

**MINUTES****REGULAR MEETING**

Stephanie Rawlings-Blake, President  
Sheila Dixon, Mayor  
Joan M. Pratt, Comptroller and Secretary  
George A. Nilson, City Solicitor  
David E. Scott, Director of Public Works  
Donald Huskey, Deputy City Solicitor  
Ben Meli, Deputy Director of Public Works  
Bernice H. Taylor, Deputy Comptroller and Clerk

The meeting was called to order by the President.

Department of Finance/ - Insurance Policy Renewal  
Office of Risk Management

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the renewal of an insurance policy with the Injured Workers' Insurance Fund (IWIF). The policy period is from July 1, 2009 through June 30, 2010.

**AMOUNT OF MONEY AND SOURCE:**

\$125,613.00 - 4000-896009-6300-454401-603014

**BACKGROUND/EXPLANATION:**

The Department requests Mayor's approval to renew the workers' compensation policy for the Mayor's Office of Employment Development's (MOED) trainees program. The MOED receives a federal grant, a requirement of which is the purchase of workers' compensation insurance for the participants in its

**MINUTES**

Finance/Risk Mgt. - cont'd

various programs. The OED has completed its 15<sup>th</sup> year under the IWIF Program. The rate/premium offered by the IWIF is favorable again this year. A 40% credit was negotiated due to good loss experience.

**APPROVED FOR FUNDS BY FINANCE**

UPON MOTION duly made and seconded, the Board approved the renewal of an insurance policy with the Injured Workers' Insurance Fund.

**MINUTES**

Bureau of the Budget and  
Management Research (BBMR)

- FY 2010 Budget and Property  
Tax Surcharge Rate - Charles  
Village Community Benefits  
District

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the FY 2010 budget and property tax surcharge rate for the Charles Village Community Benefits District (District).

**AMOUNT OF MONEY AND SOURCE:**

\$684,860.00 - Estimated Revenue

The proposed FY 2010 property tax surcharge rate is \$0.12 per \$100.00 of assessed property value. The surcharge rate is exactly the same as it was for FY 2009.

**BACKGROUND/EXPLANATION:**

The District submitted its request for FY 2010 to the Bureau of the Budget and Management Research.

The property tax surcharge has not changed since the inception of the District.

Overall, Fiscal 2010 revenues have increased 4.1% or \$26,936.00 to \$684,860.00. The revenue from the property surcharge represents 90.8% of the District's Fiscal 2010 budget and has increased by 17.9% from FY 2009. There is a net decrease from other revenue by \$46,500.00 or 42.5%. This is primarily due to the elimination of the Abell Foundation grant that concluded its five year commitment in November 2008.

## MINUTES

BBMR - Charles Village - cont'd

The BBMR has concerns about the sustainability of the assessment amounts driving the surcharge income. Given the current economic climate, the Bureau would anticipate reduced property assessments in the future and correspondingly, reduced surcharge revenue. Close attention will need to be paid to these conditions and maintaining budget reserves.

| <u>Revenue</u>       |               | <u>Expenses by Program</u> |              |
|----------------------|---------------|----------------------------|--------------|
| Prop. Tax Surcharge  | \$ 621,860.00 | Administration             | \$ 80,174.00 |
| Grants/Contributions | 63,000.00     | Sanitation                 | 485,779.00   |

| <u>Revenue</u> |                      | <u>Expenses by Program</u> |                     |
|----------------|----------------------|----------------------------|---------------------|
| Other          | 0.00                 | Safety                     | 64,725.00           |
| <b>Total</b>   | <b>\$ 684,860.00</b> | Outreach                   | 54,182.00           |
|                |                      | <b>Total</b>               | <b>\$684,860.00</b> |

Expenses by Category

|              |                     |
|--------------|---------------------|
| Personnel    | \$475,483.00        |
| Oper. Costs  | 71,600.00           |
| Facil. Exp.  | 50,600.00           |
| Overhead     | 87,177.00           |
| <b>Total</b> | <b>\$684,860.00</b> |

THE BUREAU OF THE BUDGET AND MANAGEMENT RESEARCH REVIEWED AND RECOMMENDED APPROVAL OF THE BUDGET AND THE PROPERTY TAX SURCHARGE RATE.

LETTERS OF PROTEST WERE RECEIVED FROM MS. JOAN L. FLOYD AND MR. STEPHEN J. GEWIRTZ.

(FILE NO. 55221C)

## MINUTES

BBMR - Charles Village - cont'd

President: "We have one protest that remains as our last item on this morning's agenda. It is Pages 2 through 3, Bureau of Budget and Management Research Budget of the Tax Surcharge Rate for the Charles Village Community Benefits District (CVCBD). We have received protests from Ms. Joan Floyd as well as Mr. Steven Gewirtz."

Mr. Steven Gewirtz: "It is Gewirtz. They have it misspelled in the agenda. The first "r" should not be there."

President: "Got you, Gewirtz."

Clerk: "We will correct that Sir. I apologize."

President: "All right."

Mr. David Hill, Executive, Charles Village Community Benefits

District: "You want me to go ahead and speak?"

President: "Yes."

Mr. David Hill: "Good morning. You have a very good summary of our proposed budget and program for the coming fiscal year in your Board package. We have also addressed some questions from the President's office both orally and in writing. So, at this

## MINUTES

BBMR - Charles Village - cont'd

point I will just summarize what we are proposing in a few short remarks. Over the last two and a half years we have completely reorganized the Benefits District. We have streamlined Administration so that we can push more of our funds into services. We have also streamlined our services by divesting ourselves of housing and economic revitalization programs and concentrating on our core services of providing supplemental sanitation and safety for the community. This year we have stabilized the organization's finances by establishing a long-needed reserve fund, which will probably be about \$55,000.00 by the end of this fiscal year. We have strengthened and expanded our supplemental sanitation services, in terms of the number of trash baskets in the District and the frequency with which we empty them, the frequency with which we sweep the streets and gutters of the District, and the number of times per week that we go through the alleys and remove bulk trash. For the coming fiscal year, we propose to expand or increase rather the reserve fund to \$75,000.00, which will enable us to operate without

## MINUTES

BBMR - Charles Village - cont'd

income for about a month and a half. We further propose to increase our sanitation services so that we will be sweeping every street in the District to at least twice a week, in some of the more trafficked areas, four times a week; increasing the frequency of emptying trash baskets and also for moving bulk trash. Finally, we are proposing to reorganize our Safety Program and make it into a community-based program, the cornerstone of which will be a Citizens On Patrol Program. With respect, I request that you approve our program and budget.

City Solicitor: "I would simply point out to the protestants who are here to address the protest that we have received, circulated, and read your written protest material. So, try not to simply repeat them. If you have something additional you want to add beyond the writings that you have submitted that would be appropriate."

Mr. Gewirtz: "Well let me --"

City Solicitor: "You need to identify yourself."

Mr. Gewirtz: "I am Steven Gewirtz G-e-w-i-r-t-z. I live at 3007

## MINUTES

BBMR - Charles Village - cont'd

Guilford Avenue. I have lived there since 1970. I want to pass out for your benefit, an e-mail that was sent to me by David Hill, whom you just heard. I think there are enough copies there for everyone. I want to give Mr. Hill a copy although he sent it so he knows what it says. Just to point out, before the Mayor's Clean-Up we were told by Mr. Hill that we would have a dumpster. It was actually going to be at my corner, 30<sup>th</sup> and Guilford. There was no dumpster and apparently after the Mayor's Clean-Up and I saw there were bags placed at 31<sup>st</sup> and Guilford where the City picked up the bags everywhere else, the Benefits District picked it up. So, they were providing service that we paid for twice through our regular taxes and our surtaxes. Now apparently, according to Mr. Hill's e-mail, those bags contained dirt. Now, I know some people have -- I started -- I got the Benefits District a couple of years ago to start cleaning up dirt that was in the street on the edges that they had never really done anything with. It was really composted leaves that had accumulated for years and apparently somebody did a similar



## MINUTES

BBMR - Charles Village - cont'd

clean-up during the Mayor's Spring Clean-up. You can see here Mr. Hill is complaining. Why he picked me out I don't know. But, he picked me to complain to that somebody had picked this up and that his staff had to pick that up. This is the kind of service we are getting. I think it would be better to just get rid of it. I don't see what the Benefits District really does for us."

Ms. Joan Floyd: "Thank you. Good morning Madam Mayor, City Council President, Madam Comptroller. Thank you for hearing us today."

President: "Your name please."

Ms. Joan Floyd: "Oh, Joan Floyd. Sorry about that. I am under no misapprehension that you all are not going to do anything other than unanimously vote to approve this budget. You have done that from what I can tell every single year so far. I don't think that is going to change until somebody figures out a different legislative agenda for this. But, I did want to be here to go on record today. It would be remiss for me not to. I do want to

## MINUTES

BBMR - Charles Village - cont'd

pick up on a couple of things that were said earlier, Madam Comptroller, about economically grim times and also lack of accountability. Those are two things that are really ringing in my head right now in respect to the Benefits District. We are here for the third year, I believe, if not the fourth year with a tax revenue increase of over 5% for the Benefits District. As you know, I have consistently stated that I believe that is illegal. I believe the tax revenue, by Law, is only allowed to increase by a maximum of 5% per year. So, overlooking that, I believe, is a 17.9% increase over last year's tax revenue. As you know, if it turns out that there is going to have to be a refund of the overage above the 5%, it is going to have to come out of the City coffers. As you know, refunds go back three years. That could be a considerable amount of money that could end up having to be refunded. So, I just wanted to suggest that what you would be making today as a conscious decision, that you'll take that responsible on, if in fact that it is shown that this is not a lawful increase in tax revenue. Also, 17.9%,

## MINUTES

BBMR - Charles Village - cont'd

regardless of any legal concerns, is not reasonable or sustainable and it really does represent the mismanagement of this Benefits District over many years. They don't seem to understand -- the non-elected people who run this thing do not seem to understand how it is to be run. So, when they look at the budget they only look at the maximum amount they can get every given year. They do not look at how to look at the program and how to budget the way you all have to do. They don't operate under a limit they way you all do. I do not understand way an entity that is going to get 17.9% more tax money is calling itself cash strapped. But, that is what Mr. Hill has called this. They have more tax revenue than they have ever had before and they are calling themselves cash strapped. There is no accountability. So, I wanted to go on record with that. I think that if you all had the opportunity to get 17.9% you would not be able to get away with it frankly because you would have accountability. I do want to bring up in this forum the \$40,000.00 deficit issue. I do not expect to get any answers to

## MINUTES

BBMR - Charles Village - cont'd

that today. We have not ever gotten answers to that. Perhaps in a moment of weakness at a committee meeting a year ago, we heard some truth on that issue. We have not heard anything since then as a follow-up that would comport with what we heard a year ago in the committee meeting. I think it is a shame that we don't get these meetings recorded so that people's comments can actually be played back to them so that they will have some openness and accountability, at least accountability. But, I just wanted to go on record today. I am sure you all are going to vote this up. Unlike the last item, you'll be unanimous. But, I did want to go on record."

City Solicitor: "Let me address, if I may, the legal issues. The two that you made in your remarks and the third one that you made in your letter. The laws governing the Benefits District limit the extent to which the Benefits District can raise its tax rate and thereby increase revenue. That limitation, however, does not apply when revenues increase from year to year because of growth in the assessable base rather than the rate. Since

## MINUTES

BBMR - Charles Village - cont'd

there is no proposed increase in the rate, the 5% limit that you are talking about does not come into play. Secondly, the City -- in the event you or somebody were to bring a suit seeking a different outcome and were to persuade a Court that the view I just expressed and the view of the Law Department is incorrect, the refund obligation would be that of the benefits District, not of the City. Finally, the point that you mentioned in passing in your letter is you doubted seriously that the validity of the Benefits District would be upheld if it were challenged in Court. Just a reminder not only to you all, but to the members of the Board, that the creation of the Benefits District has been authorized by State legislation. It is provided for in the Charter. It is provided for in local legislation. We are 100% confident that it would be upheld if attacked in a broad way in Court. I also think there is information available to you which I am sure the District representative here today would be happy to provide to you with regard to the \$40,000.00 issue, which is fairly detailed. I think that should satisfy your concerns as it has mine."

## MINUTES

BBMR - Charles Village - cont'd

Ms. Floyd: "I would be happy to see it, but I am quite certain it is not going to match what with what we told a year ago. But, I will be very happy to see that."

President: "Any other questions from any other Board members? You have a question?"

Bob McCarty, City Auditor: "Good morning Madam President, members of the Board. Madam Comptroller asked me to review Charles Village's audit reports for the past two years for fiscal years 2007 and 2008. Especially in line with the answer provided to the President. The first question; Please provide an accounting of the \$40,000.00 deficit that has been carried over. What was it spent on and by whom? The response basically from Charles Village was that it was a cash short fall issue. They may have a cash short fall throughout the year. But, a review of the audit report shows that in fiscal year 2008 they had a deficit of \$34,000.00. Their revenues were \$600,000.00, expenditures were \$634,000.00, and they overspent their budget that was approved by the Board of \$595,000.00. In fiscal year

## MINUTES

BBMR - Charles Village - cont'd

2007 they had a deficit of \$39,000.00. Their revenues were \$710,000.00, expenditures were \$749,000.00, and the budget was \$629,000.00. As I said, they may have a cash flow issue. They definitely have a deficit for the past two years. Based on my analysis, we recommend that based on these deficits, that Charles Village needs to monitor their budget on a monthly basis and make any necessary adjustments to spend within the approved budgets. Yesterday, I spoke to Mr. Hill and also to Jeff Millard, who may be here, the Treasurer. They said that they have instituted changes for fiscal year 2009 and they offered and e-mailed me late yesterday their unaudited financial records for the period July 1, 2008 through May 31, 2009. Based on these records, they have a surplus of \$93,000.00. Their revenues are \$625,000.00, expenditures are \$532,000.00, with a surplus of \$93,000.00 and their budget is \$657,000.00. So, they are spending within their budget this year, it appears. So, based on that, we recommend that they continue to monitor their budgets. Also, it may be helpful if Charles Village Benefits District

## MINUTES

BBMR - Charles Village - cont'd

reported back to the Board when their audited statements come out for fiscal year '09 to see what actually -- if this confirms their budget surplus."

President: "When is that due?"

Mr. Hill: "Usually it is done in October. I will send the audit to various offices in the City."

President: "So, Madam Comptroller, is this an official request?"

Comptroller: "Yes. Could you provide it to the Board of Estimates once the audit has been completed?"

Mr. Hill: "Yes, I will, no problem."

Ms. Floyd: "Will we have copies of the materials that were submitted both by the Agency and the Benefits District?"

Mr. McCarty: "The Audit Report is on the website. I do know that."

Ms. Floyd: "No, the materials Mr. Hill provided in response to ours."

President: "You have to use the microphone."

Ms. Floyd: "I would just like to have a copy of all the



## MINUTES

BBMR - Charles Village - cont'd

materials that were added into the record of this today. We haven't -- the audit review and Mr. Hill's materials because I haven't seen any of that."

President: "Can you provide that to Ms. Floyd?"

Mr. Hill: "Yes, I can do that."

President: "Are you making the same request Mr. Gewirtz?"

Mr. Gewirtz: "Yes, I am. Frankly, this is the first time we have had such an explanation. In the past, we have just been told that there is a deficit and its not important why. We are not going to tell you what the source of the deficit was."

Mr. Hill: "May I make one or two comments in response to this? We have been aware of some difficulties with our financial situation since I got here two and a half years ago. We immediately began to take corrective action to bring the situation in to line as described -- as it is today -- as Mr. McCarty described just a moment ago. We are now in a position where we have a reserve fund of \$50,000.00, not a deficit anymore. It is due to the positive corrective action that we

MINUTES

BBMR - Charles Village - cont'd

have taken over the last two and a half years. I could enumerate a bunch of them, but I will just mention that this year, in order to establish the reserve and bring us on to a firm financial basis we left two positions vacant, a Director of Safety and a Safety Patrol position, specifically for this purpose. Because we knew that we had to take some positive and aggressive steps to correct our financial situation. It has had that affect."

President: "Are there any other questions from Board members? Is there a MOTION?"

City Solicitor: "I move the approval of the item just under discussion, the Budget for the coming year for the Charles Village Benefits District."

Director of Public Works: "Second."

President: "All those in favor say AYE. Opposed."

President: "Motion carries."

