930-818234-607001

Strong City Baltimore, Inc. provided Adult Literacy and English language instruction programs to approximately 500 adult residents in basic reading, writing, and math skills. The period of the agreement was July 1, 2020 through June 30, 2021.

The agreement is late because of subrecipient and administrative delays.

**MWBOO GRANTED A WAIVER ON SEPTEMBER 3, 2021.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Baltimore Development Corporation – Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Lease Agreement with C.L. Counseling, LLC, Tenant, for the rental of a portion of the property known as 2901 Druid Park Drive, Suite 202C, at the Business Center @ Park Circle, consisting of approximately 177 rentable square feet. The period of the Lease Agreement is July 1, 2021 through June 30, 2023, with an option to renew for an additional two-year period.

**AMOUNT OF MONEY AND SOURCE:**

Annual Base Rent

\$4,401.00 – Year 1

\$4,577.04 – Year 2

Upon execution of the renewal option, the base rent will increase by an amount equal to 4% from the previous 12-month period.

**BACKGROUND/EXPLANATION:**

C.L. Counseling, LLC will use the premises for an administrative office and for no other purpose.

**MBE/WBE PARTICIPATION:**

N/A

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Housing and Community Development – Options

**OPTIONS/CONDEMNATION/QUICK-TAKES:**

1. The Board is requested to approve the option to purchase the fee simple interest in 2734 Hugo Avenue. The owner is LaTarsha Bell.

<b>Amount</b>	<b>Account Number</b>	<b>Account Name</b>	<b>Project Name</b>
\$40,000.00	9910-904326-9588-900000-704040	Coldstream Homestead Montebello	Coldstream Homestead Montebello

2. The Board is requested to approve the option to purchase the \$90.00 ground rent interest in 2735 Hugo Avenue. The owner is Turk, LLC.

<b>Amount</b>	<b>Account Number</b>	<b>Account Name</b>	<b>Project Name</b>
\$825.00	9910-904326-9588-900000-704040	Coldstream Homestead Montebello	Coldstream Homestead Montebello

3. The Board is requested to approve the option to purchase the fee simple interest in 2414 N. Stockton Street. The owners are Reuben Powell and Alethia Powell.

<b>Amount</b>	<b>Purpose</b>	<b>Account Number</b>	<b>Account Name</b>	<b>Project Name</b>
\$34,000.00	FMV	9910-905162-9588-900000-704040	CORE: WHOLE BLK & Half BLK LR.	Demolition

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

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Health Department – Agreements and Grant Agreements

The Board is requested to approve and authorize execution of the various Agreements and Grant Agreements.

AGREEMENTS

- 1. HEALTHCARE ACCESS MARYLAND, INC. (HCAM) \$ 1,617,939.00**

Account: 4000-421122-3080-294600-603051

The HCAM will provide administrative care coordination unit/ombudsman program services to assist Baltimore City residents in accessing comprehensive health care. The HCAM works closely with Managed Care Organizations (MCOs) to assist Medicaid/Medicare eligible clients to obtain proper and adequate health care services through their insurance and serve as a local resource for information to eligible residents in the City. The period of the agreement is July 1, 2021 through June 30, 2022.

The agreement is late because budget revisions delayed its processing.

**MWBOO GRANTED A WAIVER ON JULY 27, 2021.**

- 2. ASSOCIATED BLACK CHARITIES, INC. (ABC) \$11,937,986.00**

Account: 4000-427721-3023-273303-603051	\$11,402,111.00
4000-427721-3023-273302-603051	\$ 535,875.00

The ABC, as the Fiscal Agent, will be responsible for providing the day-to-day fiscal administration, contracting, and monitoring of provider expenditures to ensure the reasonableness of reimbursements requested by direct service providers and also ensure compliance with contractual fiscal requirements. During this term, the Department will be responsible for the programmatic services of Ryan White Part-A, including the Request for Proposal, selection of direct service providers, review of programmatic reports, and programmatic monitoring of providers. The purpose of the Ryan White Part-A Minority AIDS Initiative (MAI) program is to improve HIV-related health outcomes to reduce existing racial and ethnic health disparities. The period of the agreement is March 21, 2021 through February 28, 2022.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Health Department – cont'd

The agreement is late because of administrative delays.

**MWBOO GRANTED A WAIVER ON AUGUST 27, 2021.**

**3. ARMYN GAZDAR** **\$ 77,600.00**

Account: 6000-622121-3080-292300-603051

Under the terms of this Non-Construction Consultant Agreement, Ms. Gazdar will perform services in the area of Early Intervention Special Instruction and Evaluations for the Baltimore Infants and Toddlers Program. She will provide educational assessments of assigned children, complete standardized testing and interpret the results, direct special instruction services of the assigned children, and complete and submit written eligibility and progress reports, as required. In addition, Ms. Gazdar will identify children at risk for developmental delays as well as children that present with a high probability for a delay and assist in developing goals, outcomes, and completion of the Individual Family Service Plan. The period of the agreement is July 1, 2021 through June 30, 2022.

The Non-Construction Consultant Agreement is late because of administrative delays.

**MWBOO GRANTED A WAIVER ON AUGUST 27, 2021.**

The Minority and Women’s Business Opportunity Office (MWBOO) confirms the funding sources associated with the Baltimore City Health Department (BCHD) grant programs, technical agreements, and community health services are obtained through the Federal Government and State of Maryland. Through this fiduciary alliance, BCHD serves as a liaison and oversight agency to ensure funding is appropriated to the designated Citywide public health programs and services. Due to the restricted allocation of Federal and State funds, the Baltimore City MBE/WBE goals and MWBOO compliance monitoring are not applicable. For this reason, waivers are granted to warrant the appropriate approval for all Federal and State funded resources.

**AUDITS REVIEWED AND HAD NO OBJECTION.**



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Health Department – cont'd

GRANT AGREEMENTS

- 4. **STATE OF MARYLAND, OFFICE OF THE GOVERNOR, OPIOID OPERATIONAL COMMAND CENTER (OCC)** **\$ 859,563.00**

Account: 5000-505422-3070-286400-405001

Under the terms of this Grant Agreement, the funds will be used to allow the Department to administer services under the projects entitled Staying Alive Program and Overdose Prevention Team and The Spot. The services include opioid treatment, overdose prevention, and increased public awareness. The period of the Grant Agreement is July 1, 2021 through June 30, 2022.

The Grant Agreement is late because of administrative delays.