\* \* \* \* \*

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**JOAN L. FLOYD**

2828 N. Howard Street, Baltimore, MD 21218  
410-662-9104 (phone) - 410-662-8480 (fax)

26 May 2009

The Hon. Joan Pratt, Secretary  
Board of Estimates  
City Hall, 100 N. Holliday Street  
Baltimore, MD 21202

**PROTEST OF: Charles Village Community Benefits District  
Proposed FY 2009-2010 Supplemental Tax Rate and Budget**

Dear Madame Secretary:

The purpose of this letter is to protest the proposed FY 2009-2010 Supplemental Tax Rate and Budget for the Charles Village Community Benefits District, as well as any proposed Bylaws amendments. I am an owner of property subject to the Supplemental Tax and am affected by actions taken pursuant to the Bylaws. The grounds of this protest are as follows:

**Increase in revenue from property surcharge:** Last year the projected revenue increase from the Supplemental Tax was 19.5%; nonetheless, this Board approved it, and the property owners have paid it. This year, another proposed double-digit increase was acknowledged by the Benefits District's \$60,000 per year Administrator at the Budget hearing. However, at the same time, the Benefits District's current and projected surtax revenues – respectively, *the largest in the history of the Benefits District* – have been described by the Administrator as inadequate.

The truth is that more could be done with less. But years of fiscal mismanagement by small groups of non-elected individuals have created a bureaucracy that allows property assessments rather than public need to determine its annual surtax revenue, spends way too much on executive staff, and has never been held accountable by City officials.

I believe the projected revenue increase from the surtax is unlawful, and that any one-year increase in Supplemental Tax revenue is statutorily capped at 5%. Therefore, the Board of Estimates may not approve a Supplemental Tax rate of \$0.12 per \$100.00 of assessed property value for FY 2010. If the Board of Estimates does approve the proposed rate, then the City, not the Benefits District, will ultimately be responsible for providing refunds to Benefits District taxpayers who have overpaid. These refunds could go back three years, and will represent a significant cost to be borne by City taxpayers as a whole for bad decisions made on behalf of one Benefits District.

Even if it does not believe the projected increase is unlawful, this Board should deny the increase as unreasonable. In lean times, when all other agencies are being told to tighten their belts, why is the Benefits District allowed to tax and spend with impunity? I would ask this Board to

remember that in approving the Supplemental Tax rate, you are forcing a cost on people who may not be able to afford it in these hard times. Please bear in mind that failure to pay the Benefits District surtax results in tax sale foreclosure.

**Improper Sanitation Practices:** This past year, the Benefits District has adopted some so-called sanitation practices that are counter-productive to the City's Clean and Green initiatives. All over the Benefits District, plastic bags containing trash are left out on corners for hours and even days, to be stepped on by pedestrians, eaten open by animals, and even run over by cars. The sight of a plastic Benefits District bag on the sidewalk or street is not only depressing, but it sends exactly the wrong message when we are being asked to educate our neighbors that bags must not be left on the pavement.

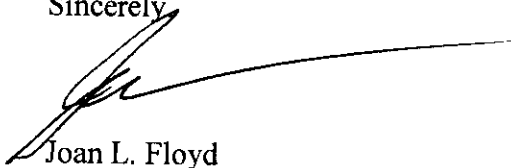
Apparently the Benefits District Administrator or Board has determined that it is better, financially, to deposit the trash on the pavement and leave it there for hours and days. But residents all over Baltimore have determined that it is better for them, financially, to drop their trash bags on the pavement rather than use a trashcan with a lid. I would ask this Board not to fund the Benefits District to continue to do what we are trying to teach residents *not* to do.

**Deficit Issue:** I believe you have heard from others about this unresolved issue. I was present at a Benefits District meeting in 2008 at which the Treasurer, Jeff Millard of M&T Bank, stated that a deficit in the amount of approximately \$40,000 had been carried over for several years, that its cause was unknown, and that it would be resolved without further inquiry. Since that startling revelation there have been various attempts to 'explain away' the deficit, but concerned residents understand that a deficit results from expenditure in excess of revenue. We want to know what the \$40,000 was spent on, when, by whom, and why. So should this Board.

**Bylaws:** I have not seen the latest proposed Bylaws, but I have seen prior drafts which indicate a trend toward even less accountability. There is legitimate doubt as to the constitutionality of the Benefits District surtax, as it is proposed and spent by non-elected individuals, and the Supplemental Tax Rate and Budget are never subject to approval by an all-elected body. This is in stark contrast to accountability measures imposed in other Maryland jurisdictions.

Please include this letter in the public record of this matter.

Sincerely,



Joan L. Floyd

P2-3

3007 Guilford Avenue,  
Baltimore, MD 21218-3926.  
410-243-1850 (home),  
443-226-3214 (cell).  
[gewirtz@bellatlantic.net](mailto:gewirtz@bellatlantic.net)  
May 14, 2009.

Board of Estimates,  
c/o Clerk to the Board of Estimates,  
Room 204, City Hall,  
100 North Holliday Street,  
Baltimore, Maryland 21202.

In re: Protest of the FY2010 budget of the Charles Village Community Benefits District

Dear Board of Estimates:

For the reasons given below, I hereby protest the budget of the Charles Village Community Benefits District (CVCBD), and I request that I be heard by the Board of Estimates when the FY2010 CVCBD budget comes before it.

When the registered voters and the property owners of Charles Village voted in 1994 in a referendum on whether to create CVCBD, the key problem it was to address was crime in Charles Village. The murder of a white businessman just south of 25<sup>th</sup> Street was given as the reason we needed to have CVCBD, and the proponents of CVCBD promised that it would provide 12 security personnel patrolling 24/7. For a while, there were security patrols conducted by the Wackenhut security firm. Since then, safety patrols have been conducted by employees of CVCBD and have gradually become fewer and fewer.

Several years ago, there were 7 murders in Harwood, and nothing was heard from CVCBD. Just a few weeks ago, there were 2 murders on the 2900 block of Greenmount Avenue. In each of these cases, the victims were African American. There has not been the slightest expression of concern from CVCBD about these murders.

According to the FY 2009 budget of CVCBD, a director of security was to be hired to design a security program to replace one that David Hill, the Executive Director of CVCBD, described at a public meeting of the CVCBD board as "half-assed" and a waste of money. Instead of filling that position, CVCBD has paid off a poorly explained \$40,000 deficit. We were told that this deficit has been carried over from year to year for several years, but it has never appeared in the annual audit reports of CVCBD or in its annual budgets. Paying off the deficit is in addition to the creation of a sizable reserve fund that was anticipated in the CVCBD FY2009 budget. In the budget submitted by CVCBD for FY2010, the allocation for safety has been reduced to one position devoted half time to safety education and to coordinating a citizens on patrol program, and half time to sanitation education.

Since CVCBD was created and voted into existence primarily to provide security, its failure to do so in its 2010 budget amounts to a "bait and switch." We were told that we would get security, and we are getting more street cleanups instead. And even though CVCBD was set up to provide supplemental services *in addition to* those provided by the City, some of the proposed sanitation services duplicate those provided or to be provided by the City; in fact, CVCBD plans to clean alleys even though Celeste Amato, at a meeting on May 6 to explain the proposed One Plus One trash and recycling plan, stated that the City expects to be able to clean any alley on request within 72 hours. The proposed safety services include visits on request to suggest means of improving security, despite the fact that Northern District already provides this service.

After the Mayor's Spring Cleanup this year, bags of trash collected by those participating in the cleanup were collected by CVCBD instead of by the City. This violates the requirement in the City enabling legislation for CVCBD that City services not be reduced below what is provided elsewhere in the City. And the Executive Director of CVCBD complained to me personally that someone had left bags of dirt to be picked up by CVCBD even though in some places in Charles Village, leaves have decayed (composted themselves) over a number of years into unsightly street dirt along the edges of our streets (and until I raised the issue with CVCBD two years ago, CVCBD had never removed any street dirt, but did then proceed to remove a good bit of it). If CVCBD is going to complain when people apparently clean up street dirt from their own neighborhood and the City fails to pick it up as it would have done in most other neighborhoods, why do we need to have CVCBD involved in the Mayor's cleanup?

In short, CVCBD was created primarily to provide security, and its proposed FY2010 budget almost entirely abandons that function. In addition, it has CVCBD duplicating City functions. That budget should be rejected. If CVCBD is not willing to make a binding commitment to provide safety patrols, it should not be allowed to collect any supplemental real estate tax.

Sincerely,



Stephen J. Gewirtz,  
Homeowner and CVCBD taxpayer since the inception of CVCBD

**MINUTES**

Bureau of the Budget and - FY 2010 Budget and Property Tax  
Management Research (BBMR) Surcharge Rate - Waterfront  
Management District

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the FY 2010 budget and property tax rate for the Waterfront Management District (District).

**AMOUNT OF MONEY AND SOURCE:**

\$1,133,670.00 - estimated revenue

The proposed FY 2010 property tax surcharge rate is \$0.17 per \$100.00 of assessed value. The surcharge rate is exactly the same as it was for FY 2009.

**BACKGROUND/EXPLANATION:**

The District submitted its request for FY 2010 to the Bureau of the Budget and Management Research.

FY 2010 revenues have increased by \$233,789.00 or 15.0% from FY 2009. Revenue from the surcharge is anticipated at \$1,133,670.00 and represents 63.1% of the total budget. The surcharge revenue has increased by \$187,477.00 or 19.8% from FY 2009. Total revenue from other sources increased from FY 2009 by \$46,312.00 or 7.5%. This includes an increase in grants and leases of \$85,212.00 and decreases of \$38,900.00 in voluntary contributions and corporate commitments due to economic conditions.

The BBMR has concerns about the sustainability of the assessment amounts driving the surcharge income. Given the current economic climate, the Bureau would anticipate reduced property assessments in the future and correspondingly, reduced surcharge revenue. Close attention will need to be paid to these conditions and maintaining budget reserves.

## MINUTES

BBMR - cont'd

| <u>Revenue</u>    |                       | <u>Expenses by Program</u> |                       |
|-------------------|-----------------------|----------------------------|-----------------------|
| Tax Surcharge     | \$1,133,670.00        | Maintenance                | \$ 305,000.00         |
| City Grant/Leases | 576,998.00            | Landscaping                | 437,500.00            |
| Other             | 86,100.00             | Hospitality &              |                       |
| <b>Total</b>      | <b>\$1,796,768.00</b> | Safety                     | 643,280.00            |
|                   |                       | Marketing                  | 130,000.00            |
|                   |                       | Special Projs.             | 80,000.00             |
|                   |                       | Administration             | 159,150.00            |
|                   |                       | Deprec. & Res.             | 41,838.00             |
|                   |                       |                            | <b>\$1,796,768.00</b> |

THE BUREAU OF THE BUDGET AND MANAGEMENT RESEARCH REVIEWED AND RECOMMENDED APPROVAL OF THE BUDGET AND THE PROPERTY TAX SURCHARGE RATE.

(FILE NO. 55221D)

UPON MOTION duly made and seconded, the Board approved the FY 2010 budget and property tax rate for the Waterfront Management District. The President **ABSTAINED**. The Comptroller **ABSTAINED**.



**MINUTES**

Bureau of Accounting and Payroll Services - Revised Rental Schedules for Fiscal Year 2009-2010

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the changes in the amount of Payments in Lieu of Taxes (PILOT) for fiscal year 2009-2010.

**BACKGROUND/EXPLANATION:**

Whenever there is a change in the rental schedule of an apartment house built under Section 202, National Housing, or any subsequent section, which accomplishes the same purpose of Section 202, the owner of such property shall furnish the revised schedules of rent to the Department of Finance.

These revised schedules must be approved by the Board of Estimates, in accordance with the terms of the agreements, so that the basis for the PILOT may be established.

If approved, the actual amount of changes of the PILOT for the Fiscal Year 2009-2010 would be as follows:

|                             | <u>Increase</u> | <u>New PILOT</u> |
|-----------------------------|-----------------|------------------|
| Advent Senior Housing, Inc. | \$ 840.00       | \$ 28,680.00     |
| Bradford Street             | \$ 1,245.60     | \$ 16,789.20     |
| Bon Secours I               | \$ 3,250.00     | \$ 118,742.40    |
| Bon Secours II              | \$ 3,213.60     | \$ 117,716.40    |
| Carroll Manor               | \$ 7,236.00     | \$ 116,712.00    |
| Christ Church               | \$ 4,519.44     | \$ 130,962.96    |
| Crossroads                  | \$ 3,235.32     | \$ 16,264.92     |
| Daniels                     | \$ 1,180.80     | \$ 26,675.20     |
| Epiphany                    | \$ 3,345.36     | \$ 22,602.96     |
| Greater New Hope            | \$ 6,504.00     | \$ 118,104.00    |
| Good Samaritan              | \$ 6,013.20     | \$ 127,041.60    |
| Hanover Square              | \$ 1,890.10     | \$ 178,923.50    |
| Memorial Apartments         | \$ 12,228.48    | \$ 97,456.32     |
| Micah House                 | \$ 2,481.48     | \$ 19,942.68     |
| Southern School             | \$ 1,503.60     | \$ 55,532.40     |
| St. James Terrace           | \$ 2,939.76     | \$ 76,675.68     |

**MINUTES**Bur. of Accounting and Payroll Services - cont'd

|                              | <u>Increase</u> | <u>New PILOT</u> |
|------------------------------|-----------------|------------------|
| St. Mary's (East & West)     | \$ 4,852.80     | \$ 125,479.44    |
| (New) Waters Tower           | \$ 6,577.20     | \$ 220,458.00    |
| Westminster House Apartments | \$ 6,102.72     | \$ 113,062.32    |

In accordance with the PILOT agreements, the properties are taxed at the lesser of taxes based on the assessment of the property times the current rate or the expected rents times the agreed percentage.

UPON MOTION duly made and seconded, the Board approved the changes in the amount of Payments in Lieu of Taxes (PILOT) for fiscal year 2009-2010. The Comptroller **ABSTAINED**.

**MINUTES**

Department of Transportation - Amendment No. 1 to  
Transit Service Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an amendment no. 1 to the transit service agreement with Veolia Transportation Services, Inc. (Veolia). This contract was bid by the Bureau of Purchases as B50000482.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

On February 11, 2009 the Board approved and authorized execution of a five year agreement with Veolia for the operation of the Downtown Circulator scheduled to begin operations in late summer 2009. It is now requested that the Board approve amendment no. 1 which provides three adjustments to the agreement. The adjustments consists of (1) permitting advertising aboard the circulator, (2) Replacing Exhibit E Liquidated Damages; and (3) replacement of Exhibit G - Return condition of Busses. Details of Adjustment No. 1 were not included in the original agreement however the elements of the adjustment are essential to the marketing and advertising efforts of the Downtown Circulator, and therefore will become an executed component of the contract. Adjustments No. 2 and 3 of the Amendment are included for clarification purposes and do not change any intent of the original contract.

**(FILE NO. 57006)**

UPON MOTION duly made and seconded, the Board approved the amendment no. 1 to the transit service agreement with Veolia Transportation Services, Inc.

**MINUTES**

Department of Transportation - Expenditure of Funds

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize an expenditure of funds to pay Lord Baltimore Uniforms.

**AMOUNT OF MONEY AND SOURCE:**

\$5,870.95 - 2076-000000-2320-252800-604003

**BACKGROUND/EXPLANATION:**

In April 2007, the Department submitted a blanket purchase order request to the Bureau of Purchases in the amount of \$11,563.00 for the procurement of uniforms. A purchase order (PO#225037) was cut to Lord Baltimore Uniforms. This purchase order expired on June 30, 2008. The Department just received an invoice in the amount of \$5,870.95 that was not processed at the time of the old purchase order. Consequently, there is no mechanism in place for the Department to make payment for the goods that have been delivered. Therefore, approval is requested for this expenditure of funds.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

UPON MOTION duly made and seconded, the Board approved the expenditure of funds to pay Lord Baltimore Uniforms.

**MINUTES**

Department of Transportation - Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve task assignment no. 7 to McCormick Taylor, Inc., under Project No. 1074, the On-call Consultant Service for Reconstruction, Rehabilitation and or Resurfacing.

**AMOUNT OF MONEY AND SOURCE:**

\$108,660.63 - 9950-905038-9512-90020-703032

**BACKGROUND/EXPLANATION:**

This task will continue to provide on-site traffic engineering support for the Traffic Division of the Baltimore City Department of Transportation.

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

**TRANSFER OF FUNDS**

| <u>AMOUNT</u> | <u>FROM ACCOUNT/S</u> | <u>TO ACCOUNT/S</u> |
|---------------|-----------------------|---------------------|
| \$111,405.08  | 9950-907008-9512      | 9950-905038-9512    |
| Federal       | Traffic Signal        | Traffic Management  |
|               | Computer Replacement  | Center              |

This transfer will clear the existing deficit in the account of the project "Traffic Management Center".

**MINUTES**Transportation - cont'd

UPON MOTION duly made and seconded, the Board approved the task assignment no. 7 to McCormick Taylor, Inc., under Project No. 1074, the On-call Consultant Service for Reconstruction, Rehabilitation and or Resurfacing. The Transfer of Funds was approved, SUBJECT to the receipt of a favorable report from the Planning Commission, the Director of Finance having reported favorably thereon, in accordance with the provisions of the City Charter.

## MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of Purchases

- |   |             |             |
|---|-------------|-------------|
| 1. CRAWFORD TECHNICAL SERVICES, INC.  | \$10,914.59 | Sole Source |
| Solicitation No. 08000 - Hands-On Training Equipment - Department of Transportation - Req. No. R525374                |             |             |
| The vendor is the sole provider of this equipment, which must be compatible with existing equipment.                  |             |             |
| 2. CITIZENS PHARMACY SERVICES   | \$13,498.74 | Low Bid     |
| Solicitation No. B50001069 - Chantix Starter and Continuation Packs - Health Department - Req. No. R521261            |             |             |
| 3. EPM SOLUTIONS  | \$14,800.00 | Low Bid     |
| Solicitation No. B50001073 - MS SQL Server License - State's Attorney's Office - Req. No. R519412                     |             |             |
| 4. DELTA OMEGA COMMERCIAL CLEANING, LLC   | \$ 8,400.00 | Low Bid     |
| Solicitation No. B50001061 - Janitorial Services - Department of Housing and Community Development - Req. No. R512656 |             |             |
| 5. PEPSCO, LLC.   | \$11,424.00 | Low Bid     |
| Solicitation No. 07000 - Prelube Pumps - Department of Public Works - Req. No. R526135                                |             |             |
| 6. FLOW TECH, INC.  | \$12,842.14 | Sole Source |
| Solicitation No. 08000 - Gas Purity Analyzer - Department of Public Works - Req. No. R525028                          |             |             |

The vendor is the sole authorized provider in the Baltimore-Washington area for this item.

## MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of Purchases

|  |             |             |
|--|-------------|-------------|
| 7. PARAGARD DIRECT   | \$ 9,760.80 | Sole Source |
| Solicitation No. 08000 - Intrauterine Copper Contraceptive -<br>Health Department - Req. No. R522818 |             |             |

The vendor is the sole provider of this product.

|  |             |                 |
|--|-------------|-----------------|
| 8. MARYLAND MENTORING<br>PARTNERSHIP   | \$ 8,600.00 | Selected Source |
| Solicitation No. 06000 - Mentor Training - Health Department -<br>Req. No. R524968 |             |                 |

This vendor provides customized training, certification and technical support uniquely suited to this program.

|  |              |         |
|--|--------------|---------|
| 9. FOSTER & FREEMAN USA  | \$ 24,946.62 | Low Bid |
| Solicitation No. 07000 - Fingerprint Cabinet - Police<br>Department - Req. No. R525106 |              |         |

|  |              |          |
|--|--------------|----------|
| 10. MODERN EQUIPMENT<br>SALES & SERVICE  | \$ 10,000.00 | Increase |
| Solicitation No. 06000 - Parts and Service for Amida Light<br>Towers - Department of Public Works, Fleet Management Division<br>- P.O. No. P504236 |              |          |

On August 13, 2008 the Board approved the initial award in the amount of \$24,000.00 for the period July 1, 2008 through June 30, 2009. Due to an increase in usage an increase in the amount of \$10,000.00 is necessary making, the total award amount \$34,000.00.

|   |              |         |
|---|--------------|---------|
| 11. RED HAWK IT<br>SOLUTIONS  | \$ 24,275.81 | Low Bid |
| Solicitation No. B50001066 - Cisco Hardware Support - Agencies<br>- Various - Req. Nos. Various |              |         |

**MWBOO GRANTED A WAIVER.**



## MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of Purchases

- |   |              |          |
|---|--------------|----------|
| 12. THE TRI-M GROUP, LLC,   | \$400,000.00 | Increase |
| Solicitation No. B50000404-High and Medium Voltage Electric System - Agencies - Various - Req. Nos. Various |              |          |

On May 14, 2008, the Board approved the initial award in the amount of \$200,000.00. On November 11, 2008, the Board approved an increase in the amount of \$200,000.00. Due to an increase in demand for service, an increase in the amount of \$400,000.00 is necessary, making the total award amount \$800,000.00.

**MWBOO SET GOALS OF 8% MBE AND 3% WBE.**

**MBE:** AM & Son Electric, LLC           8%  
**WBE:** Ideal Electric Supply           3%

**MWBOO FOUND VENDOR IN COMPLIANCE.**

- |  |                     |          |
|--|---------------------|----------|
| 13. SURBURBAN SALES,<br>& RENTAL INC.  | \$100,000.00        |          |
| MILL SUPPLY INC.   | 300,000.00          |          |
|  | <u>\$400,000.00</u> | Increase |
| Solicitation No. BP-05087, Hand and Power Tools - Agencies - Various - Req. Nos. Various |                     |          |

On January 12, 2005, the Board approved the initial award to Suburban Sales & Rental, Inc. in the amount of \$250,000.00 and Mill Supply Inc. in the amount of \$100,000.00. On January 30, 2005, the Board approved renewals in the amount of \$100,000.00 to Surburban Sales & Rental, Inc., and in the amount of \$300,000.00 to Mill Supply, Inc. Due to an increase in demand for services, an increase in the amount of \$100,000.00 is necessary for Suburban Sales & Rental, Inc. and \$300,000.00 to Mill Supply Inc., making the total award amount for Surburban Sales & Rental Inc. \$450,000.00 and Mill Supply Inc. \$700,000.00.

**MWBOO GRANTED A WAIVER.**

## MINUTES

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of General Services

|   |             |         |
|---|-------------|---------|
| 14. BRYANT CONCRETE<br>CONSTRUCTION, INC.   | \$ 7,500.00 | Low Bid |
| IC 509 - Replacement Concrete Slabs at Fire Engine Co. No. 35<br>- Department of Public Works |             |         |

UPON MOTION duly made and seconded, the Board approved the informal awards, renewals, increases to contracts, and extensions. Item No. 11 was **WITHDRAWN**. The Comptroller **ABSTAINED** on Item No. 12.

## MINUTES

Bureau of General Services - Minor Privilege Permit Applications

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

|    | <u>LOCATION</u>                | <u>APPLICANT</u>      | <u>PRIVILEGE/SIZE</u>  |
|----|--------------------------------|-----------------------|--|
| 1. | 3401 Eastern Avenue            | 4-6-8 Property, LLC   | Retain two single face electric signs, three cornice signs, four spot reflectors |
|    | Annual Charge: \$777.24        |                       |  |
| 2. | 300 W. 30 <sup>th</sup> Street | Darlene L. Basta      | Outdoor seating<br>15' x 4'  |
|    | Annual Charge: \$337.50        |                       |  |
| 3. | 500-512 W. Cold Spring Lane    | W&E Trading Co., Inc. | Outdoor seating<br>24' x 2.5'  |
|    | Annual Charge: \$337.50        |                       |  |

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

There being no objections, the Board, UPON MOTION duly made and seconded, approved the Minor Privilege Permits.

**MINUTES**

Department of Public Works - Standard Highway Option Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a standard highway option agreement with Dennis Trucking Company, Inc.

**AMOUNT OF MONEY AND SOURCE:**

\$22,313.00 - 9950-902416-9506-900020-704040

**BACKGROUND/EXPLANATION:**

The Department requests approval to acquire a portion of property owned by Dennis Trucking Company, Inc., located at 2749 Hawkins Point Road, Block 7001, Lot 9. This agreement will allow the City to widen Hawkins Point Road and provide construction access to perform certain work in conjunction with the Hawkins Point Road Reconstruction Project, TR-00073.

**APPROVED FOR FUNDS BY FINANCE**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the standard highway option agreement with Dennis Trucking Company, Inc.

MINUTES

EXTRA WORK ORDERS AND TRANSFER OF FUNDS

\* \* \* \* \*

UPON MOTION duly made and seconded,  
the Board approved the  
Extra Work Orders and Transfer of Funds  
listed on the following pages:

2192 - 2193

All of the EWOs had been reviewed and approved

by the

Department of Audits, CORC,  
and MWBOO, unless otherwise indicated.

The Transfer of Funds was approved  
SUBJECT to receipt of a favorable report  
from the Planning Commission,  
the Director of Finance having reported favorably  
thereon, as required by the provisions  
of the City Charter.

MINUTES

EXTRA WORK ORDERS

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

Department of Transportation

1. EWO #009, (\$83,408.08) - TR 00354, Traffic Signal Controller Replacement  


---

 \$10,969,761.00 \$1,565,181.27 Mastec Its, Inc. - -
  
2. EWO #003, \$84,819.06 - Project No. 938, Rehabilitation of Hanover Street Over Middle Branch  


---

 \$ 475,051.50 \$ 100,067.29 Parsons,  
 Brinkerhoff,  
 Quade and Douglas,  
 Inc. - -

3. TRANSFER OF FUNDS

| <u>AMOUNT</u>       | <u>FROM ACCOUNT/S</u> | <u>TO ACCOUNT/S</u> |
|---------------------|-----------------------|---------------------|
| \$100,814.06        | 9950-902299-9509      |                     |
| Federal             | Constr. Res.          |                     |
|                     | Hanover St. Bridge    |                     |
| 122,306.16          | " "                   |                     |
| MVR                 |                       |                     |
| <u>\$223,120.22</u> | -----                 | 9950-901299-9508    |
|                     |                       | Hanover St. Bridge  |
|                     |                       | Design & Studies    |

This transfer will fund costs associated with the On-Call Project No. 938, EWO No. 3 for emergency site visits and diagnostic work to address malfunction of the main operating and braking systems for both bascule spans and related jobs.

Bureau of Water & Wastewater

4. EWO #001, \$0.00 - W.C. 1137R, Installation of Anchorage System at Prettyboy Dam  


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 \$ 5,993,400.00 - Brayman Con- 134 20.5%  
 struction Corp. CD

## MINUTES

EXTRA WORK ORDERS

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

Bureau of Water & Wastewater - cont'd

- |    |  |        |                 |       |
|----|--|--------|-----------------|-------|
| 5. | EWO #002, \$2,000,000.00 - SC 839RR, Lower Stony Run Interceptor |        |                 |       |
|    | \$40,440,440.40  | \$0.00 | Carp Seca Corp. | 0 38% |

During a test pit operation to locate the entrance of the abandoned railroad tunnel, the contractor discovered that the tunnel was partially backfilled with dirt and debris, including numerous large boulders. These conditions make the tunneling operation in this area impossible. An open cut operation will be necessary to install the new sanitary sewer.

- |    |   |                 |                                      |         |
|----|---|-----------------|--------------------------------------|---------|
| 6. | EWO #005, \$0.00 - ER 4017R, Urgent Needs Environmental Restoration       |                 |                                      |         |
|    | \$ 507,889.97   | \$ 37,418.02    | Environmental Quality Resources, LLC | 0 5.25% |
| 7. | EWO #263, \$29,160.00 - W.C. 8652, Ashburton Filtration Plant Renovations |                 |                                      |         |
|    | \$48,209,401.00   | \$ 3,928,233.94 | Poole & Kent Co.                     | 0 99%   |

Bureau of General Services

- |    |  |               |                                    |       |
|----|--|---------------|------------------------------------|-------|
| 8. | EWO #015, \$80,075.99 - PB 05810, Renovations and Modifications to Enoch Pratt Free Library No. 28 |               |                                    |       |
|    | \$2,419,000.00   | \$ 225,064.69 | E. Pikounis Construction Co., Inc. | 0 74% |

## MINUTES

BOARDS AND COMMISSIONS1. Prequalification of Contractors

In accordance with the Rules for Qualification of Contractors, as amended by the Board on October 30, 1991, the following contractors are recommended:

|   |                     |
|---|---------------------|
| Alberici Constructors, Inc.                           | \$1,548,960,000.00  |
| American Infrastructure, Inc.                         | \$ 307,172,000.00   |
| Aspen Building Products, Inc.                         | \$ 828,000.00       |
| B&B Restoration & Repairs                             | \$ 1,500,000.00     |
| Baltimore Urban Leadership<br>Foundation T/A The Door | \$ 2,730,000.00     |
| Brightfields, Inc.                                    | \$ 1,500,000.00     |
| Brown-Tisdale, Inc.                                   | \$ 270,000.00       |
| Caffes-Steele, Inc.                                   | \$ 8,000,000.00     |
| CHAI: Comprehensive Housing<br>Assistance, Inc.       | \$ 15,290,000.00    |
| Civic Works, Inc.                                     | \$ 9,162,000.00     |
| Conewago Enterprises, Inc.                            | \$ 225,621,000.00   |
| Cynergy Electric Company, Inc.                        | \$ 8,000,000.00     |
| Efficient Home, LLC                                   | \$ 1,500,000.00     |
| Interior Specialists, Inc.                            | \$ 8,000,000.00     |
| Roy Kirby & Sons, Inc.                                | \$ 42,864,000.00    |
| LAI Construction Services, Inc.                       | \$ 8,000,000.00     |
| Layne Christensen Company                             | \$1,533,050,000.00  |
| Living Classrooms Foundation, Inc.                    | \$ 17,388,000.00    |
| M2000 Development Corporation                         | \$ 378,000.00       |
| Maryland Cleaning and Abatement Corp.                 | \$ 1,500,000.00     |
| Masters, Inc. Dba/Chilltrol                           | \$13,392,000,000.00 |
| Metromont Corporation                                 | \$ 474,183,000.00   |
| Mid-Atlantic GC, Inc.                                 | \$ 7,623,000.00     |
| Mirabile Construction, Inc.                           | \$ 6,930,000.00     |
| J.M. Murphy Enterprises                               | \$ 192,000.00       |
| Northeast Energy Services, LLC                        | \$ 405,000.00       |
| Nupump Corporation                                    | \$ 3,969,000.00     |
| Reynolds Inliner, LLC                                 | \$ 100,000,000.00   |
| Ulliman Schutte Construction, LLC                     | \$ 491,720,000.00   |



**MINUTES****BOARDS AND COMMISSIONS** - cont'd2. 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:

|                                       |   |
|---------------------------------------|---|
| Baker, Michael, Jr., Inc.             | Engineer<br>Landscape Architect<br>Survey                   |
| GEO-Technology Associates, Inc.       | Landscape Architect<br>Engineer                             |
| KCW Engineering Technologies,<br>Inc. | Engineer<br>Land Survey<br>Property Line Survey             |
| Morris & Ritchie Associates, Inc.     | Architect<br>Landscape Architect<br>Engineer<br>Land Survey |
| Rettew Associates, Inc.               | Engineer  |
| Schlenger/Pitz & Associates, Inc.     | Engineer  |

There being no objections, the Board, UPON MOTION duly made and seconded, approved the prequalification of contractors and architects and engineers. The President **ABSTAINED** on Item No. 1.

**MINUTES**

Department of Housing and Community      - 2008 Shelter Plus Care  
 Development/Baltimore Homeless              Grant Award Agreements  
 Services (BHS)

---

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the 2008 shelter plus care grant award agreements with the U.S. Department of Housing and Urban Development (HUD) for the below listed organizations. The period of the grant agreement is February 1, 2009 through January 31, 2010.

1. AIDS Interfaith Residential Services, Inc. (AIRS)
2. Dayspring Programs, Inc.
3. Women's Housing Coalition, Inc.
4. Project PLASE, Inc.
5. At Jacob's Well, Inc.

**AMOUNT OF MONEY AND SOURCE:**

\$1,208,904.00 - AIRS  
 284,040.00 - Dayspring Programs, Inc.  
 99,552.00 - Women's Housing Coalition, Inc.  
 1,109,352.00 - Project PLASE, Inc.  
208,320.00 - At Jacob's Well, Inc.

**\$2,910,168.00** - 4000-496309-3570

**BACKGROUND/EXPLANATION:**

On March 25, 2009, the Board approved the acceptance of the 2008 federal fiscal year shelter plus grant award, in the amount of \$7,843,008.00 from HUD. On April 17, 2009, HUD released additional awards to the above named organizations with the BHS as the pass through agency. Under the terms of the grant agreements, the grant funds will be used to provide shelter and supportive services for homeless individuals.

**MINUTES**

BHS - cont'd

The grant award agreements are late because notification of the awards was recently received.

**APPROVED FOR FUNDS BY FINANCE**

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

UPON MOTION duly made and seconded, the Board approved and authorized execution of the 2008 shelter plus care grant award agreements with the U.S. Department of Housing and Urban Development for the below listed organizations.

## MINUTES

Department of Housing and Community - Grant Agreements  
 Development/Baltimore Homeless  
 Services (BHS)

---

The Board is requested to approve and authorize execution of the various grant agreements.

1. **WOMEN ACCEPTING RESPONSIBILITY,  
 INC. (WAR)** **\$ 48,831.00**

Account: 4000-496209-3570-591439-603051

WAR will provide supportive services to not more than eight homeless women who are disabled, due to substance abuse and/or HIV/AIDS, and their children. The period of the agreement is August 1, 2009 through July 31, 2010.