**MBE/WBE PARTICIPATION:**

N/A

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

- 5. **ABELL FOUNDATION** **\$ 0.00**

Account: No additional funding is associated with this action

On November 20, 2019 the Board approved acceptance of the Grant Agreement with Abell Foundation for the Family Planning Access Project, in the amount of \$176,100.00, for the period of October 1, 2019 through September 30, 2021.

The Department was unable to utilize the entire grant award because of COVID-19 related delays. As a result, on June 28, 2021 the Department requested an extension.

On June 29, 2021, the Abell Foundation granted a no-cost extension through June 30, 2022. The Board's approval of the no-cost extension will allow the Department to complete grant-related services.

## AGENDA

**BOARD OF ESTIMATES**

**10/20/2021**

Health Department – cont'd

The no-cost extension of the Grant Agreement is late because of administrative delays.

**MBE/WBE PARTICIPATION:**

N/A

**AUDITS NOTED THE NO-COST TIME EXTENSION.**

**APPROVED FOR FUNDS BY FINANCE**

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



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Health Department – cont'd

<u>Amount</u>	<u>Senior Center Location</u>	<u>Account Number</u>
2,610.00	Dept. of Recreation & Parks (Cherry Hill)	5000-535722-3024-761402-603051
10,210.00	Edward A. Myerberg Senior Center, Inc.	5000-535722-3024-761403-603051
11,060.00	Forest Park Senior Center, Inc.	5000-535722-3024-761404-60305
17,480.00	Harford Senior Center	5000-535722-3024-805100-603051
4,390.00	Govans Center for Retired Persons, Inc. (Senior Network Center)	5000-535722-3024-761405-603051
5,340.00	Greenmount Senior Center	5000-535722-3024-761406-603051
9,049.00	Hatton Senior Center, Inc.	5000-535722-3024-750000-603051
5,290.00	John Booth Senior Center, Inc.	5000-535722-3024-750100-603051
9,840.00	Oliver Senior Center, Inc.	5000-535722-3024-750200-603051
12,650.00	Sandtown-Winchester Senior Center, Inc.	5000-535722-3024-750400-603051
11,980.00	Waxter Senior Center, Inc.	5000-535722-3024-750500-603051
13,149.00	Wayland Village Center, Inc.	5000-535722-3024-761407-603051
<u>8,860.00</u>	Zeta Senior Center, Inc.	5000-535722-3024-750600-603051
<b>\$133,008.00</b>	<b>- Total</b>	

The NGA will allow the Department to provide funding to the above listed Senior Center for program activities and services for senior center participants. The period of the NGA is July 1, 2021 through June 30, 2022.

The NGA is late because of administrative delays.

(The terms and conditions of the Notifications of Grant Awards have been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS**

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

- |  |         |         |
|--|---------|---------|
| 1. MARCON ENGINEERING, INC.  | \$ 0.00 | Renewal |
| Contract No. B50005860 – OEM Parts and Service for Marine Skimmers & Fire Boats Department of General Services, Fleet Management – P.O. No.: P549307 |         |         |

On October 23, 2019, the Board approved the initial award in the amount of \$8,000,000.00. The award contained three 1-year renewal options. This first renewal in the amount of \$0.00 is for the period October 31, 2021 through October 30, 2022, with two 1-year renewal options remaining. The above amount is the City’s estimated requirement.

**MBE/WBE PARTICIPATION:**

On July 23, 2019, MWBOO determined that no goals would be set because of no opportunity to segment the contract.

**MWBOO GRANTED A WAIVER ON JULY 23, 2019.**

- |  |                |          |
|--|----------------|----------|
| 2. SAFEWARE, INC.  | \$3,100,000.00 | Increase |
| Contract No. #4400008468 ICPA – Public Safety and Emergency Preparedness Equipment and Related Services – Baltimore City Fire Department – P.O. No.: P550079 |                |          |

On December 18, 2019, the Board approved the initial award in the amount of \$500,000.00. This increase is necessary to cover the cost of turn out gear replacement until the end of the contract term. This increase will make the award amount \$3,600,000.00. The contract expires September 30, 2023. The above amount is the City’s estimated requirement.

**MBE/WBE PARTICIPATION:**

Not applicable. This is a cooperative contract. Pursuant to Baltimore City Code Article 5, Subtitle 28, the Contract requires the vendor to make every good faith effort to utilize Minority and Women’s Business Enterprises as subcontractors and suppliers, whenever possible, if subcontractors are used.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS**

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

- |   |              |             |
|---|--------------|-------------|
| 3. POTTER AND PARSONS, INC.   | \$ 36,420.00 | Sole Source |
| Contract No. 08000 – 6” Double Disc Pumps – Department of Public Works – Waste Water – Back River – Req. No.: R882068 |              |             |

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

**STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT**

Potter and Parsons, Inc. is the sole distributor of Wastecorp Pumps, LLC in the State of Maryland. The Vendor will be providing the Wastecorp Model 6DDwp-SBV and accessories as needed for operations. The period of the award is effective upon Board approval through July 19, 2022. The above amount is the City’s estimated requirement.

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

**MBE/WBE PARTICIPATION:**

Not applicable. This meets the requirement for certification as a sole source procurement as these commodities are only available from the distributor and are not available from subcontractors.

- |   |               |           |
|---|---------------|-----------|
| 4. <u>TRANSAXLE, LLC</u>  | \$ 250,000.00 | Agreement |
| Contract No. 08000 – Muncie Pumps – O.E.M. Parts, Service and Warranty – Department of General Services – Fleet – Req. No.: R877680 |               |           |

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS**

<b>VENDOR</b>	<b>AMOUNT OF AWARD</b>	<b>AWARD BASIS</b>
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Bureau of Procurement – cont'd

**STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT**

The Board is requested to approve and authorize execution of an Agreement with Transaxle, LLC. The period of the agreement is October 20, 2021 through August 31, 2024.

The Vendor is the manufacturer's sole authorized source of these products which must be compatible with the City's fleet of vehicles and equipment. The above amount is the City's estimated requirement.

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

**MBE/WBE PARTICIPATION:**

Not applicable. This meets the requirement for certification as a sole source procurement as these commodities are only available from the distributor and are not available from subcontractors.

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

- |    |  |                     |                  |
|----|--|---------------------|------------------|
| 5. | <u>GETINGE USA, INC.</u>   | <u>\$ 53,158.00</u> | <u>Agreement</u> |
|    | Contract No. 06000 – Microcomputer Controlled Steam Sterilizer – Department of Public Works – Bureau of Water and Wastewater – Office of Compliance & Laboratories – Req. No.: R864804 |                     |                  |

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

**STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT**

AGENDA

BOARD OF ESTIMATES

10/20/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

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

The end user agency, Department of Public Works – Office of Compliance & Laboratories needs to replace their End of Life Microcomputer Controlled Steam Sterilizer Machine, which is used to sterilize bio-hazardous waste within the Montebello Water Quality Laboratory. For operational system compatibility, this one-time purchase will be sourced through the Original Equipment Manufacturer, Getinge USA who will be solely responsible for furnishing the new machine, installation and 15-year warranty. The above amount is the City’s estimated requirement.

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

**MBE/WBE PARTICIPATION:**

Not applicable.

**MWBOO GRANTED A WAIVER ON JUNE 4, 2021.**

- |    |                              |                      |                  |
|----|------------------------------|----------------------|------------------|
| 6. | <u>MICROSOFT CORPORATION</u> | <u>\$ 175,840.00</u> | <u>Agreement</u> |
|----|------------------------------|----------------------|------------------|
- Contract No. 06000 – Master Services Agreement Number U6051173 – Baltimore City Office of Information and Technology – P.O. No.: P528315

The Board is requested to approve and authorize execution of an Agreement with Microsoft Corporation. The period of the agreement is retroactive from July 31, 2021 through September 22, 2022.

On July 30, 2014, the Board approved the initial award in the amount of \$690,252.00. Subsequent actions have been approved. This agreement will provide for the continuation of software maintenance, and technical support services required through the Premier Support option while a new agreement with Microsoft is established. The above amount is the City’s estimated requirement.





AGENDA

BOARD OF ESTIMATES

10/20/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

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

- 7. APPLIED TECHNOLOGY SERVICES
- BUSINESS SERVICES
- DIGICON CORPORATION
- BREKFORD CORPORATION
- DALY COMPUTERS, INC.
- EN-NET SERVICES, LLC
- THE LUCILLE MAUD CORP.
- USC/CANTERBURY CORP.
- STAR COMPUTER SUPPLY, LLC

	\$5,000,000.00	Increase and Extension
--	----------------	------------------------

Contract No. B50004091 – Computer Desktops, Laptops, and Tablets – Baltimore City Office of Information and Technology - P.O. Nos.: P534889, P534893, P534892, P534422, P534420, P534419, P534408, P534031 and P534030

On October 28, 2015, the Board approved the initial award in the amount of \$20,000,000.00. The award contained three renewal options. Subsequent actions have been approved and all renewals have been exercised. Due to the global component shortages substantially driving up computer costs, the current market is not advantageous for the City to advertise bids to establish new contracts for personal computer hardware. The requested extension will ensure the necessary provision of computer desktops, laptops, and tablets, for various end user agencies. This increase in the amount of \$5,000,000.00 will make the award amount \$30,000,000.00. The period of the extension is October 28, 2021 through October 27, 2022.

**MBE/WBE PARTICIPATION:**

On June 5, 2015, MWBOO determined that no goals would be set because of no opportunity to segment the contract.

**MWBOO GRANTED A WAIVER ON JUNE 3, 2015.**

AGENDA

BOARD OF ESTIMATES

10/20/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
---------------	------------------------	--------------------

Bureau of Procurement – cont'd

- |   |              |       |
|---|--------------|-------|
| 8. FERGUSON ENTERPRISE,<br>LLC  | \$ 33,915.26 | Award |
| Solicitation No. B50006342 – Provide Various Submersible Pumps – Department of Public Works – Req. No.: R881307 |              |       |

Vendors were solicited by posting on CitiBuy, eMaryland Marketplace, and in local newspapers. The three bids received were opened on September 27, 2021. The award is recommended to the lowest responsive and responsible bidder on all items meeting specifications. The period of the award is October 20, 2021 through October 30, 2022, with one 1-year renewal option.

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 requested award amount is below the MBE/WBE subcontracting threshold of \$50,000.00.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Bureau of Procurement – Pay Confirming Invoices

**ACTION REQUESTED OF B/E:**

The Board is requested to approve payment of outstanding invoices incurred after expiration of Contract No. 08000 – Pictometry Imagery Agreement with Pictometry International Corp. – Baltimore City Office of Information and Technology – Req. No.: R877132.

**AMOUNT OF MONEY AND SOURCE:**

\$102,416.00 – 1001-000000-1472-777900-606008

**BACKGROUND/EXPLANATION:**

The requested action is an approval to pay outstanding invoices to make a final payment for work completed without a valid contract. The Vendor provided oblique high-resolution imagery to interface with and maintain the currency of the City's GIS database from January 1, 2020 through December 31, 2021. Authority is requested to pay outstanding invoices incurred without a valid contract.

It is hereby certified that the above procurement is of such a nature that no advantage will result in seeking, nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e) (i) of the City Charter, payment of the invoice is recommended.

**MBE/WBE PARTICIPATION:**

Not Applicable. Confirming invoice.

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Finance – 2021 Bulk Tax Sale

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the 2021 Bulk Tax Sale.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

The Department of Finance, Bureau of Revenue Collections will conduct the Bulk Tax Sale on October 27, 2021.

The Bulk Tax Sale takes place every year in October. Sealed bids are due by 11:00 a.m. on the day of the Bulk Tax Sale and are opened at 12:00 noon.

Bids will be received in the Office of the Comptroller, Room 204, City Hall, 100 N. Holliday Street, Baltimore, Maryland. Bids must be received no later than 11:00 a.m. on Wednesday, October 27, 2021, and will be opened in Room 215, City Hall at 12:00 noon.

**Late bids will not be accepted.** Bids may be submitted by mail, overnight delivery, or in person. Faxed bids will not be accepted. All bids are final.

**MBE/WBE PARTICIPATION:**

N/A

**EXTRA WORK ORDERS AND TRANSFERS OF FUNDS**

\* \* \* \* \*

The Board is requested to approve  
the Extra Work Orders  
as listed on the following pages:

42 - 47

The EWOs have been reviewed and approved  
by the Department of  
Audits, CORC, and MWBOO  
unless otherwise indicated.