2. **NEWBORN HOLISTIC MINISTRIES, INC.** **\$ 40,169.00**

Account: 4000-496209-3570-591423-603051

Newborn Holistic Ministries, Inc. will provide supportive services to homeless women who are residents of the Martha's Place SRO, located at 590 Presstman Street. The residents are graduates of the Martha's Place six-month residential transitional housing program. The period of the agreement is February 1, 2009 through January 31, 2010.

The grant agreement is late because of delays at the administrative level.

3. **VOLUNTEERS OF AMERICA CHESAPEAKE, INC.  
 (VOA)** **\$106,436.00**

Account: 4000-496209-3570-591438-603051

The VOA will provide housing and supportive services to approximately 35 homeless families with two or more child-

## MINUTES

BHS - cont'd

ren at the Pratt House, a transitional housing facility located at 1701 W. Pratt Street. The period of the agreement is January 1, 2010 through December 31, 2010.

4. **ASSOCIATED CATHOLIC CHARITIES, INC. (ACC)** **\$ 95,082.00**

Account: 4000-496209-3570-591406-603051

The ACC will provide permanent housing and supportive services to five homeless families whose head of household meet the Housing and Urban Development definition of eligibility for permanent housing programs. The organization will also ensure that the clients enrolled in the program are homeless families identified through a variety of sources including, but not limited to family shelters, local schools, and the Department of Social Services. The period of the agreement is December 1, 2009 through November 30, 2010.

**MWBOO GRANTED A WAIVER.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the foregoing grant agreements.

**MINUTES**

Dept. of Housing & Community Development - Grant Agreement  
/Baltimore Homeless Services

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a grant agreement with AIDS Interfaith Residential Services, Inc. The period of the agreement is effective March 1, 2009 through February 28, 2012.

**AMOUNT OF MONEY AND SOURCE:**

\$1,385,650.00 - 4000-494209-3570-333701-603051

**BACKGROUND/EXPLANATION:**

AIDS Interfaith Residential Services, Inc. will oversee coordination of permanent housing placement, security deposits, rental payments and access to supportive services for approximately 39 newly released prisoners with HIV/AIDS, per year for three years.

**MWBOO GRANTED A WAIVER.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the grant agreement with AIDS Interfaith Residential Services, Inc.

**MINUTES**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a land disposition agreement with 222 South Mount Olivet Lane Land Trust, Maryland Trust Services, LLC., developer, for the sale of the property known as 222 South Mount Olivet Lane, Block 2198, Lot 018, in the Carroll South Hilton Neighborhood.

**AMOUNT OF MONEY AND SOURCE:**

\$9,800.00 - Purchase Price (appraised value)

**BACKGROUND/EXPLANATION:**

The developer has paid the City of a good faith deposit of \$1,000.00.

Robert Bostick, the principal of 222 South Mount Olivet Lane Land Trust, Maryland Trust Services, LLC. has resided in Baltimore City for the past 12 years. The last six years he has operated Investor's Realty, a residential real estate brokerage firm and Win Win Property Solutions, a property rehabilitation company. Through these two companies, Mr. Bostick has been able to purchase, sell, and rehabilitate properties in Baltimore City. His current goal is to rehabilitate 222 South Mount Olivet Lane in an effort to remove blight from the Carroll South Hilton Neighborhood and to provide a base from which to expand Win Win Solutions. The sale of this City-owned property will generate an estimated \$403.00 of combined City and State tax revenue.

**MINUTES**

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

The property is not subject to Article 5, Subtitle 28 of the Baltimore City Code because no City funds are required.

**(FILE NO. 57029)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the land disposition agreement with 222 South Mount Olivet Lane Land Trust, Maryland Trust Services, LLC., developer, for the sale of the property known as 222 South Mount Olivet Lane, Block 2198, Lot 018, in the Carroll South Hilton Neighborhood.



**MINUTES**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a land disposition agreement with Ms. Chanelle Cooper, developer, for the sale of property known as 1440 North Fulton Avenue, Block 0026, Lot 021, in the Sandtown-Winchester Urban Renewal area.

**AMOUNT OF MONEY AND SOURCE:**

\$1,000.00 - Purchase Price

**BACKGROUND/EXPLANATION:**

Adjacent property owners are given the opportunity to purchase City-owned vacant lots that adjoin their property. Ms. Cooper, a Baltimore City resident, qualifies to purchase 1440 North Fulton Avenue. The purchase price is equivalent to the assessed value of the property.

**MBE/WBE PARTICIPATION:**

The property is not subject to Article 5, Subtitle 28 of the Baltimore City Code because no City funds are required.

**(FILE NO. 57030)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the land disposition agreement with Ms. Chanelle Cooper, developer, for the sale of property known as 1440 North Fulton Avenue, Block 0026, Lot 021, in the Sandtown-Winchester Urban Renewal area.

**MINUTES**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the land disposition agreement with the Church of God and Saints of Christ, developer, for the sale of the property known as 1608 Ashland Avenue, Block 1215, Lot 024.

**AMOUNT OF MONEY AND SOURCE:**

\$17,000.00 - Purchase Price

**BACKGROUND/EXPLANATION:**

The Developer has paid the City a good faith deposit of \$1,000.00. The property appraised for \$13,000.00 on March 9, 2009.

The congregation of the Church of God and Saints has owned the property adjacent to 1608 Ashland Avenue for 14 years. During those 14 years, the congregation has maintained 1608 Ashland Avenue, sponsored back to school activities, provided Thanksgiving baskets, conducted health workshops, and much more. The Church of God and Saints of Christ wishes to add to their list of community services by purchasing and converting 1608 Ashland Avenue into an urban garden. The fruits and vegetables grown in the urban garden will be donated to needed families.

**MINUTES**

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

The property is not subject to Article 5, Subtitle 28 of the Baltimore City Code because no City funds are required.

**(FILE NO. 57031)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the land disposition agreement with the Church of God and Saints of Christ, developer, for the sale of the property known as 1608 Ashland Avenue, Block 1215, Lot 024.

**MINUTES**

Department of Housing and - FY 2010 Weatherization Assistance  
Community Development      Grant Agreements

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the intergovernmental agreement with the State of Maryland, Department of Housing and Community Development for FY 2010 Weatherization Assistance Program. The period of the agreement is July 1, 2009 through June 30, 2010.

**AMOUNT OF MONEY AND SOURCE:**

|                       |   |                                       |
|-----------------------|---|---------------------------------------|
| \$ 800,237.00         | - | 5000-594110-5970-439500-405001        |
| 157,348.00            | - | 5000-586010-5970-439500-405001        |
| <u>173,847.00</u>     | - | <u>5000-585910-5970-439500-405001</u> |
| <b>\$1,131,432.00</b> |   |                                       |

**BACKGROUND/EXPLANATION:**

The DHCD Weatherization Assistance Program helps low-income residents reduce their utility bills by reducing air-leaks, cleaning, tuning, replacing heating systems, caulking windows, weather-stripping doors, and installing other energy saving measures.

**APPROVED FOR FUNDS BY FINANCE**

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

UPON MOTION duly made and seconded, the Board approved and authorized execution of the intergovernmental agreement with the State of Maryland, Department of Housing and Community Development for FY 2010 Weatherization Assistance Program.

**MINUTES**

Department of Housing and Community Development (DHCD) - Intergovernmental Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an intergovernmental agreement with the State of Maryland, Department of Human Resources. The period of the agreement is July 1, 2009 through June 30, 2012.

**AMOUNT OF MONEY AND SOURCE:**

\$4,539,927.00 - 5000-585910-1840-186800-405001

The funding is subject to availability of funds from the State and/or federal funds.

**BACKGROUND/EXPLANATION:**

The DHCD's Office of Home Programs provides energy assistance grants to low-income residents to help with their heating and utility costs.

**APPROVED FOR FUNDS BY FINANCE**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the intergovernmental agreement with the State of Maryland, Department of Human Resources.

**MINUTES**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the land disposition agreement with TRF Development Partners - Oliver, LLC, developer, for the sale of the property located at 1204, 1212, 1214, 1226, and 1228 N. Caroline Street.

**AMOUNT OF MONEY AND SOURCE:**

\$ 2,200.00 - 1204 N. Caroline Street (vacant lot)  
 2,200.00 - 1212 N. Caroline Street (vacant lot)  
 2,200.00 - 1214 N. Caroline Street (vacant lot)  
 15,000.00 - 1226 N. Caroline Street (vacant building)  
 15,000.00 - 1226 N. Caroline Street (vacant building)  
**\$36,600.00** - Purchase Price

**BACKGROUND/EXPLANATION:**

The developer has paid a good faith deposit in the amount of \$5,000.00.

The project will consist of the conversion of the three vacant lots into three newly constructed three-story, three-bedroom, two bathroom, single-family attached town homes. The two remaining vacant structures will be redeveloped into two fully rehabilitated homes. These newly constructed and fully rehabilitated homes will have all new plumbing, new electrical systems, new energy star appliances, and new heating systems.

The developer is committed to the revitalization in the area as evidenced by its previously investment in the community for the Preston Place. This is a 122-unit homeownership development that will be sold to low to moderate income families.

## MINUTES

DHCD - cont'd

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

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The three vacant lots located at 1204, 1212, and 1214 N. Caroline Street appraised at \$4,200.00 per lot and the remaining two vacant buildings, located at 1226 and 1228 N. Caroline Street were appraised at \$17,500.00 per building.

The three vacant lots will be sold for \$2,200.00 per lot and the two buildings will be sold for \$15,000.00 per building, which is less than the appraised value. The rationale for selling these properties below the appraised value is due to the extensive interior damage to these buildings. These properties were appraised February 2, 2009 and found to be in very poor condition. The extensive damage to these buildings consists of partial open roofs, large amounts of trash, and exposed wall joists. Given the numbers of years that these properties have been exposed to the elements, the deterioration of these buildings will eventually compromise the structural integrity. Therefore, further reduction of the appraisal value will give the developer an opportunity to offer each fully rehabilitated and newly constructed building to low and moderate-income families.

The underutilized vacant lots have attracted loitering and illegal dumping of trash in the community. The developer is willing to use private funds to fully rehabilitate these vacant buildings and convert these vacant lots into newly constructed homes.

The Caroline Street properties currently generate \$23.00 per vacant lot and \$69.00 per vacant building in City and State property taxes. Once the vacant lots are converted into the newly constructed town homes and the vacant buildings are

**MINUTES**

DHCD - cont'd

renovated and occupied, the properties will again be active on the Baltimore City tax rolls, thereby preventing tax abandonment. Re-assessment of these properties is expected to generate an estimated \$3,090.00 per property in real estate taxes to the City of Baltimore.

**MBE/WBE PARTICIPATION:**

The developer has signed the Commitment to Comply with the Minority and Women's Business Enterprise Program of Baltimore City.

**(FILE NO. 56462)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the land disposition agreement with TRF Development Partners - Oliver, LLC, developer, for the sale of the property located at 1204, 1212, 1214, 1226, and 1228 N. Caroline Street.



**MINUTES**

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

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the first amendment to the land disposition agreement with Capital Development, LLC and David Holmes, developer, for the sale of the property known as 1950-1951 E. Fayette Street.

**AMOUNT OF MONEY AND SOURCE:**

\$470,000.00 - The City will receive funds in three installments.

**BACKGROUND/EXPLANATION:**

The developer will pay \$270,000.00 within seven days of approval of the LDA's amendment by the Board. The balance is due in two payments of \$100,000.00 each at the first and second year anniversary of the Board's approval. However, should the property be transferred prior to those dates the entire balance will be due within seven days of the transfer. Security for the balance of the payments under this LDA amendment will be in the form of an unrestricted personal guarantee from the developer, David Holmes.

The subject property was originally conveyed by the City to Chapel Housing Partnership in August, 1972 for the purpose of developing low-income housing. The term of the agreement for the provision of those units has expired and the property was transferred to the current owner in 2002 for redevelopment.

The developer has obtained both an amendment to the Washington Hill Urban Renewal Plan and an approval for a Planned Unit Development on this site to provide 786 units of housing (Project).

## MINUTES

DHCD - cont'd

While the Project is not subject to the Inclusionary Housing Ordinance, the developer and the Housing Department agreed two years ago that 6% of the Project, or 47 units would be made available to families earning less than 80% of the area median income for a period of ten years. Due to changing market conditions, the developer and Department have agreed to amend that agreement to allow for a payment into the Inclusionary Housing Trust Fund in lieu of providing the affordable units. This revision was necessary to allow the Project to continue to move forward in the current economic climate and provides additional funds to the Inclusionary Housing Program.

**MBE/WBE PARTICIPATION:**

N/A

**(FILE NO. 57032)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the first amendment to the land disposition agreement with Capital Development, LLC and David Holmes, developer, for the sale of the property known as 1950-1951 E. Fayette Street.

**MINUTES**

Mayor's Office of Employment - Grant Award and Modification  
Development (MOED) No. 1 to the Grant Award

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize acceptance of a grant award and modification no. 1 to the grant award from the State of Maryland, Department of Labor, Licensing and Regulation (DLLR). The period of the grant award is February 17, 2009 through June 30, 2010. However, the modification no. 1 extends the period through June 30, 2011.

**AMOUNT OF MONEY AND SOURCE:**

\$1,545,216.00 - 5000-585510-5750  
 3,558,951.00 - 5000-585710-5750  
1,040,769.00 - 5000-585410-5750  
**\$6,144,936.00**

**BACKGROUND/EXPLANATION:**

MOED has received an American Recovery and Reinvestment Act grant award, in the amount of \$6,144,936.00.

The purpose of the grant is to provide eligible youth, adults, and dislocated workers, who are Baltimore City residents, with employment opportunities through the development of a system that engages partners in a process of building unified strategies to meet program goals.

The grant funds will support a variety of services which will include, but will not be limited to youth summer employment, assessment and employment readiness services, a wide range of occupational skills training, customized training, adult education and literacy services, and other supportive services.

**MINUTES**

MOED - cont'd

The original period of the grant award was February 17 through June 30, 2010. The modification no. 1 to the grant award extends the grant award through June 30, 2011.

The request to accept the grant award is late because the official notification of the grant award was recently received from the DLLR.

**APPROVED FOR FUNDS BY FINANCE**

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

UPON MOTION duly made and seconded, the Board approved and authorized execution of the grant award and modification no. 1 to the grant award from the State of Maryland, Department of Labor, Licensing and Regulation.

**MINUTES**

Mayor's Office of Employment - Agreement  
Development (MOED)

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an agreement with Chesapeake Habitat for Humanity, Inc. The period of the agreement is June 17, 2009 through July 20, 2009.

**AMOUNT OF MONEY AND SOURCE:**

\$1,650.00 - 8953-631-580-05-351

**BACKGROUND/EXPLANATION:**

Chesapeake Habitat for Humanity, Inc. will provide 40 hours of training for two incumbent employees of Chesapeake Habitat for Humanity, Inc. through the initiative known as Maryland BusinessWorks. The employees will receive Blackbaud Training: The Raiser's Edge 7 and Essentials: Part II.

**APPROVED FOR FUNDS BY FINANCE****AUDITS REVIEWED AND HAD NO OBJECTION.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the agreement with Chesapeake Habitat for Humanity, Inc.

MINUTES

TRANSFERS OF FUNDS

\* \* \* \* \*

UPON MOTION duly made and seconded,

the Board approved

the Transfers of Funds

listed on the following pages:

2217 - 2220

SUBJECT to receipt of favorable reports

from the Planning Commission,

the Director of Finance having

reported favorably thereon,

as required by the provisions of the

City Charter.

The Mayor **ABSTAINED** on Item No. 2.

**MINUTES****TRANSFERS OF FUNDS**

|   | <u>AMOUNT</u>   | <u>FROM ACCOUNT/S</u>  | <u>TO ACCOUNT/S</u>   |
|---|---|--|---|
| <u>Department of Transportation</u>       |   |  |   |
| 1.  | <b>\$ 98,858.81</b><br>MVR  | 9950-905520-9509<br>Const. Res.<br>On-Call Highway<br>Services | 9950-904520-9508-3<br>Design & Studies<br>On-Call Highway<br>Services |
|   | The transfer will fund costs associated with an on-site analyst technician for creating and managing various databases for the TEC Division, for Task No. 6, Project 1074 assigned to Century Engineering, Inc.   |  |   |
| 2.  | <b>\$ 46,620.76</b><br>Bond Fund  | 9950-906800-9514<br>State Construction<br>Loans                | 9950-905326-9527-3<br>Design<br>Inner Harbor East -<br>Parcel D       |
|   | The transfer will fund costs associated with the award of the consultant Task No. 5 to Century Engineering, under Project 1074 (B/D # 08042), to perform underwater inspection and condition survey of the existing bulkhead structures around Parcel D at Inner Harbor East. |  |   |
| <u>Department of Recreation and Parks</u> |   |  |   |
| 3.  | <b>\$ 8,000.00</b><br>State   | 9938-901001-9475<br>Reserve<br>Un-allotted                     | 9938-901667-9474<br>Active<br>Park and<br>Playgrounds<br>Improvements |
|   | The transfer will provide funds to cover the costs associated with design services under On-Call contract No. 1065, Task No. 10 assigned to Oasis Design Group, Inc.  |  |   |

**MINUTES****TRANSFERS OF FUNDS**

| <u>AMOUNT</u>                            | <u>FROM ACCOUNT/S</u>  | <u>TO ACCOUNT/S</u>   |
|--|--|---|
| <u>Baltimore Development Corporation</u> |  |   |
| 4. \$ 13,413.06<br>State-Other           | 9911-905858-9600<br>Const. Res.<br>BDC Acquisition/<br>Development | 9910-905825-9603<br>State - Other<br>West Side Downtown                 |
| 11,501.34<br>M&CC                        | 9911-903859-9600<br>Const. Res.<br>BDC Economic Dev.               | 9910-905852-9601<br>M&CC<br>Econ. Dev. Incent.                          |
| 1,365.32<br>M&CC                         | 9910-904115-9600<br>Const. Res.<br>BDC Economic Dev.               | 9910-905825-9603<br>M&CC<br>West Side Downtown                          |
| 982.55<br>M&CC                           | 9910-905575-9600<br>Const. Res.<br>E. Balto. Ind. &<br>Coml. Dev.  | 9910-906575-9601<br>M&CC<br>E. Balto. Ind. &<br>Coml. Dev.              |
| 3,472.64<br>M&CC                         | 9910-904982-9600<br>Const. Res.<br>Coml. Revitil-<br>ization Prog. | 9910-902879-9601<br>M&CC<br>Coml. Revitil-<br>ization                   |
| 14,894.00<br>General Funds               | 9910-906878-9600<br>Const. Res.<br>Howard Park Groc.<br>Store      | 9910-902879-9601<br>General Funds<br>Coml. Revitil-<br>ization          |
| 9,300.00<br>19 <sup>th</sup> EDF         | 9910-904573-9600<br>Const. Res.<br>Fayette/Lombard<br>Street       | 9910-905573-9601<br>19 <sup>th</sup> EDF<br>Fayette/Lombard<br>Corridor |
| 16,380.00<br>19 <sup>th</sup> EDF        | 9910-905575-9600<br>Const. Res.<br>E. Balto. Ind. &<br>Coml. Dev.  | 9910-902879-9601<br>19 <sup>th</sup> EDF<br>Coml. Revitil-<br>ization   |



## MINUTES

TRANSFERS OF FUNDS

| <u>AMOUNT</u>                                     | <u>FROM ACCOUNT/S</u>  | <u>TO ACCOUNT/S</u>  |
|---|--|--|
| <u>Baltimore Development Corporation - cont'd</u> |  |  |
| 13,100.00<br>20 <sup>th</sup> EDF                 | 9910-901880-9600<br>Const. Res.<br>Open-Public<br>Space              | 9910-906575-9601<br>20 <sup>th</sup> EDF<br>E. Balto. Ind.<br>Coml. Dev.   |
| 4,500.00<br>20 <sup>th</sup> EDF                  | 9910-901880-9600<br>Const. Res.<br>Open-Public<br>Space              | 9910-903824-9603<br>20 <sup>th</sup> EDF<br>Downtown Public/<br>Open Space |
| 6,400.00<br>21 <sup>st</sup> EDF                  | 9910-902483-9600<br>Const. Res.<br>W. Balto. Ind.<br>& Coml. Dev.    | 9910-902879-9601<br>21 <sup>st</sup> EDF<br>Coml. Revitil-<br>ization      |
| 4,401.94<br>21 <sup>st</sup> EDF                  | 9910-902483-9600<br>Const. Res.<br>W. Balto. Ind.<br>Coml. Dev.      | 9910-903483-9601<br>21 <sup>st</sup> EDF<br>S. Balto. Ind. &<br>Coml. Dev. |
| 16,115.00<br>21 <sup>st</sup> EDF                 | 9910-902873-9600<br>Const. Res.<br>Brownsfield<br>Incent. Fund       | 9910-903873-9601<br>21 <sup>st</sup> EDF<br>Brownsfield<br>Incent. Fund    |
| 4,550.00<br>21 <sup>st</sup> EDF                  | 9910-904982-9600<br>Const. Res.<br>Coml. Revitil-<br>ization Program | 9910-902879-9601<br>21 <sup>st</sup> EDF<br>Coml. Revitil-<br>ization      |
| <u>\$120,376.25</u>                               |  |  |

This transfer will provide funds to reimburse Baltimore Development Corporation for eligible capital expenses for the month ending April 30, 2009.

## MINUTES

TRANSFERS OF FUNDS

| <u>AMOUNT</u>                                     | <u>FROM ACCOUNT/S</u> | <u>TO ACCOUNT/S</u> |
|---|-----------------------|---------------------|
| <u>Baltimore Development Corporation - cont'd</u> |                       |                     |
| 5. \$1,893,200.00                                 | 9910-905858-9600      | 9910-905825-9603    |
| 21 <sup>st</sup> EDF                              | Constr. Res.          | West Side Downtown  |
|   | BDC Acq./Dev.         |                     |
| 441,140.00  | 9910-904115-9600      | " "                 |
| 21 <sup>st</sup> EDF                              | Constr. Res.          |                     |
| <b>\$2,334,340.00</b>                             |                       |                     |

This transfer will provide funds for the environmental remediation and demolition of properties in the site bounded by Clay Street, Park Avenue, Lexington Street, and the Stewart's Building comprising developer-owned, fee simple parcels of land known as Block 0598, Lots 1, 2, 3, 5, and 6 (developer property) and City-owned fee simple parcels of land known as Block 0598, Lots 2, 4, 4A, 12A, 12B, 12C, 12D, 12E, 12F, 12G, and 12H (non-developer property). The site is intended to be developed as a proposed 7,000 square feet mixed-used project, including 20,000 square feet in Phase I with ground level retail, restaurant, entertainment, and/or service uses fronting on Lexington Street.

When the Westside Demolition bid is issued by the Department of Public Works, 27% MBE and 6% WBE participation will be included in the bid requirements.

## MINUTES

Health Department - Agreements, Memorandum of Understanding  
Amendment to Agreements and License and  
Service Agreement

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The Board is requested to approve and authorize execution of the various agreements and a memorandum of understanding, amendment to agreements, and a license and service agreement. The period of the agreement is July 1, 2009 through June 30, 2010.

AGREEMENTS

- |    |  |    |      |
|----|--|----|------|
| 1. | DEPARTMENT OF EDUCATION, DIVISION OF<br>REHABILITATION SERVICES, WORKFORCE<br>AND TECHNOLOGY CENTER      | \$ | 0.00 |
| 2. | DEPARTMENT OF HOUSING AND COMMUNITY<br>DEVELOPMENT, OFFICE OF COMMUNITY<br>SERVICES HOME ENERGY PROGRAMS | \$ | 0.00 |
| 3. | HEARING AND SPEECH AGENCY OF<br>METROPOLITAN BALTIMORE, INC.   | \$ | 0.00 |
| 4. | HOUSING AUTHORITY OF BALTIMORE CITY<br>CITY, WYMAN HOUSE   | \$ | 0.00 |
| 5. | THE JOHNS HOPKINS HEALTH SYSTEMS<br>CORPORATION, MARTIN LUTHER KING, JR.<br>HEAD START PROGRAM           | \$ | 0.00 |
| 6. | THE U.S. NATIONAL LABOR RELATIONS BOARD  | \$ | 0.00 |

The above-listed organizations will serve as host agencies for the Senior Community Service Employment Program. This program provides part-time work experience or volunteer service opportunities for persons, aged 55 years or older, with no upper age limitation. The placement of Senior Citizen Aides in non-profit or governmental agencies will allow those agencies to provide services that would otherwise not be available because of the lack of funds. The period of the agreement is July 1, 2009 through June 30, 2010.

## MINUTES

Health Department - cont'd7. **BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS** \$ 15,000.00

Account: 5000-530309-3040-278903-603051

The organization will work with the Baltimore Health Department in providing services in the area of Tobacco Use Prevention and Cessation Program in Schools. The program will also promote the reduction of illness related to tobacco use, reduce cigarette use among school staff and K-12 students, and prevent the initiation of tobacco use among young people. The period of the agreement is July 1, 2008 through June 30, 2009.

The agreement is late because approval of the budget was delayed.

8. **ARBOR E & T, LLC d/b/a CARE RESOURCES** \$122,000.00

Account: 4000-428709-3050-283300-603051 \$30,000.00

Account: 4000-428710-3050-283300-603051 \$92,000.00

The organization will provide licensed registered nurses (RNs) and licensed practical nurses (LPNs), on an as needed basis for the Reducing Asthma Disparities (RAD) Initiatives. The RN or LPN will provide medical assessments, resources and education to reduce childhood asthma for children ages 4-18 who attend Baltimore City Public Schools. The RN will conduct medical home visits and provide health education for families with children suffering from persistent asthma. The period of the agreement is May 11, 2009 through September 29, 2010.

The agreement is late because of the delays in the administrative review process.

**AUDITS REVIEWED AND HAD NO OBJECTION.**

## MINUTES

Health Department - cont'd

9. **RAVENWOOD HEALTHCARE, INC.** **\$ 0.00**

The organization will serve as a Volunteer Station for the Senior Companion Program. Through a grant from the Corporation for National and Community Services, the Department sponsors the Senior Companion Program. The grant pays for 100% of the cost of Senior Companions to volunteer to assist special needs clients who want to remain in their homes. While the senior companions are on duty, the grant provides for their life insurance, transportation and other benefits. The period of the agreement is July 1, 2009 through June 30, 2010.

10. **ROBERT WOOD JOHNSON FOUNDATION** **\$160,000.00**

Account: 6000-621209-3030-656400-603026

The organization will work with the Baltimore Health Department in providing services in the area of evaluating quality improvements (QI) projects for three programs at the Department. The Department will use the Model for Improvement QI approach to improve processes and outcomes in the Adolescent and Reproductive Health, Surveillance and Sexually Transmitted Disease Clinical Services (STD) programs. The period is June 15, 2009 through June 14, 2011. The agreement is being presented at this time because it was just received.

**AUDITS REVIEWED AND HAD NO OBJECTION.**

## MINUTES

Health Department - cont'd

GRANT AWARD

11. **HEALTH MANAGEMENT CONSULTANTS, LLC** **\$166,620.00**

Account: 5000-519209-3100-534000-603051

\$34,520.00 - initial funding period  
 \$88,900.00 - 1<sup>st</sup> renewal period  
 \$43,200.00 - 2<sup>nd</sup> renewal period

The organization will work with the Baltimore Health Department in implementing training and technical assistance designated to improve the financial management capabilities of School-Based Health Centers (SBHCs) and their sponsors in the State of Maryland. The period of the agreement is March 11, 2009 through June 30, 2009. The agreement may be renewed, at the sole option of the City, for two additional time periods consisting of July 1, 2009 through June 30, 2010 and July 1, 2010 through March 31, 2011. The agreement is being presented at this time because it was just received.

**AUDITS REVIEWED AND HAD NO OBJECTION.**

MEMORANDUM OF UNDERSTANDING (MOU)

12. **HEALTH CARE FOR THE HOMELESS, INC.** **\$ 0.00**

The purpose of this memorandum of understanding is to provide collaboration between the Department and the organization through the Minority AIDS Initiative in the confidential referral of clients, who test positive for HIV. The period of the memorandum of understanding is January 1, 2009 through December 31, 2010.

The MOU is late because it was recently received.

## MINUTES

Health Department - cont'd

13. **MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DHMH), OFFICE HEALTH SERVICES, (MEDICAID)** **\$ 0.00**

The Baltimore City Health Department (BCHD), as the Local Health Department (LHD) will be awarded the Healthy Start Grant funds in the form of a supplement supported by 50% State and 50% matching Federal funds in accordance with the Local Health Department funding award on the Unified Funding Department.

The purpose of the MOU is to define the responsibilities of Healthy Start Grant. The Healthy Start Grant means funds originating in the LHD funding system made by DHMH, which is reflected on the Unified Funding Document and is subject to all conditions of the award.

The BCHD, as the LHD, will inform Medicaid in writing, by the date determined, the amount of State match they will designate for the State share for the Healthy Start Grant. Within 30 days of receipt of an invoice from the DHMH, provide payment to Medicaid for the State match portion of the Healthy Start grant; maintain sufficient records/documentation to separately identify and support costs as claimed as administrative costs and all expenditures charged to the grant; comply with all conditions set for in the ACCU Grant Conditions of Award; and, assure that any costs claimed under this MOU does not duplicate costs claimed through other federal funding. The period of the agreement is July 1, 2009 through June 30, 2010, or until terminated or modified by agreements by both parties.

## MINUTES

Health Department - cont'd

AMENDMENTS TO AGREEMENTS

14. **PATRICIA L. MCLAINE, RN, MPH** **\$ 14,000.00**

Account: 4000-428709-3050-28300-603018

On May 21, 2008, the Board approved the original agreement at the rate of \$70.00 per hour for a maximum of 240 hours for the term of July 1, 2008 through June 30, 2009. This amendment increases the number of hours by 200 for a total of 440 hours for additional services.

**AUDITS REVIEWED AND HAD NO OBJECTION.**

15. **JOHNS HOPKINS UNIVERSITY (JHU)** **\$ 14,621.00**

Account: 1001-000000-3030-271300-603051

On February 11, 2009 the Board approved the original agreement, in the amount of \$126,798.00, with the JHU to provide laboratory services to the Department's Bureau of Clinical Services. Under this amendment to the agreement, the JHU will provide additional orientation, training and

supervision in laboratory techniques, perform a variety of laboratory tests, establish and maintain liaison with the Maryland Laboratories Administration, maintain an inventory of laboratory supplies and equipment, and prepare administrative services.

**AUDITS REVIEWED AND HAD NO OBJECTION.**



## MINUTES

Health Department - cont'd

LICENSE AND SERVICE AGREEMENT

|   |                     |
|---|---------------------|
| 16. NETSMART PUBLIC HEALTH, INC.        | <b>\$195,214.80</b> |
| Account: 1001-000000-3030-271500-603051 | \$111,142.60        |
| 4000-422709-3080-294000-603051          | 33,953.80           |
| 1001-000000-3030-271400-603051          | 50,118.40           |
|   | <u>\$195,214.80</u> |

The organization will allow the Department to use and implement, certain proprietary computer programs (Insight Software) and related documentation and provide implementation, development and support services for Family Planning, Sexual Transmitted Diseases, Maternal and Child Health, and Tuberculosis.

Netsmart will perform Implementation Services and Development Services (if any) in accordance with the Implementation Plan setting forth the tasks to be performed by each party and the time frames in which tasks will be performed, and agrees to complete all implementation Services no later than December 31, 2009.

**AUDITS REVIEWED AND HAD NO OBJECTION**

**APPROVED FOR FUNDS BY FINANCE.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the agreements, memorandum of understanding, amendments to agreements, and license and service agreement.

**MINUTES**Health Department - Expenditure of Funds**ACTION REQUESTED OF B/E:**

The Board is requested to approve the sponsorship of a Youth Leadership Banquet (Shoot for the Stars and Land on the Moon) at the Forum on Thursday, June 18, 2009.

**AMOUNT OF MONEY AND SOURCE:**

|                   |  |
|-------------------|--|
|                   | - Forum Caterers:                                      |
| \$4,112.50        | Buffet dinner @ \$23.50 per person x 175 guests        |
| 700.00            | Caesar Salad @ \$4.00 per person x 175 guests          |
| 262.50            | Mac & Cheese @ \$1.50 per person x 175 guests          |
| 1,041.25          | Ice Cream Bar @ \$5.95 per person x 175 guests         |
| 35.00             | AV Screen Rental                                       |
| 1,230.25          | Service Charge   |
| 120.00            | - Pretty Boy City Crew/Motivational Performances       |
| 933.25            | - Acclaimed Promotions Specialties/Awards & Book packs |
| 400.00            | - Eclectic Entertainment/Maurice Easter/DJ/Music       |
| 480.00            | - Riding High Livery Services, LLC/Transportation      |
| <b>\$9,314.75</b> |  |

Accounts: 4000-422709-3080-294000-604051 - \$5,881.50  
 4000-426609-3080-294000-604051 - \$3,433.25

**BACKGROUND/EXPLANATION:**

The Healthy Teens and Young Adults (HTYA) Program, under the Bureau of Adolescent and Reproductive Health is sponsoring a banquet on Thursday, June 18, 2009 at the Forum. This is a special recognition for all after-school program participants (Carrera Young Executives, Mi Espacio, Abstinence "Friends" and the Y-WAIT Abstinence program under the New Creation Church).