In connection with the Transfers of Funds,  
pursuant to Charter provisions, reports have  
been requested from the Planning  
Commission, the Director of Finance  
having reported favorably thereon.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**EXTRA WORK ORDERS**

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

1. EWO #005, \$555,107.65 – TR 19006R, Urgent Need Contract Citywide  
\$2,609,618.00      \$2,311,612.40      P. Flanigan & Sons, Inc.      -      67%

This Authorization is requested for work to be performed at two locations. A portion of 26<sup>th</sup> Street was partially closed for a construction of a minipark for community gatherings. This was the area where the adjacent embankment collapsed into the CSX railroad tracks. At the Fort Smallwood Road location, handicap ramps and crosswalks to the slab repair construction was added in order to meet ADA requirements. This Contract will consist of all work necessary to construct improvements at various locations in Baltimore City.

The work required under this contract includes, but is not limited to the repair, rehabilitation, milling, resurfacing, and/or improvements of portions of existing roadway pavements, curbs, curb and gutters, sidewalks, utility surface structure adjustments and appurtenances. An Engineer's Certificate of Completion of Work has not been issued.

P. Flanigan & Sons, Inc. will continue to comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement which are:

**MBE: 21%**

**WBE: 8%**

P. Flanigan & Sons, Inc. has attained 32.07% of the MBE goal and 12.27% of the WBE goal.

**THE EAR WAS APPROVED BY MWBOO ON JULY 16, 2021.**

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**EXTRA WORK ORDERS**

Contract Awd. Amt.	Prev. Apprvd. Extra Work	Contractor	Time Ext.	% Compl.
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Department of Public Works/Office of Engineering  
& Construction (Office of Eng. & Constr.)

2.	<u>EWO #003, \$115,000.00 – WC 1339, Upton Neighborhood and Vicinity Water Main Rehabilitation</u>			
	\$7,330,000.00	\$1,528,820.00	Spiniello Companies	96 Days    95%

This first extension will increase the time of the contract by 96 calendar days for a total of 826 calendar days. The new completion date was June 8, 2021. This extra work order is within the original scope of work and was requested by the Agency.

The Office would like to request this extension due to time impacts related to COVID-19 restrictions on water shutdowns and additional costs of unplanned valve replacement at Harlem Avenue and Arlington Street. The Office of Engineering & Construction reviewed the submitted time impact analysis provided by the Contractor and concluded that the project production was delayed due to a lack of progress on critical activities related to bypass installation and water main replacement.

The Office identified a total delay of 96 calendar days attributed to the COVID-19 restrictions. The Office also requests \$115,000.00 due to unforeseen conditions not anticipated on the plans and specifications for the replacement of a 20-inch valve, two 6-inch valves, one fire hydrant, and restoration at Harlem Avenue and Arlington Street. At the time of the scheduled shutdown, it was discovered the valves were leaking and inoperable. Valve replacement was necessary to avoid disrupting water distribution to residents in a 10 square block area in the Sandtown-Winchester neighborhood and perform the scheduled water shutdown. The Certificate of Completion form will not be completed until a scheduled time after final payment and final completion has been given by the Agency.



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**EXTRA WORK ORDERS**

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

Department of Public Works/Office of Engineering – cont'd  
& Construction (Office of Eng. & Constr.)

The Vendor will continue to 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: 9%**

**WBE: 2%**

**THE EAR WAS APPROVED BY MWBOO ON APRIL 21, 2021.**

- |    |  |  |   |   |
|----|--|--|---|---|
| 3. | EWO #001, \$2,500,000.00 – WC 1404, Urgent Need Water Infrastructure Rehabilitation and Improvements – Phase III – FY 20 |  |   |   |
|    | \$7,970,486.00    \$0.00   | R.E. Harrington<br>Plumbing & Heating<br>Company, Inc. | - | - |

This contract started on October 1, 2020 and the construction completion date is March 22, 2022. This extra work order is within the original scope of work and was requested by the Department.

The Office of Eng. & Constr. Is requesting additional funding in order to continue addressing water emergencies, including water main repairs and replacement, large meter replacement, and valve and hydrant replacements at various locations in Baltimore City and Baltimore County. The funding is needed because the replacement of WC 1410 is taking longer than anticipated to be executed during the Pandemic of COVID-19.

WC 1410 was advertised on June 11, 2021 and bids were opened on June 30, 2021. Under the circumstances, it is unlikely that WC 1410 will be fully executed in time before the current funding of WC 1404 is exhausted. The Certificate of Completion

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**EXTRA WORK ORDERS**

Contract Awd. Amt.	Prev. Apprvd. Extra Work	Contractor	Time Ext.	% Compl.
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Department of Public Works/Office of Engineering – cont’d  
& Construction (Office of Eng. & Constr.)

form will not be completed until a scheduled time after final payment and final completion has been given by the Department.

**MBE/WBE PARTICIPATION:**

The Vendor will continue to 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:** 39.00%

**WBE:** 5.00%.

**THE EAR WAS APPROVED BY MWBOO ON AUGUST 19, 2021.**

**4. TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$ 334,862.52 County Revenue	9960-907117-9558 URG Infrastructure	
60,018.48 County Revenue	9960-910078-9558 Water Infra Rehab Urgent 3	
253,000.00 Water Revenue Bonds	9960-907117-9558 URG Infrastructure Rehab	



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

**EXTRA WORK ORDERS**

<u>Contract</u>	<u>Prev. Apprvd.</u>	<u>Contractor</u>	<u>Time</u>	<u>%</u>
<u>Awd. Amt.</u>	<u>Extra Work</u>		<u>Ext.</u>	<u>Compl.</u>

Department of Recreation and Parks – cont'd

**MBE/WBE PARTICIPATION:**

Dustin Construction, Inc. will continue to comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement which are:

**MBE:** 18%

**WBE:** 4%

The current MBE Attainment is 19.81% of the 18% and the WBE attainment is 4.07% of the 4% goal.

**THE EAR WAS APPROVED BY MWBOO ON MAY 28, 2021.**

**6. TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<b>\$ 30,000.00</b>	9938-916021-9475	9938-908049-9474
27 <sup>th</sup> Series Rec. & Parks	Patterson Park Audubon Reserve	Cahill Community Center Active

This transfer will provide funds to cover the costs associated with authorized Change Order Nos. 29 – 33 for the Cahill Fitness & Wellness Center, RP 17806.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Public Works (DPW) – Ratification of Amendment to Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to ratify and authorize execution of the amendment to the agreement for Project No. 1285 GROW Center Feasibility Study with Council Fire, LLC. The agreement expired on August 12, 2021. The new expiration date will be February 12, 2022. The ratification will extend the period of the agreement for six months through February 12, 2022.

**AMOUNT OF MONEY AND SOURCE:**

\$0.00

**BACKGROUND/EXPLANATION:**

On August 12, 2020, the Board approved a contract with Council Fire for the amount of \$89,725.00 to conduct a feasibility study for the DPW GROW Center for a one-year contract. This will allow Council Fire to complete the feasibility study, which was delayed due to COVID-19.

The purpose of this contract is to conduct a feasibility study for the GROW Center, which stands for Green Resources and Outreach for Watersheds. The GROW Center is envisioned to be a place that links existing community greening networks to much-needed sources of free/low-cost materials and technical expertise for tree planting, stormwater management installation, and vacant lot revitalization. The firm Council Fire, LLC was selected through an RFP process to prepare a feasibility study for the GROW Center, including an alternatives analysis and business plan. This project and the selected vendor were approved by the Architectural & Engineering Awards Commission on October 17, 2018.

**MBE/WBE PARTICIPATION:**

N/A

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Public Works (DPW) – Amendment No. 1 to Memorandum of Understanding

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of Amendment No. 1 to Memorandum of Understanding (MOU) with Chesapeake Bay Trust (CBT). Amendment No. 1 is effective upon Board approval and will terminate after 42 months.

**AMOUNT OF MONEY AND SOURCE:**

\$0.00

**BACKGROUND/EXPLANATION:**

On January 29, 2020, the Board approved the two-year original agreement in the amount of \$200,000.00. The partnership was for the fifth year between the agency and CBT.

FY22 will be the seventh year DPW has partnered with CBT to provide funding to community-based education, outreach, and restoration projects that improve water quality, create greener neighborhoods and help the City meet its Municipal Separate Storm Sewer System (MS4) Permit.

The DPW will provide \$200,000.00 towards the Outreach and Restoration grant program for Baltimore City-specific projects that address awareness and behavior change to reduce stormwater runoff as well as stormwater retrofit projects. The CBT will match the City's funds with no less than \$100,000.00 of its own money for a total program amount of no less than \$300,000.00. THE DPW's funding source is the Watershed Protection and Restoration Fund, also known as the stormwater utility.

**MBE/WBE PARTICIPATION:**

N/A

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Public Works/Office - Partial Release of Retainage of Engineering and Construction

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Partial Release of Retainage with Monumental Paving & Excavating, Inc. for Water Contract No. 1405-Repaving Utility Cuts and Sidewalk Restoration at Various Locations.

**AMOUNT OF MONEY AND SOURCE:**

\$162,050.97.00 – 2071-000000-5521-000000-200001

**BACKGROUND/ EXPLANATION:**

As of January 19, 2021, Monumental Paving Company has completed 80% of all work for WC 1405. The Contractor has requested a Release of Retainage for \$162,050.97. Currently, the City is holding \$231,501.38 in retainage for the referenced project, and the contractor is requesting to reduce the amount of Retainage to \$69,450.41.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

Department of Real Estate (DoRE) - 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 City-owned property located at 4701 Greenspring Avenue (Block 4760, Lot 001) to Choo Smith Youth Empowerment Inc. (CSYE), a Black-led Maryland nonprofit organization (“Developer”).

#### **AMOUNT OF MONEY AND SOURCE:**

\$477,788.00 – Purchase Price, which equals the bond debt outstanding that City owes the State upon disposition of the property.

#### **BACKGROUND/EXPLANATION:**

The former Roland Patterson school was closed and returned to the City for disposition in the summer of 2019. The Space Utilization Committee declared the property surplus in November 2019. City Council Ordinance 20-457, approved by the Mayor and City Council on December 2, 2020, authorizes the City to sell the parcel.

Under the terms of the LDA, the City will convey its rights, title, and interests in 4701 Greenspring Avenue (Block 4760, Lot 001) to Choo Smith Youth Empowerment (CSYE) for \$477,788.00. This amount will cover the balance of unpaid bond debt service owed by the City to the State of Maryland.

Formerly known as the Dr. Roland N. Patterson School, the property is improved with a four-story 347,800 square foot building (“Existing Building”) located at the convergence of several neighborhoods. A portion of the property will be retained by the City and assigned to the Department of Recreation and Parks for use as recreational fields by the community and a nearby school. Prior to settlement, the City is responsible for completing a survey and subdivision of the fields to determine the exact extent of the acreage being conveyed to CSYE.

Charles “Choo” Smith, Jr. is the President and Chief Executive Officer of CSYE, a Maryland nonprofit corporation headquartered in Owings Mills, Maryland. Founded in 2007 by Mr. Smith, CSYE is committed to providing services and programs that focus on the personal development of youth. CSYE provides Baltimore area children and youth with basketball instruction as well as a future leader program that instills the characteristics of an off-the-court leader. The LDA anticipates and allows CSYE, subject to City approval, to bring on a co-developer to assist with the phases of development. CSYE or an affiliate will retain majority ownership of the property, and Mr. Smith will remain the primary day-to-day decision-maker.



## AGENDA

### BOARD OF ESTIMATES

10/20/2021

#### DoRE – cont'd

CSYE proposes to develop a mixed-use “CommuniVersity” that will be designed to convey the look and feel of a college campus. The components of the \$100,000,000.00 project are:

- Renovation of a portion of the Existing Building into a community resource center for youth, adults, and seniors that will include, but not be limited to: life and vocational skills, K-12 tutoring/mentoring, IT network training, mock courtroom, cultural enrichment, early childhood development, 3D printing, advance manufacturing spaces and indoor sports with an emphasis on basketball;
- Approximately 83 new workforce townhomes;
- An estimated 187-unit affordable apartment building or condominiums (80% market rate and 20% affordable) in the Existing Building;
- Retail and an Urgent Care Center;
- Solar panels are installed in all phases, where possible.

The mix of for-profit and nonprofit uses meets multiple community and City objectives. CSYE is a proven and long-standing provider of programs and services to the community. The proposal offers an integrated solution that optimizes education and learning resources, physical well-being and health, life skills, and leadership training. The nearby communities, which are on record supporting the project, and neighborhoods citywide will benefit from the numerous programs and services provided by CSYE and its affiliates. The townhouses and apartments or condominiums will retain and attract residents to Baltimore City, generating an estimated Present Value of nearly \$13,900,000.00 in incremental tax revenue to the City over 15 years. The retail and urgent care components will create jobs, provide services to the communities and generate an estimated Present Value of approximately \$500,000.00 in incremental tax revenue over 15 years.

Pursuant to the LDA, the terms and condition that apply include but are not limited to the following;

- If CSYE submits to the satisfaction of the City an all-encompassing funding commitment letter that addresses all components of the project (i.e. townhouses, apartments/condos, community services, retail, etc.), the City will convey the parcel in a single settlement. Otherwise, the City will settle in two phases – the townhouse phase and the existing building phase.