**MINUTES**Health Department - cont'd

Each participant will receive an award, and special leadership awards will be also awarded. Parents and/or guardians will be invited to attend. The purpose of this banquet is to recognize the hard work of the after school participants and to celebrate the success of the abstinence after school programs in their final year.

**APPROVED FOR FUNDS BY FINANCE****AUDITS REVIEWED AND HAD NO OBJECTION.**

UPON MOTION duly made and seconded, the Board approved the sponsorship of a Youth Leadership Banquet (Shoot for the Stars and Land on the Moon) at the Forum on Thursday, June 18, 2009.

**MINUTES**

Baltimore City Heritage Area (BCHA) - Grant Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a grant agreement with the Historic Charles Street Association. The period of the agreement is effective upon Board approval for one year.

**AMOUNT OF MONEY AND SOURCE:**

\$15,000.00 - 1001-000000-6390-484700-603007

**BACKGROUND/EXPLANATION:**

The grant agreement provides for printing of the Charles Street Byway Map and Guide. Funds were appropriated in the FY2009 Baltimore City Heritage Area operating budget. The Charles Street Scenic Byway is an important project of the Heritage Area and the Historic Charles Street Association is a partner in promoting Charles Street Byway as a tourist destination. A Charles Street Byway Map and Guide (Project) will highlight all of the cultural and historic destinations along the Byway. It will support the goals outlined in the Charles Street Scenic Byway management Plan and will contribute to community revitalization and the growth of cultural heritage tourism. A map and guide are needed to support the Charles Street Byway and the BCHA's goal of becoming a National Scenic Byway and increasing public awareness.

**APPROVED FOR FUNDS BY FINANCE****AUDITS REVIEWED AND HAD NO OBJECTION**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the grant agreement with the Historic Charles Street Association.

**MINUTES**

Bureau of General Services - On-Call Agreement No. 1098

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an agreement with Gant Brunnett Architects under Project 1098, On-Call Architectural Design Services. The period of the agreement is effective upon Board approval for two years or until the upset limit is reached, whichever occurs first.

**AMOUNT OF MONEY AND SOURCE:**

\$750,000.00 - Upset Amount

**BACKGROUND/EXPLANATION:**

Various City Agencies, on a continuing basis require architectural design services to modify, upgrade or repair their facilities. Typically, the work involved is limited in scope or of an urgent nature, which in either case, should not be postponed until the customary Architectural Design selection process can be executed. The cost of services rendered will be negotiated on a not-to-exceed price for each task assigned. Fees will be based on actual payroll rates, not including overhead and burden, times a set multiplier. The consultant was selected pursuant to the Architect and Engineering Awards Commission (AEAC) procedures, under AEAC Project #1098M.

**MBE/WBE PARTICIPATION:**

**MWBOO SET GOALS OF 27% FOR MBE AND 9% FOR WBE.**

|   |                     |               |
|---|---------------------|---------------|
| <b>MBE:</b> Johnson Consulting Engineering,<br>Inc. | \$112,500.00        | 15.00%        |
| Daniel Consultants, Inc.                            | 75,000.00           | 10.00%        |
| EBA Engineering, Inc.                               | 37,500.00           | 05.00%        |
| <b>Total</b>  | <b>\$225,000.00</b> | <b>30.00%</b> |

## MINUTES

BGS - cont'd

|   |                            |                      |
|---|----------------------------|----------------------|
| <b>WBE:</b> Floura Teeter Landscape<br>Architects, Inc. | \$ 37,500.00               | 05.00%               |
| Carroll Engineering, Inc.                               | <u>75,000.00</u>           | <u>10.00%</u>        |
| <b>Total</b>  | <b><u>\$112,500.00</u></b> | <b><u>15.00%</u></b> |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

**AUDITS NOTED THIS ON-CALL AGREEMENT AND WILL REVIEW THE TASK ASSIGNMENTS.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the agreement with Gant Brunnett Architects under Project 1098, On-Call Architectural Design Services.

**MINUTES**

Bureau of General Services - On-Call Agreement No. 1098

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an agreement with Murphy & Dittenhafer, Inc. under Project 1098, On-Call Architectural Design Services. The period of the agreement is effective upon Board approval for two years or until the upset limit is reached, whichever occurs first.

**AMOUNT OF MONEY AND SOURCE:**

\$750,000.00 - Upset Amount

**BACKGROUND/EXPLANATION:**

Various City Agencies, on a continuing basis require architectural design services to modify, upgrade or repair their facilities. Typically, the work involved is limited in scope or of an urgent nature, which in either case, should not be postponed until the customary Architectural Design selection process can be executed. The cost of services rendered will be negotiated on a not-to-exceed price for each task assigned. Fees will be based on actual payroll rates, not including overhead and burden times a set multiplier. The consultant was selected pursuant to the Architect and Engineering Awards Commission (AEAC) procedures, under AEAC Project #1098M.

**MBE/WBE PARTICIPATION:**

**MWBOO SET GOALS OF 27% FOR MBE AND 9% FOR WBE.**

**MBE:** Sidhu Associated, Inc.  
ReStl Designers, Inc.

|              |                     |               |
|--------------|---------------------|---------------|
| <b>Total</b> | <b>\$202,500.00</b> | <b>27.00%</b> |
|--------------|---------------------|---------------|

**WBE:** Mahan Rykiel Associates, Inc.  
Constellation Design Group,  
Inc.

|              |                     |              |
|--------------|---------------------|--------------|
| <b>Total</b> | <b>\$ 67,500.00</b> | <b>9.00%</b> |
|--------------|---------------------|--------------|

MINUTES

BGS - cont'd

MWBOO FOUND VENDOR IN COMPLIANCE.

AUDITS NOTED THIS ON-CALL AGREEMENT AND WILL REVIEW THE TASK ASSIGNMENTS.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the agreement with Murphy & Dittenhafer, Inc. under Project 1098, On-Call Architectural Design Services.



**MINUTES**

Bureau of Water and - Agreement  
Wastewater

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an agreement with KCI Technologies, Inc., for Project 1096K, Engineering Support Services for Utility GIS. The period of the agreement is two years, or until the upset limit is reached, whichever occurs first.

**AMOUNT OF MONEY AND SOURCE:**

\$249,579.80 - 9956-904531-9551-900020-703032  
249,579.80 - 9960-906531-9557-900020-703032  
**\$499,159.60**

**BACKGROUND/EXPLANATION:**

The consultant will provide engineering support services for wastewater, storm water and utility easements/ROW and geographic information systems features. The scope of this project will include updates to Utilities Easements/ROW, including those for the water distribution features. In addition, the consultant will provide administration and management, storm water updates, storm water map revisions caused by sewer shed studies, application development, wastewater updates and management improvements.

## MINUTES

BW&WW - cont'd

**MBE/WBE PARTICIPATION:**

|   |                  |               |
|---|------------------|---------------|
| <b>MBE:</b> GeographIT                    | \$ 70,927.95     | 14.21%        |
| Mercado Consultants                       | <u>65,580.96</u> | <u>13.14%</u> |
|   | \$136,508.91     | 27.35%        |
| <br><b>WBE:</b> JK Data Consultants, Inc. | <br>\$ 45,639.46 | <br>9.14%     |

**APPROVED FOR FUNDS BY FINANCE**

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

UPON MOTION duly made and seconded, the Board approved and authorized execution of the agreement with KCI Technologies, Inc., for Project 1096K, Engineering Support Services for Utility GIS.

**MINUTES**

Department of Recreation and Parks - Expenditure of Funds

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize an expenditure of funds to pay the last invoice for TruGreen Landcare, LLC.

**AMOUNT OF MONEY AND SOURCE:**

\$9,140.53 - 1001-000000-4780-363900-603026

**BACKGROUND/EXPLANATION:**

On April 16, 2008, the Board approved the first renewal of the mowing contract with TruGreen Landcare, LLC. The services were rendered to the Department through the end of the last mowing season, which ended in the Fall of 2008. However, insufficient funds remained on Purchase Order No. 501939 to pay this last invoice (No. 6309776) for Cluster nine.

**APPROVED FOR FUNDS BY FINANCE****AUDITS REVIEWED AND HAD NO OBJECTION.**

UPON MOTION duly made and seconded, the Board approved and authorized the expenditure of funds to pay the last invoice for TruGreen Landcare, LLC.

## MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

\* \* \* \* \*

On the recommendations of the City agencies

hereinafter named, the Board,

UPON MOTION duly made and seconded,

awarded the formally advertised contracts

listed on the following pages:

2239 - 2242

to the low bidders meeting the specifications,

or rejected bids on those as indicated

for the reasons stated.

The Transfer of Funds were approved

SUBJECT to receipt of a favorable report

from the Planning Commission,

the Director of Finance having reported favorably

thereon, as required by the provisions

of the City Charter.

The Comptroller **ABSTAINED** on Item Nos. 3 and 5.

## MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONSBureau of General Services

|    |   |                                    |              |
|----|---|------------------------------------|--------------|
| 1. | RP 07836, Chick Webb<br>Recreation Center<br>Heating System<br>Upgrade Phase II | JLN Construction<br>Services, Inc. | \$222,600.00 |
|    | <b>MBE:</b> Delta Electrical<br>Contractors, Inc.                               | \$48,972.00                        | 22.00%       |
|    | <b>WBE:</b> PJC Construction<br>Company, LLC                                    | \$15,582.00                        | 7.00%        |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

2. TRANSFER OF FUNDS

| <u>AMOUNT</u> | <u>FROM ACCOUNT/S</u> | <u>TO ACCOUNT/S</u>                    |
|---------------|-----------------------|--|
| \$300,000.00  | 9938-913001-9475      | 9938-901759-9474                       |
| State         | Unallotted            | Park and Recreation<br>Facilities FY09 |

This transfer will provide funds to cover the costs associated with the award of the Chick Webb Recreation Center Heating System Upgrade Phase II, Contract No. RP 07836, to JLN Construction Services, Inc.

## MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONSDepartment of Transportation

3. TR 09023, Resurfacing P. Flanigan & Sons, \$1,018,809.05  
Highways at Various Inc.  
Locations JOC II

**MWBOO SET SUB-GOALS OF 17% FOR AFRICAN AMERICANS (AA); 3% FOR HISPANIC AMERICANS (HA); 2% FOR ASIAN AMERICANS (AsA). MWBOO SET WBE GOALS OF 10%.**

|                 |  |                     |               |
|-----------------|--|---------------------|---------------|
| <b>MBE-AA</b>   | Tri-State Contracting<br>& Milling, Inc. | \$ 19,000.00        | 1.88%         |
|                 | L & J Construction<br>Services, Inc.     | 101,200.00          | 9.93%         |
|                 | HA Winchester<br>Enterprises, Inc.       | 53,000.00           | 5.20%         |
|                 |  | <u>\$173,200.00</u> | <u>17.01%</u> |
| <b>MBE-AsA:</b> | Bay City Construction,<br>Inc.           | \$ 20,400.00        | 2.00%         |
| <b>MBE:</b>     | Priority Construction<br>Corp.           | \$ 30,600.00        | 3.00%         |
| <b>WBE:</b>     | River Transport, Inc.                    | \$ 39,000.00        | 3.83%         |
|                 | Morgan Construction,<br>Services, Inc.   | 39,000.00           | 3.83%         |
|                 | B & J Sweeping & Sons,<br>Inc.           | 24,000.00           | 2.35%         |
|                 |  | <u>\$102,000.00</u> | <u>10.01%</u> |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Department of Transportation - cont'd

TRANSFER OF FUNDS

| <u>AMOUNT</u>         | <u>FROM ACCOUNT/S</u> | <u>TO ACCOUNT/S</u> |
|-----------------------|-----------------------|---------------------|
| 4. \$ 950,000.00      | 9950-096702-9528      |                     |
| MVR                   | Constr. Res.          |                     |
|                       | Park Heights Resurf., |                     |
|                       | Phase II              |                     |
| 221,630.41            | 9950-906139-9528      |                     |
| MVR                   | Constr. Res.          |                     |
| <u>\$1,171,630.41</u> | Pennsylvania Ave.     |                     |
|                       | Improv.               |                     |
| <br>\$1,018,809.05    | -----                 | 9950-910702-9527-6  |
|                       |                       | Struc. & Improv.    |
| 101,880.91            | -----                 | 9950-910702-9527-5  |
|                       |                       | Inspections         |
| 50,940.45             | -----                 | 9950-910702-9527-2  |
| <u>\$1,171,630.41</u> |                       | Contingencies       |
|                       |                       | Resurf. Highways at |
|                       |                       | Various Locations   |
|                       |                       | JOC II              |

This transfer will provide funds to cover the costs associated with the award of TR 09023 to P. Flanigan & Sons, Inc.

## MINUTES

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONSBureau of Purchases

5. B50000972, T Shirts                      Replay Sports                      \$119,573.00  
and Other Active Wear

**MWBOO GRANTED A WAIVER.**

6. B50001075, Glass                      Swarco Industries,                      \$ 38,750.00  
Beads Used in Traffic                      Inc.  
Paints to Reflecterize

**MWBOO GRANTED A WAIVER.**

7. B50001079, 64 X 12                      Modular Genius                      \$ 71,348.48  
Mobile Office Trailer  
And 8 X 8 In Plant  
Office

**MWBOO GRANTED A WAIVER.**

8. B50001084, Hersey                      Hersey Meters Co.,                      \$350,000.00  
Meter Repair Parts                      LLC

**MWBOO GRANTED A WAIVER.**



**MINUTES****OPTIONS/CONDEMNATIONS/QUICK-TAKES:**

|  | <u>Owner(s)</u>     | <u>Property</u>   | <u>Interest</u> | <u>Amount</u> |
|--|---------------------|-------------------|-----------------|---------------|
| <u>Department of Housing and Community Development - Options</u> |                     |                   |                 |               |
| 1.   | Martha R.<br>Benyam | 1804 E. Chase St. | L/H             | \$75,460.00   |
| 2.   | Ben Taylor          | 1104 McDonogh St. | L/H             | \$22,700.00   |

Funds are available in State Funds no. 9910-906416-9588-900000-704040, EBDI Project, Phase II.

UPON MOTION duly made and seconded, the Board approved the options, condemnations, and quick-takes.

**MINUTES**

Baltimore Development Corporation (BDC) - Option Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the option agreement with the Bank of America, Trust Under Agreement Helen B. Ralston for the acquisition of the leasehold interest and the underlying land in 207 W. Lexington Street and 213 W. Lexington Street. The Board is also requested to authorize an exception to the appraisal policy.

**AMOUNT OF MONEY AND SOURCE:**

\$306,000.00 - 207 W. Lexington Street  
594,000.00 - 213 W. Lexington Street  
**\$900,000.00** - 9910-603-825-00-000

**BACKGROUND/EXPLANATION:**

The City seeks to create a viable development site in Block 620 bounded by Lexington, Howard, Fayette Streets and Park Avenue for the purpose of redevelopment in accordance with the Market Center Urban Renewal Plan. Obtaining clear, unencumbered title to the site is essential to the City's ability to convey these properties to a development entity.

In May 2008, the BDC acquired from the Weinberg Foundation, improvements to Lots 35 through 45 and the underlying land on Lots 36, 37 and 39/45. These improvements are a complex formerly known as the "Brager-Gutman" Department Store.

Lot 35 (213 W. Lexington) and Lot 38 (207 W. Lexington) are subject to a commercial lease, recorded in the Land Records of the City of Baltimore (Liber SCL 4693 folio 577) on February 8, 1927. The properties are a 1,336 square feet lot (207 W. Lexington Street) and a 3,450 square feet lot (213 W. Lexington Street). The commercial lease establishes a revenue stream, which remains in effect until December 31, 2019 for Lot 207 W. Lexington Street and December 31, 2027 for Lot 213 W. Lexington Street.

## MINUTES

BDC - cont'd

The City will acquire the leasehold interest and underlying land for a negotiated value of \$306,000.00 for 207 W. Lexington Street and \$594,000.00 for 213 W Lexington Street.

The City's appraisal policy requires that any agreement must be presented to the Board within 12 months of the date of the appraisal report. The properties were appraised in June 2007. The real properties interests were complex and the BDC worked continuously from June 2007 towards the acquisition of all these properties. Only after all of the properties interests were resolved could the BDC proceed to the Board with an agreement for approval.

The Department of Real Estate concurs with this request for an exception to the appraisal policy under these circumstances.