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

#### DoRE – cont'd

- The City retains the right to approve any co-developer for the project or phase of the project. The co-developer must have the qualifications and financial capacity, satisfactory to the City, to fulfill the obligations undertaken in the LDA.
- As with all LDAs, the City maintains the right, under certain conditions, to take possession of the property/phase if the Developer is found to be in default or violation of the certain terms and conditions of the LDA.

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

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The City is selling the property for less than appraised value for the following reasons:

- The nonprofit community resource center will need to raise substantial funding from government, foundations and private sources to deliver the extensive range of services planned. By selling the building for less than appraised value, the City is supporting and facilitating the central feature of the proposed development and the one that is at the core of the communities' support – the community services – by narrowing the funding gap.
- According to a 2017 asset conditions report, the building, as is, needs a minimal capital investment of approximately \$48,000,000.00 to address immediate repairs including life safety, HVAC, electrical, plumbing, and other systems that have reached the end of their life cycle or have failed. Any new owner would have to incur these expenditures to make the building operational for its utilization.
- The sale of this property now will allow the City to eliminate expenses associated with maintaining this large building which is in a poor state of repair. According to a report by the Department of General Services, the estimated annual city cost to maintain the building and land over ten years is nearly \$7,000,000.00.
- This mixed-use, mixed-income proposal knits together six nearby neighborhoods. It is a major redevelopment project that reflects the different underlying economic conditions of the surrounding neighborhoods.
- The project will generate a Present Value of incremental taxes over 15 years of approximately \$14,400,000.00.

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

DoRE – cont'd

- The City's internal rate of return (IRR) on an investment of \$2,243,000.00, which is the difference between the appraised value and the \$477,788.00 purchase price, is about 45%.

#### **MBE/WBE PARTICIPATION:**

The Developer covenants and agrees to meet the following MBE and WBE participation goals for this project:

**MBE:** 27%

**WBE:** 10%

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Real Estate - Assignment of Tax Sale Certificate

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of a Tax Sale Certificate for an amount that is less than the lien amount for the property known as 2904 Walbrook Avenue (Block 3013, Lot 047), 2906 Walbrook Avenue, (Block 3013, Lot 048), 3037 Walbrook Avenue, (Block 3003, Lot 038).

**AMOUNT OF MONEY AND SOURCE:**

<u>Property Address</u>	<u>Appraised Value</u>	<u>Flat Taxes &amp; Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
2904 Walbrook Avenue	\$1,000.00	\$669.04	\$6,306.39	\$1,000.00
2906 Walbrook Avenue	\$1,000.00	\$672.96	\$150,295.18	\$1,000.00
3037 Walbrook Avenue	\$5,667.00	\$3,779.58	\$18,350.02	\$5,667.00

**BACKGROUND/EXPLANATION:**

The City acquired the Tax Sale Certificate on July 20, 2020, in the total amount of \$6,306.39 for 2904 Walbrook Avenue (Block 3013, Lot 047) and \$150,295.18 for 2906 Walbrook Avenue (Block 3013, Lot 048). The City acquired the Tax Sale Certificate for 3037 Walbrook Avenue on October 28, 2020, in the total amount of \$18,350.02.

Neighborhood Housing Services of Baltimore, Inc. has offered to purchase the Tax Sale Certificates for 2904 Walbrook Avenue for \$1,000.00, 2906 Walbrook Avenue for \$1,000.00, and 3037 Walbrook Avenue for \$5,667.00, file petitions to foreclose, acquire title to the properties and return them to productive use.

For 2904 Walbrook Avenue, the purchase price of \$1,000.00 covers the flat taxes and water. Other charges include \$2,568.83 for interest and penalties, \$4,343.61 for miscellaneous billing, \$839.50 for property registration, and \$380.90 for Alley/Footway charges.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

DoRE – cont'd

For 2906 Walbrook Avenue, the purchase price of \$1,000.00 covers the flat taxes and water. Other charges include \$53,713.49 for interest and penalties, \$4,760.62 for miscellaneous billing, \$839.50 for property registration, and \$1,104.61 for Alley/Footway charges.

For 3037 Walbrook Avenue, the purchase price of \$5,667.00 covers the flat taxes and water. Other charges include \$7,260.99 for interest and penalties, \$3,548.55 for miscellaneous billing, and \$4,050.00 for environmental citations.

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Transportation – Developers’ Agreements

The Board is requested to approve and authorize execution of the various Developers’ Agreements.

	<u>DEVELOPER</u>	<u>NO.</u>	<u>AMOUNT</u>
1.	<b>4000 BANK STREET, LLC</b>	<b>1716</b>	<b>\$ 41,745.00</b>

4000 Bank Street, LLC would like to construct various utilities including water, storm drain and sanitary sewer to its property located at 4000 Bank Street. This agreement will allow the organization to do its own installation in accordance with Baltimore City Standards.

A Letter of Credit in the amount of \$41,745.00 has been issued to 4000 Bank Street, LLC which assumes 100% of the financial responsibility.

2.	<b>BANK STREET APARTMENTS, LLC</b>	<b>1692A</b>	<b>\$119,786.00</b>
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Bank Street Apartments, LLC would like to construct various utilities including water, storm drain and sanitary sewer to its property located at 3819 Bank Street. This agreement will allow the organization to do its own installation in accordance with Baltimore City Standards.

A Performance Bond in the amount of \$119,786.00 has been issued to Bank Street Apartments, LLC, which assumes 100% of the financial responsibility.

**MBE/WBE PARTICIPATION:**

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

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Transportation – Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 36 to Whitman Requardt and Associates, Inc., under Project No. 1217, On-Call Construction Project Management Services. The duration of the task is approximately 14 months.

**AMOUNT OF MONEY AND SOURCE:**

\$132,711.26 – 9960-908763-9557-900000-705032

**BACKGROUND/EXPLANATION:**

This authorization extends Construction Project Inspection Services for Loch Raven Watershed Ford Crossing Creek, TR20019, Project.

**MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and MBE and WBE goals established in the original agreement.

**MBE:** 27%

**WBE:** 10%

The preparation of this task included an evaluation of the consultant's contract minority participation status. On the date of preparation, the Consultant exceeded the 27% MBE goal and the 10% WBE goal. They achieved MBE goal of 37% and a WBE goal of 11%. The contract has a remaining capacity of \$2,795,425.82.