**MINUTES**BDC - cont'd**TRANSFER OF FUNDS**

| <u>AMOUNT</u>       | <u>FROM ACCOUNT/S</u>           | <u>TO ACCOUNTS/</u> |
|---------------------|---------------------------------|---------------------|
| <b>\$900,000.00</b> | 9910-905858-9600                | 9910-905825-9603    |
| State-Other         | Constr. Res.                    | West Side Downtown  |
| Funds               | BDC Acquisition/<br>Development |                     |

This transfer will provide funds for the acquisition of leasehold interest and the underlying land at 207 and 213 W. Lexington Street and assemblage of properties in Block 620 (Lexington Square, a/k/a Superblock).

**(FILE NO. 57197)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the option agreement with the Bank of America, Trust Under Agreement Helen B. Ralston for the acquisition of the leasehold interest and the underlying land in 207 W. Lexington Street and 213 W. Lexington Street. The Transfer of Funds was approved, SUBJECT to the receipt of a favorable report from the Planning Commission, the Director of Finance having reported favorably thereon, in accordance with the provisions of the City Charter.

**MINUTES**Baltimore Development Corporation - Relocation Expenses**ACTION REQUESTED OF B/E:**

The Board is requested to approve payment of the first claim for the business relocation expenses of the Tennis Shoe Warehouse from 4629 Liberty Heights Avenue.

**AMOUNT OF MONEY AND SOURCE:**

\$73,100.00 - 9910-90879-9601

**BACKGROUND/EXPLANATION:**

The City purchased 4629 Liberty Heights Avenue on May 13, 2009 by way of an option agreement approved by the Board on February 25, 2009. The property will be included in the Disposition Lot 1 land assembly in accordance with the Howard Park Business Area Urban Renewal Plan. As a result, it is necessary to relocate the existing tenant of this property.

Accordingly, the Board is requested to approve this first claim in the amount of \$73,100.00 for the negotiated self move and reimbursable site search costs. This figure was provided to the City by Diversified Property Services, the company contracted by the City to assist in this relocation process.

The relocation of the business tenant from 4629 Liberty Heights Avenue is essential to the land assembly needed for the development of the Howard Park Grocery project. This project, awarded to the team of Vanguard/ROC in August 2006, proposes the reconstruction of over 65,000 sq. ft. of grocery and retail space for this stable, but underserved community in Northwest Baltimore.

**THE DIRECTOR OF FINANCE REVIEWED AND RECOMMENDED APPROVAL.**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**MINUTES**BDC - cont'd**TRANSFER OF FUNDS**

| <u>AMOUNT</u>        | <u>FROM ACCOUNT/S</u> | <u>TO ACCOUNT/S</u> |
|----------------------|-----------------------|---------------------|
| \$73,100.00          | 9910-902483-9600      | 9910-902879-9601    |
| 21 <sup>st</sup> EDF | Constr. Res.          | Coml. Revit.        |
|                      | S. Baltimore          |                     |
|                      | Ind. & Coml.          |                     |
|                      | Dev.                  |                     |

This transfer will provide funds for the relocation payment to the Tennis Shoe Warehouse from 4629 Liberty Heights Avenue. The property will be included in the Disposition Lot 1 land assembly in accordance with the Howard Park Business Area Urban Renewal Plan.

**(FILE NO. 57067)**

UPON MOTION duly made and seconded, the Board approved the payment of the first claim for the business relocation expenses of the Tennis Shoe Warehouse from 4629 Liberty Heights Avenue. The Transfer of Funds was approved, SUBJECT to the receipt of a favorable report from the Planning Commission, the Director of Finance having reported favorably thereon, in accordance with the provisions of the City Charter.

**MINUTES**Department of Audits - Audit Report and Related Audit Digest

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

Audit of the Baltimore Public Works Museum, Inc.  
for the Fiscal Year Ended June 30, 2008

The Board **NOTED** receipt of the above Audit Report and related Audit Digest, the Audit of the Baltimore Public Works Museum, Inc. for the Fiscal Year Ended June 30, 2008.

**MINUTES****TRAVEL REQUESTS**

| <u>Name</u>                             | <u>To Attend</u>  | <u>Amount</u> |
|---|---|---------------|
| <u>Baltimore City Health Department</u> |   |               |
| 1. Lori Toscano                         | CeaseFire National Campaign<br>Partnership<br>Chicago, IL<br>June 20-21, 2009 | \$ 677.38     |
| 2. Tyanna Williams                      | CeaseFire National Campaign<br>Partnership<br>Chicago, IL<br>June 20-21, 2009 | \$ 677.38     |

UPON MOTION duly made and seconded, the Board approved the travel requests.



**MINUTES**

Parking Authority for - Amendments to Parking Facility  
Baltimore City (PABC) Operations and Management  
Agreements

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the amendments to the parking facility operations and management agreements. The period of the agreements will be extended for twelve months through June 30, 2010.

| <u>VENDOR</u>                                 | <u>FACILITY</u>                     |
|---|-------------------------------------|
| 1. Republic Parking                           | Arena Garage<br>99 S. Howard Street |
| \$ 72,000.00 - 2075-000000-5800-407200-603026 | Mgmt. & Incentive Fee               |
| 391,263.00 - 2075-000000-5800-407200-603016   | Operating Expenses                  |
| 88,044.00 - 2075-000000-5800-407200-603038    | Security                            |
| <u>\$551,307.00</u>                           |                                     |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

|   |  |
|---|--|
| 2. Republic Parking                           | Redwood Street Garage<br>11 South Eutaw Street |
| \$ 42,000.00 - 2076-000000-2320-253900-603026 | Mgmt. & Incentive Fee                          |
| 303,844.00 - 2076-000000-2320-253900-603016   | Operating Expenses                             |
| 30,000.00 - 2076-000000-2320-253900-603038    | Security                                       |
| <u>\$375,844.00</u>                           |  |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

|   |  |
|---|--|
| 3. Republic Parking                           | Market Center Garage<br>221 N. Paca Street |
| \$ 60,000.00 - 2075-000000-5800-407100-603026 | Mgmt. & Incentive Fee                      |
| 224,958.00 - 2075-000000-5800-407100-603016   | Operating Expenses                         |
| 132,000.00 - 2075-000000-5800-407100-603038   | Security                                   |
| <u>\$416,958.00</u>                           |  |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

## MINUTES

PABC - cont'd

| <u>VENDOR</u>                                 | <u>FACILITY</u>                          |
|---|--|
| 4. LAZ Parking Mid-Atlantic,<br>Inc.          | Marriott Garage<br>405 W. Lombard Street |
| \$ 53,232.00 - 2075-000000-5800-407000-603026 | Mgmt. & Incentive Fee                    |
| 297,691.00 - 2075-000000-5800-407000-603016   | Operating Expenses                       |
| 112,320.00 - 2075-000000-5800-407000-603038   | Security                                 |
| <u>\$463,243.00</u>                           |  |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

|   |   |
|---|---|
| 5. Impark/Danas LLC                           | Baltimore Street Garage<br>15 Guilford Avenue |
| \$ 39,336.00 - 2075-000000-5800-407700-603026 | Mgmt. & Incentive Fee                         |
| 333,244.00 - 2075-000000-5800-407700-603016   | Operating Expenses                            |
| 104,000.00 - 2075-000000-5800-407700-603038   | Security                                      |
| <u>\$476,580.00</u>                           |   |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

|   |   |
|---|---|
| 6. Landmark Parking, Inc.                     | Fleet and Eden Street Garage<br>501 Eden Street |
| \$ 72,000.00 - 2075-000000-5800-408300-603026 | Mgmt. & Incentive Fee                           |
| 289,039.00 - 2075-000000-5800-408300-603016   | Operating Expenses                              |
| <u>\$361,039.00</u>                           |   |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

|   |  |
|---|--|
| 7. PMS Parking, Inc.                          | Little Italy Garage<br>400 S. Central Avenue |
| \$ 51,626.00 - 2075-000000-5800-407900-603026 | Mgmt. & Incentive Fee                        |
| 227,759.00 - 2075-000000-5800-407900-603016   | Operating Expenses                           |
| 10,800.00 - 2075-000000-5800-407900-603038    | Security                                     |
| <u>\$290,185.00</u>                           |  |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

## MINUTES

PABC - cont'd

| <u>VENDOR</u>                                 | <u>FACILITY</u>                                  |
|---|--|
| 8. PMS Parking, Inc.                          | Caroline Street Garage<br>805 S. Caroline Avenue |
| \$ 65,404.00 - 2075-000000-5800-408200-603026 | Mgmt. & Incentive Fee                            |
| 207,679.00 - 2075-000000-5800-408200-603016   | Operating Expenses                               |
| 51,600.00 - 2075-000000-5800-408200-603038    | Security   |
| <u>\$324,683.00</u>                           |  |

**MWBOO FOUND VENDOR IN COMPLIANCE.**

|   |   |
|---|---|
| 9. PMS Parking, Inc. and<br>LAZ Parking Mid-Atlantic,<br>Inc. | Franklin Street Garage<br>15 W. Franklin Street |
| \$ 36,000.00 - 2075-000000-5800-407400-603026                 | Mgmt. & Incentive Fee                           |
| 207,980.00 - 2075-000000-5800-407400-603016                   | Operating Expenses                              |
| 1,000.00 - 2075-000000-5800-407400-603038                     | Security  |
| <u>\$244,980.00</u>   |   |

**MWBOO FOUND VENDORS IN COMPLIANCE.**

|  |   |
|--|---|
| 10. PMS Parking, Inc. and<br>LAZ Parking Mid-Atlantic,<br>Inc. | Saint Paul Place Garage<br>210 Paul Place |
| \$ 86,736.00 - 2075-000000-5800-408100-603026                  | Mgmt. & Incentive Fee                     |
| 269,340.00 - 2075-000000-5800-408100-603016                    | Operating Expenses                        |
| 32,400.00 - 2075-000000-5800-408100-603038                     | Security                                  |
| <u>\$388,476.00</u>  |   |

**MWBOO FOUND VENDORS IN COMPLIANCE.****BACKGROUND/EXPLANATION:**

The Parking Authority has evaluated and foresees the tremendous potential benefit of geographically grouping the City's parking

## MINUTES

PABC - cont'd

facilities that require contracted professional management firms and has developed a schedule for undertaking this endeavor. This schedule requires that nearly all of the current management agreements receive extensions so that the termination dates for the anticipated groups are the same, while allowing the Parking Authority enough time to issue Requests for Proposals for the management of these groups of facilities. The Parking Authority expects to realize the following benefits:

Better management of the facilities

Managers and staff of one facility can be drawn on to assist at another nearby facility whenever the need arises (i.e. special events; emergencies). This will improve customer service and oversight of facilities operations (which means better controls and greater revenues).

Parkers and parker groups will be more effectively shifted between facilities in order to maximize space utilization, customer satisfaction and parking revenues. Currently, if a group inquires about parking at a garage that has a waiting list, they may or may not be referred to another PABC garage that is mere blocks away and has availability, but is operated by a competing firm.

Parking management firms will become, out of necessity, true experts in parking within the geographic areas they are operating. They will need to know, and will be better incentivized to know, "all things parking" in those areas (i.e. parking demand generators; parking supply; parking rates; new parking facility construction; parking facility renovations; trends; etc.).

Additional revenues (as a result of the items listed above)

## MINUTES

PABC - cont'd

Cost savings

Management fees are very likely to be lower per facility as a result of these groupings.

Personnel costs should be lower because of the ability to "share" management and staff between locations more easily.

Repairs and maintenance costs would be lower because management firms would be able to get quotes for multiple nearby locations.

Insurance costs should be lower with greater volume of spaces.

There would be less frequent garage management RFP cycles, saving the PABC and the garage management firms time and money.

The Parking Authority has been satisfied with the operation of the above enumerated facilities by the operators and believes that continued operation with these operators during the restructuring process will be beneficial to the City and the Parking Authority.

**MWBOO FOUND VENDOR NON-COMPLIANCE.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**A LETTER OF PROTEST WAS RECEIVED FROM THE MARYLAND MINORITY CONTRACTOR'S ASSOCIATION.**

**THE PROTEST FROM THE MARYLAND MINORITY CONTRACTOR'S ASSOCIATION WAS WITHDRAWN.**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the amendments to the parking facility operations and management agreements.

**MMCA-MARYLAND MINORITY CONTRACTORS ASSOCIATION, INC.**

A Chapter of American Minority Contractors and Businesses Association, Inc.

Baltimore, MD 21210

443-413-3011

410-323-0932 Fax

June 16, 2009

Withdrawn on this  
16th day of June -  
Arnold M. Galt

VIA FACSIMILE 410-685-4416

The Honorable President and Members  
Baltimore City Board of Estimates  
Second Floor, City Hall  
Baltimore, Maryland 21202  
Attention: Ms. B. Harriett Taylor, Esquire  
Clerk to the Board

**Re: Bid/Contract Protest-Parking authority for Baltimore City (PABC)  
Proposed "Amendments to Parking Facility Operations and  
Management Agreement," pages 71-75 Board's 6/17/09 Agenda**

Dear Madam President:

I represent the Maryland Minority Contractors Association, Inc. (MMCA) in its own independent right, and its members and constituents in protesting Your Honorable Board's approval of the above referenced Board Agenda item. It is well settled that an association, like MMCA herein, possesses the requisite standing to represent its members, its constituents and itself:

- "[A]n Association [like MMCA] has standing to bring suit on behalf of its members when:
- (a) its members would otherwise have standing to sue in their own rights;
  - (b) the interest it seeks to protect are germane to the organization's purpose; and
  - (c) neither the claim asserted nor relief requested requires the participation of individual members in the lawsuit."

See Hunt v. Washington Apple Advertising Commission, 432 U. S., 333, 343 (1977); See also NAACP v. Button, 371 U.S. 415 (1963). ("An association and its members are one and the same.")

I am protesting the PABC's proposed amendments to various parking facility operations and management agreements found on pages 71-75 of Your Honorable Board's 6/17/09 agenda.

The basis for my protest is that the proposed amendments contravene and violate the requirements for competitive bidding and M/WBE utilization as found in Article VI, § 11 of the City Charter and the M/WBE Utilization Ordinance respectively.

The protestant and its members will be harmed if these proposed amendments are approved in that qualified and interested M/WBE firms will be completely shut-out of the bidding process, both as prime bidders and as M/WBE subcontractors. These contracts have already been extended without required bidding and they now should be put out for re-bid.

I intend to appear at Your Honorable Board's June 17<sup>th</sup> public meeting to present argument as to why these amendments must not be approved. Thank you for your kind consideration in this matter.

Sincerely,

*Arnold M. Jolivet*

Arnold M. Jolivet  
Managing Director

*Attention Madam President:*

*This is to inform you and other Honorable members of the Honorable Board of Estimates that I hereby withdraw this protest without any prejudice to my right to refile if warranted in the future. Thanks*

*Arnold M. Jolivet*  
*443-413-3011*

## MINUTES

CITY COUNCIL BILLS

08-0191 - Sale of Property - Former Bed of Brexton Street for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Brexton Street and no longer needed for public use; and providing for a special effective date.

THE DEPARTMENT OF PUBLIC WORKS SUPPORTS PASSAGE OF CITY COUNCIL BILL 08-0191 SUBJECT TO THE APPROVAL OF THE COMPANION LEGISLATION, CITY COUNCIL BILL 08-0190 FOR OPENING AND CLOSING BREXTON STREET.

THE DEPARTMENT OF TRANSPORTATION DEFERS TO THE RECOMMENDATION OF THE DEPARTMENT OF PUBLIC WORKS.

ALL REPORTS RECEIVED WERE FAVORABLE.

09-0261 - Land Bank Authority for the purpose of establishing the Land Bank Authority of Baltimore City; providing for the Authority's powers, duties, and limitations; providing for a Board of Directors, for the selection and terms of the Board's members, and for the powers and duties of the Board; providing certain immunities; providing certain tax exemptions; and generally relating to the establishment and operation of a Land Bank Authority, as authorized by State law.

THE BALTIMORE DEVELOPMENT CORPORATION SUPPORTS THE CITY COUNCIL BILL WITH THE PROPOSED AMENDMENTS AS DETAILED BELOW:

A PROVISION ADDED TO THE BILL DETAILING THE PURPOSE AND INTENT OF THE FORMATION OF THE LAND BANK AUTHORITY WHICH SPECIFIES THAT THE LAND BANK



## MINUTES

CITY COUNCIL BILLS - cont'd

AUTHORITY PROVIDES FOR THE EFFICIENT ACQUISITION AND DISPOSITION OF ABANDONED, VACANT, AND UNDERUTILIZED PROPERTIES CONSISTENT WITH THE CITY'S ADOPTED PLANS AND POLICIES WHERE APPLICABLE (INCLUDING, WITHOUT LIMITATION, MASTER PLANS, URBAN RENEWAL PLANS, AND ESTABLISHED ECONOMIC DEVELOPMENT INITIATIVES AND PROJECTS).