**THE EAR WAS APPROVED BY MWBOO ON SEPTEMBER 23, 2021.**

**APPROVED FOR FUNDS BY FINANCE**

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

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

Department of Transportation – Task Assignment

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 26 to Mead and Hunt formerly Sabra & Associates, Inc., under Project No. 1209, On-Call Traffic Engineering Services. The duration of this task is approximately 12 months.

#### **AMOUNT OF MONEY AND SOURCE:**

\$136,616.26 - 1001-000000-2301-249800-603026

#### **BACKGROUND/EXPLANATION:**

This authorization provides for Onsite GIS Analyst Support Services. The scope of services includes, but is not limited to: fill mapping and data requests for internal clients and consultants; provide GIS support for all of the departments within BCDOT with the exception of Conduits; produce maps and displays for internal and public meetings; develop GIS data and geodatabases including development of a Spatial Database Engine, ESRI's proprietary geodatabase product; perform transportation related research; attend meetings; provide GIS support for all on-going projects; provide GIS support for the City Master Plan; and provide on-site GIS support at the Snow Emergency Center during snow events.

#### **MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and MBE and WBE goals established in the original agreement.

**MBE:** 27%

**WBE:** 10%

The preparation of this task included an evaluation of the consultant's contract minority participation status. On the date of preparation, the consultant achieved 14% of the 27% MBE goal and exceeded the 10% WBE goal. They achieved a WBE goal of 18%. The contract has a remaining capacity of \$1,940,292.55 that will allow the consultant to meet the remaining MBE goal by the expiration date of this contract.

**THE EAR WAS APPROVED BY MWBOO ON SEPTEMBER 10, 2021.**



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Transportation – cont'd

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Transportation – Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 12 to STV, Inc. under Project No. 1225, On-Call Design Consultant Services for Resurfacing and Reconstruction. The duration for this task is 12 months.

**AMOUNT OF MONEY AND SOURCE:**

\$135,936.25 - 9950-903281-9514-900020-703032

\$135,936.25 - 9950-903282-9514-900020-703032

**\$271,872.50** - State Const Rev.

**BACKGROUND/EXPLANATION:**

This authorization assists with development of a program to manage the replacement of existing non-compliant ADA pedestrian ramps in conjunction with annual Department of Transportation program.

**MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement.

**MBE:** 27.00%

**WBE:** 10.00%

The preparation of this task included an evaluation of the Consultant's contract minority participation status. On the date of preparation, the consultant met the achieved MBE goal of the 27.00% and the consultant has exceeded 10.00% WBE goal by achieving 18.00 %. The contract has a remaining capacity of \$886,690.93 that will allow the Consultant to continue to add to the MBE and WBE goals.

**THE EAR WAS APPROVED BY MWBOO ON AUGUST 4, 2021.**

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Transportation (DOT) – Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task 022 with Rummel, Klepper & Kahl, LLP, under Project No. 1209, On-Call Traffic Engineering Services. The duration of this task is approximately 6 months.

**AMOUNT OF MONEY AND SOURCE:**

\$ 81,140.87 – 6000-618000-6971-659100-603026 (Other)
9,968.53 – 9950-902315-9506-900020-703032 (MVR)
107,078.40 – 9950-916080-9512-900020-703032 GF (HUR)
<u>5,687.00 – 6000-618000-6971-659100-603026 (Other)</u>
<b>\$203,874.80 – Total</b>

**BACKGROUND/EXPLANATION:**

This authorization provides for consultant support to advance multiple DOT initiatives, including developing a signage plan to support the I-83 speed camera implementation, tracking of camera and safety data, a task to assist in the development of the City’s Annual Complete Streets Report, a task for on-site support in engineering design for traffic calming initiatives, and bicycle facility projects.

**MBE/WBE PARTICIPATION:**

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

**MBE:** 27.00%

**WBE:** 10.00%

On the date of preparation, the Consultant achieved 26% of the 27% MBE goal and 14% of the 10% WBE goal. The current contract has a remaining capacity of \$991,569.51.00 which is more than enough funding capacity to meet the remaining MBE goal.

**THE EAR WAS APPROVED BY MWBOO ON SEPTEMBER 12, 2021**

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Transportation – Expenditure of Funds

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize payment to Allied Contractors in connection with emergency roadway repairs in the 1900 Block of Brand Avenue near Fleischmann’s Vinegar Company. The repairs were performed on June 14 - 28, 2021.

**AMOUNT OF MONEY AND SOURCE:**

\$91,486.00 - 9950-915725-9514-900020-702064

**BACKGROUND/EXPLANATION:**

On June 9, 2021, there was a roadway settlement failure in the 1900 Block of Brand Avenue near Fleischmann’s Vinegar Company. The failure quickly advanced and in the interest of time and safety and to avoid a total roadway failure immediate repairs began, upon the approval of an Emergency Declaration by the Director of Finance, on June 14, 2021 and were completed on June 28, 2021.

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

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

## AGENDA

### BOARD OF ESTIMATES

10/20/2021

#### Office of the Comptroller – Status Report on Corrective Actions

#### **ACTION REQUESTED OF B/E:**

The Board is requested to invite the heads of the following agencies to attend upon the Board of Estimates to give updates on their performance audit implementation plans from 2018-2019: Department of Recreation and Parks, Department of Human Resources, Department of Transportation, Health Department, Department of Planning, and the Department of Law.

#### **AMOUNT OF MONEY AND SOURCE:**

N/A

#### **BACKGROUND/EXPLANATION:**

Over the course of 2020, the City Auditor presented nine Biennial Performance Audits to the Board of Estimates for Fiscal Years Ended June 30, 2019 and 2018. These Audit Reports were noted by the Board after discussion, as part of the non-routine agenda at their regular meetings.

Under the City Charter, Article VI, Section 2, “To exercise its powers and perform its duties, the Board may promulgate rules and regulations and summon before it the heads of departments, bureaus or divisions, municipal officers, and members of commissions and boards.”

In accordance with this provision of the Charter, the Board is requested to formally invite the aforementioned agencies to give the Board status reports on the implementation of all corrective actions the agencies committed to in their Responses to the Biennial Performance Audit. Agencies will present to the Board their progress. The Board will ask follow-up questions as needed.

#### **MBE/WBE PARTICIPATION:**

N/A

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Housing and – Ratification of CDBG Agreements  
Community Development

**ACTION REQUESTED OF B/E:**

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

Pursuant to guidance from the Department of Housing and Urban Development (HUD), an Agreement must be executed for the utilization of Community Development Block Grant (CDBG) funds to support non-profit organizations.

1. **FRANCISCAN CENTER, INC.** **\$100,000.00**

Account: 2089-208921-5930-818226-607001

Franciscan Center, Inc. will utilize the funds to support its comprehensive services including daily meal service and emergency food pantry, utility assistance, eviction prevention, prescription assistance, dental procedures, emergency clothing and toiletries, basic computer skills training and job readiness programs, secure mail services for individuals without a permanent address, referral services, counseling services and access to phones, and funding for COVID-19 Response Activities

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

2. **GROW HOME, INC.** **\$ 85,000.00**

Account: 2089-208921-5930-818280-607001

Grow Home, Inc. will utilize the funds to develop functional plans for community open space and recreation and technical assistance to improve under-used parks in south and southwest Baltimore City.

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

3. **HABITAT FOR HUMANITY OF THE CHESAPEAKE, INC.** **\$265,000.00**

Account: 2089-208921-5930-818262-607001

Habitat for Humanity of the Chesapeake, Inc. will utilize the funds to subsidize its operating expenses. The Subgrantee will complete the rehabilitation, sale and

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Housing and – cont'd  
Community Development

settlement of 12 vacant properties for first-time, owner-occupancy by low and moderate-income households within the Woodbourne-McCabe, Sandtown-Winchester, Biddle Street, Pigtown and Pen Lucy neighborhoods of Baltimore City.

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

4. **MARYLAND NEW DIRECTIONS, INC. \$150,000.00**  
**(MND)**

Account: 2089-208921-5930-818234-607001

Maryland New Directions will utilize the funds to provide career counseling, job training and placement and outreach services to low- and moderate-income persons, aged twenty-one and over who are under employed or unemployed. MND will prepare clients for employment and assist in job training and placement in jobs that provide a living wage and future promotion opportunity. MND will provide one year of post-employment support.

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

5. **PUBLIC JUSTICE CENTER, INC. \$100,000.00**

Account: 2089-208921-5930-818229-607001

The purpose of this agreement is to provide CDBG funding for the Human Right to Housing Project (HR2H Project). The HR2H Project will provide free legal services and training in tenant rights to low- and moderate-income tenants to prevent unnecessary or unjust evictions that may cause homelessness and neighborhood destabilization and to improve housing conditions that do not meet housing and health codes. The HR2H Project will pair tenants facing eviction and/or living in substandard housing with well-trained volunteer advocates and attorneys who will counsel or represent them during summary eviction and rent escrow proceedings. The HR2H Project will also provide community education and outreach presentations.

**MWBOO GRANTED A WAIVER ON SEPTEMBER 3, 2021.**

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Housing and – cont'd  
Community Development

6. **COMMUNITY LAW CENTER, INC.** **\$ 81,300.00**

Account: 2089-208921-5930-818229-607001

Community Law Center, Inc. will utilize the funds to provide free legal services, direct legal representation and technical assistance to community-based organizations that serve low- and moderate-income areas of Baltimore City. Legal services and technical assistance will be provided by staff attorneys or volunteer attorneys to address such issues as drug nuisances, illegal dumping and the elimination of vacant blighting properties.

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

7. **MARYLAND VOLUNTEER LAWYERS SERVICE** **\$ 50,000.00**

Account: 2089-208921-5930-818229-607001

Maryland Volunteer Lawyers Service will utilize the funds to provide free quality legal services to low-income residents in Baltimore City. Through targeted outreach efforts, Subgrantee staff and volunteer attorneys will identify low-income homeowners who have problems with their deeds, are at risk of losing their homes, or need estate planning. The period of the agreement is January 1, 2021 through December 31, 2021.

**MWBOO GRANTED A WAIVER ON SEPTEMBER 3, 2021.**

8. **COMPREHENSIVE HOUSING ASSISTANCE, INC.** **\$ 46,750.00**  
**(CHAI)**

Account: 2089-208921-5930-818291-607001

CHAI will utilize the funds to assist low- and moderate-income households in purchasing a home for owner-occupancy by providing pre-purchase counseling and pre-purchase education workshops. CHAI will also provide mortgage delinquency and default resolution counseling to assist low- and moderate-income existing homeowners with foreclosure prevention and in obtaining mortgage modifications.



**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Housing and – cont'd  
Community Development

9. **LEGAL AID BUREAU, INC.** **\$ 75,000.00**

Account: 2089-208921-5930-818229-607001

The purpose of this agreement is to provide CDBG funding for legal services and representation to low income persons. Services will be provided at various public community spaces, including Enoch Pratt Free Libraries in Baltimore City.

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

10. **THE FAMILY TREE, INC.** **\$ 34,850.00**

Account: 2089-208921-5930-818226-607001

The Family Tree, Inc. will utilize the funds to subsidize its operating costs. CDBG funds will support Subgrantee's Family Clearinghouse Parenting for Success Initiative in order to provide a triage model of support services along a continuum of need to low- to moderate-income families to prevent child abuse and neglect within Baltimore City. Subgrantee will continuously monitor service utilization, service quality and program effectiveness. The period of the agreement is January 1, 2021 through December 31, 2021.

11. **CIVIC WORKS, INC.** **\$160,000.00**

Accounts: 2089-208921-5930-818203-607001 \$148,152.00  
2089-208921-5930-818281-603051 \$ 11,848.00

CDBG funds will be utilized to subsidize the operating cost of Civic Works' community lot program. Corps members will receive landscaping training while converting vacant lots in low-and moderate-income areas into viable parks and gardens. The period of the agreement is October 1, 2020 through September 30, 2021.

12. **RESERVOIR HILL IMPROVEMENT COUNCIL, INC.** **\$ 60,000.00**

Accounts: 2089-208921-5930-818235-607001 \$ 36,000.00  
2089-208921-5930-818283-607001 \$ 24,000.00

Reservoir Hill Improvement Council, Inc provided activities to increase resident involvement in crime awareness and sanitation efforts, as well as provided public

**AGENDA**

**BOARD OF ESTIMATES**

**10/20/2021**

Department of Housing and – cont'd  
Community Development

information to the community. The period of the agreement is November 1, 2020 through October 31, 2021.

**MWBOO GRANTED A WAIVER ON OCTOBER 4, 2021.**

The Agreements are late because of sub-recipient and administrative delays.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**12:00 NOON**

**ANNOUNCEMENT OF BIDS RECEIVED**

**AND**

**OPENING OF BIDS, AS SCHEDULED**