A PROVISION ADDED TO THE BILL REQUIRING THAT ANY PROPERTIES PROPOSED FOR CONVEYANCE BY THE CITY TO THE LAND BANK AUTHORITY BE FIRST REVIEWED BY THE CITY AND ITS AGENCIES TO DETERMINE IF SAID PROPERTIES ARE NO LONGER NEEDED BY THE CITY FOR ECONOMIC OR COMMUNITY DEVELOPMENT PURPOSES.

THE LAW DEPARTMENT IS RECOMMENDING SEVERAL AMENDMENTS TO THIS BILL, WHICH WERE THE PRODUCTS OF INTERAGENCY MEETINGS. THE LAW DEPARTMENT APPROVED THESE AMENDMENTS FOR FORM AND LEGAL SUFFICIENCY.

SUBJECT TO THE ABOVE, THE LAW DEPARTMENT APPROVED THE BILL FOR FORM AND LEGAL SUFFICIENCY. THESE AMENDMENTS FOLLOW:

# Recommended Amendments to City Council Bill 09-261, "Land Bank Authority"

The Authority shall maintain an inventory of all property held by it, classified according to title status, **code compliance**, and suitability for [use] **disposition**.

Explanation: **Bold face** indicates matter recommended to be added to the bill;  
[Brackets] indicate matter recommended to be deleted from the bill.

- c. **Create opportunities for affordable and mixed-income homeownership and rental;**
- d. **Facilitate economic development; and**
- e. **Promote fiscal stability of the City as a whole as well as that of individual neighborhoods.**

2. On p. 6, Line 2, amend Subsection 22-13 (b) as follows:

An affirmative vote of [at least 6 members] **the majority of those present**, at least 2 of whom are appointed members, is needed for any action by the Board.

2. On p. 7, line 7, amend Subsection 22-16 (c) (4) as follows:

[establishes the] **develops for the Board's approval** procedures and processes needed to perform the functions of the Authority.

3. On p. 10, line 1, insert a new Subsection 22-44 (c) (2) as follows:

- (2) **These rules and regulations must include but are not limited to the following topics:**
  - a. **Source of properties conveyed to the Authority;**
  - b. **Disposition priorities that:**
    - i. **meet the goals and objectives of the Authority, and;**
    - ii. **are consistent with the City's established plans and policies where applicable, including, and without limitation, Master Plans, Urban Renewal Plans, and established Economic Development initiatives and projects**
  - c. **Disposition pricing policies; and**
  - d. **Public notification and participation.**

and re-number Subsections 22-44 (c) (2) and 22-44 (c) (3) to be Subsections 22-44 (c) (3) and 22-44 (c) (4) respectively.

4. On p. 11, line 14, amend Subsection 22-47 (a) as follows:

## MINUTES

City Council Bill No. 09-261 - cont'd

**THE PLANNING COMMISSION RECOMMENDS APPROVAL OF CITY COUNCIL BILL 09-0261 WITH THE FOLLOWING AMENDMENTS:**

Proposed Amendments

The Department of Planning recommends adding a clear purpose statement for the creation of a land bank authority as well as more clarity on the types of topics the to-be-developed rules and regulations should cover.

*Recommended Amendments to City Council Bill 09-261, "Land Bank Authority"*

1. On p. 2, after line 28, insert a new Section 22-3 to read as follows:

"22-3 Purposes of Subtitle.

The purposes of this subtitle are:

- (1) to provide a mechanism by which properties in the City, primarily those that are foreclosed, vacant, or abandoned, may be efficiently acquired, held, managed, redeveloped, and disposed of; and
- (2) to further the City's goals of, among other things:
  - a. eliminating blight;
  - b. sustaining neighborhood viability;
  - c. creating opportunities for affordable and mixed-income homeownership and rental development;
  - d. facilitating economic development; and
  - e. promoting the fiscal stability of the City, as a whole, and of its individual neighborhoods."

2. On page 2, in line 29, strike "22-3" and substitute "22-4".

3. On p. 4, after Line 9, amend Subsection 22-10 to include a new qualification as follows:

**(4) A person not currently employed by the Mayor and City Council, Housing Authority of Baltimore City, Baltimore City Public Schools or Baltimore Development Corporation.**

## MINUTES

City Council Bill No. 09-261 - cont'd

4. On p. 6, after line 24, amend Subsection 22-16 (b) to add a new qualification as follows:

**(4) The Executive Director must become a Baltimore City resident and registered voter within six months after appointment by the Board.**

5. On p. 6, lines 2 and 3, amend Section 22-13(b) as follows:  
"An affirmative vote of [at least 6 members] **the majority of those present**, at least 2 of [whom] **which majority** are appointed members, is needed for any action by the Board."

6. On p 7, lines 4 and 5, amend Section 22-16(c) (4) as follows:

"[establishes the] **develops for the Board's approval** procedures and processes needed to perform the functions of the Authority."

7. On p. 9, after line 33, insert a new Section 22-44(c) (2) as follows:

**"(2) These rules and regulations must be comprised of at least the following topics:**

- e. the source of properties conveyed to the Authority;**
- f. policies regarding disposition of property, which are:**
  - consistent with the City's established plans and policies, including, and without limitation, Master Plans, Urban Renewal Plans, and Economic Development initiatives and projects;**
  - subject to well-defined pricing policies; and**
  - developed according to priorities or criteria for disposition;**
- g. policies regarding property maintenance; and,**
- h. policies regarding public notification and participation."**

and re-number Sections 22-44(c) (2) and (c)(3) to be Sections 22-44(c)(3) and (c)(4) respectively.

## MINUTES

City Council Bill No. 09-261 - cont'd

8. On p. 11, lines 9 and 10, amend Section 22-47(a) as follows:

[The] **In consultation with the City, the** Authority shall maintain an inventory of all property held by it, classified according to title status, code compliance, and suitability for [use] **disposition**.

Explanation: **Bold face** indicates matter recommended to be added to the bill; [Brackets] indicate matter recommended to be deleted from the bill.

The Planning Commission further recommends the following amendment: The land bank shall maintain all of its properties in a safe and clean manner free of high grass, weeds, trash and debris.

In addition, the Planning Commission respectfully requests that further deliberations on this legislation among Baltimore Housing, the Mayor's Office and City Council address the following concerns:

1. Should the Land Bank Authority ever cease to exist, its net assets should revert back to the City of Baltimore, per the terms of the State enabling legislation.
2. The Planning Commission suggests further assessment of the provision granting the Land Bank Authority the right to participate in non-profit real estate deals or partnerships. The Commission believes a better understanding of the implications of this clause should be obtained prior to its enactment.
3. The Commission encourages Baltimore Housing and the Mayor and City Council to actively pursue Tax Sale Certificate Redemption reform so that the Land Bank Authority may realize a share of the tax sale certificate fees and interest as a revenue source.

## MINUTES

City Council Bill No. 09-261 - cont'd

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SUPPORTS THE ADOPTION OF CITY COUNCIL BILL 09-0261.

THE DEPARTMENT OF FINANCE SUPPORTS THE ADOPTION OF CITY COUNCIL BILL 09-0261.

THE DEPARTMENT OF RECREATION AND PARKS SUPPORTS THE ADOPTION OF CITY COUNCIL BILL 09-0261.

THE OFFICE OF THE COMPTROLLER DOES NOT SUPPORT THE PASSAGE OF CITY COUNCIL BILL 09-0261.

THE BALTIMORE CITY ETHICS BOARD HAS NO OBJECTION TO CITY COUNCIL BILL 09-0261 AS IT APPLIES TO THE ETHICS BOARD.

President: "We will move to the non-routine agenda items on Page No. 76, City Council Bill 09-0261, Land Bank Authority. Good morning."

Mr. Peter Dolkart: "Good morning."

Mayor: "Good morning."

Mr. Paul Graziano: "Should we just explain what it is?"

President: "Do you want a brief explanation or do you just want to go and do your questions or do you have a statement?"

Comptroller: "Basically I have a statement."

President: "Let's do the statement. If there are any questions or explanations we have after that, we will hear from you."

## MINUTES

City Council Bill No. 09-0261 - cont'd

Comptroller: "One question I have is why is the Land Bank Authority able to create a for-profit? What is the purpose of that?"

Mr. Paul Graziano, Housing Commissioner, City of Baltimore:

"Good morning. The ability to create a non-profit subsidiary relates to really Limited Liability Corporations and Tax Credit deals. If they were to somehow be involved in the receipt of Low-Income Housing Tax Credits, New Markets Tax Credits, or Historic Tax Credits, you have to have a for-profit entity to be the development entity and to receive those funds. So, it is possible that they could partner with somebody in that fashion. It obviously would not be their primary operation."

Comptroller: "Well, as you know, I am opposed to the passage of the Land Bank. I believe the City has the capacity and resources to perform these services in house. There may be some problems in all City agencies, as well as Housing, and I think that we should look at changing the process. We are one City -- and most importantly -- I think that the City Council and the Board of Estimates -- what we are doing is abdicating our fiduciary

## MINUTES

City Council Bill No. 09-0261 - cont'd

responsibility by those who elected us. There is no oversight. There is no transparency. Once we transfer these properties to the Land Bank, the City has no authority. The City has all the risks and no reward. At the end of the day, if this is not a successful venture, the City will take back the properties and they will be in worse condition than when we transferred them. So, I just think that it is just not prudent, especially during these economically grim times, to transfer these properties to a Land Bank to outsource it when we have the ability, the capacity, and the intelligence. The other thing that concerns me is, Mr. Graziano, you said you were going to take the best and the brightest out of Housing and transfer them to the Land Bank. Originally when we started this process the budget was \$1,500,000.00. Then I got paperwork that said it was \$3,200,000.00 and most recently I got paperwork that says that it is \$5,700,000.00. So, we are creating and passing a bill that we have no -- it could be runaway costs. We do not know what the total cost will be. It just does not make sense when we can't



## MINUTES

City Council Bill No. 09-0261 - cont'd

fully fund recreational activities for youth, but we are going to take a chance during these economic times and experiment with the Land Bank when we can do it in-house. If there is a problem with the process in-house, let's fix it in Housing. We are one City. Let's fix it within all of the Departments and operate more effectively and efficiently. It just does not make sense to -- and what happens to the -- you said you were going to take the best and the brightest out of Housing and transfer them to the Land Bank. What happens to those that you don't consider the best and the brightest? Are they going to be laid off? What is going to happen to the duties and responsibilities of the Housing Department that you are going to take these best and brightest out of? And if we have the best and the brightest, and I believe that we do, why not do it in-house? Because what we attempting to do is to transfer the City's second best resource, which is real estate, we are going to get rid of that. I think that as Elected Officials that the citizens elected us to protect the City's assets and to make sure that -- as

## MINUTES

City Council Bill No. 09-0261 - cont'd

evidenced by the hearing tonight, there is a process that we are having where different people's views and opinions can be heard. Once we pass this Land Bank bill, we abdicate our fiduciary responsibility to do that because once the bill is passed, the Land Bank Authority will not be accountable to the City. So, for those reasons, I just think that at this time it not prudent because the City, as you know, on Monday passed the most difficult budget in the history that I have been here. To experiment with a Land Bank when we have the resources in house -- where are we going to get this money from? The cost is escalating. We don't know what the cost is really going to be. That is all I have to say, I just think that -- and why are we outsourcing this? We know that we are in a deep recession. Since the recession started, we know that we have loss over 6,000,000 jobs and now we are going to outsource this and have City workers be displaced.

Mr. Graziano: "Well, let me cover all those points as best I

## MINUTES

City Council Bill No. 09-0261 - cont'd

can. First of all, there is no additional cost. The budget is cost neutral. There would be no more money going in to this Land Bank than is currently dedicated to these efforts by the City of Baltimore. That is a number that we will go in to some detail on this evening at the hearing. Second, there is probably more need now than ever to address, in creative ways, the challenge of vacant and distressed property, given the situation that we have. We are not experimenting. It is a tried and true program. We just got back -- I should acknowledge Julie Day and Peter Dolkart from my staff, who have been working heavily on this, as well. We just got back from Louisville Kentucky, where there is a National Conference on the whole issue of vacant property and there were literally hundreds of people -- I think there were probably 500 people from I don't know from 200-300 jurisdictions around the nation. I was not there last year, but I am told that the number of jurisdictions has doubled this year from the participation from last year. More and more people are looking

## MINUTES

City Council Bill No. 09-0261 - cont'd

at the challenge of vacant property and how to address it. More and more people are pursuing the notion of a Land Bank. The Land Bank is not some kind of attack on the City government, it is an acknowledgement that this is a problem that was not contemplated when the City Charter was written. The City Charter did not contemplate dealing with tens of thousands of vacant properties. It clearly contemplated the occasional transfer of surplus City property. So, there are massive issues that relate 50 years of population loss and disinvestment. Many of the cities we were meeting with in Louisville had the same problem and several of them have created Land Banks, some of them going back over 30 years and there is a track record. We will have a national expert there this evening who will speak about the experience in other cities. So, I am not going to try to cover all of that here. But, it is a tried and proven method. It goes beyond the authority that the local government has under the Charter, well respecting the City oversight, in terms of -- for instance, there is no eminent domain power for the Land Bank. They have no

## MINUTES

City Council Bill No. 09-0261 - cont'd

taxing power. So, they are not in any way usurping the City role in either of those ways. They must abide by the open meeting laws. The Board of the Land Bank will be comprised of the three elected members of this body here and three other public officials, including myself. So, if I have an interest in what is going on in this City everyday, which I certainly do, then I am going to continue that interest sitting on that Board. There will be public meetings, as I mentioned, of the Land Bank. There will be reports, I believe, on a quarterly basis to the Council and to the Board of Estimates. The books of the Land Bank are opened to the Audit Department for review."

Comptroller: "Let me ask you a question. The books are open for audit review, but why is it that the Audit Department cannot audit the Land Bank?"

Mr. Graziano: "That is an amendment that has been recommended and I believe that is something we don't have a problem with. That it would be subject to audit by the Comptroller's Office. We have also talked about a number of other ways to ensure that

## MINUTES

City Council Bill No. 09-0261 - cont'd

there is fully open process. For instance, as properties are conveyed by the City to the Land Bank, we propose that there would be a bulk disposition and that we would publish in the paper, just like we do with the Tax Sales for delinquent properties. Publish a list of all the properties that would be conveyed by the Board of Estimates to the Land Bank and then there would be a period of time where people could register any concerns to the Board of Estimates prior to the vote. There are a lot of other things we are looking at in terms of opening up that process. It is a time where we have to come up with other additional solutions. We are a City together, I agree. We have worked together very closely. We have done a lot of things. Many of them have succeeded, many of the major redevelopment projects. Some of the smaller dispositions have worked fine. But, the problem is beyond that. It is of a scale that none of us ever -- certainly no body who was here well before us, writing the Charter anticipated. So, again other cities have

## MINUTES

City Council Bill No. 09-0261 - cont'd

looked at this model and many have implemented it and many more are talking about it as evidenced by what we saw in Louisville. So, we will talk a lot more about it this evening. But, I am convinced that it is the best way to go. And just sort of on a personal note, as Housing Commissioner, my Department is really giving up the most here. I would not be arguing for this if I did not believe it was not in the best interest of the City. But, I am prepared that if we all move a little bit, this entity, which will still be a public authority. It is not some private entity. It is created under State and local Ordinance and will carry out the interest of our citizens. Finally, all transactions by the Land Bank must be certified as being in compliance with any community-based or other plans. Urban renewal plans, redevelopment plans, any plans that have been adopted by the Planning Commission. So, it is going to be very user friendly. It will be single purposed. It will be focused. We all have many things we are trying to do. This Land Bank will focus on that one issue."

## MINUTES

City Council Bill No. 09-0261 - cont'd

Comptroller: "Like you, I am interested in eradicating blight and getting these properties back on the tax rolls to collect the revenue. What I don't understand is, you have the knowledge. Why do we have to outsource this? For instance, not having oversight of the City Council, the Board of Estimates is abdicating the Elected Officials' responsibility. For instance, the deal over at Church Square came to the Real Estate Department and the Comptroller's Office where the developer owed the City \$1,900,000.00, had a sale for \$1,700,000.00 and offered the City \$100,000.00. That was just ridiculous. If it had not been for the oversight of the Comptroller's Office and the Real Estate Department, we would have lost out on an additional over \$300,000.00. That was deal that you brought to this Board that after collaborating with your Department, talking with the developer, we made the deal better. We lose that because once we transfer the properties to the Land Bank, this Board and the City Council has no authority, no responsibility for trying to



## MINUTES

City Council Bill No. 09-0261 - cont'd

make the deal better. At the end of the day, if this Land Bank fails, in which there is no guarantee that it is going to succeed during these grim economic times. We know that real estate values have gone down. People are trying to refinance. They are upside down in their properties and they can't refinance. Businesses can't get financing. Why are we taking a chance today with this Land Bank when we could have a Land Bank within your Department and all the City agencies work together?"

Mr. Graziano: "It's not merely about reorganizing personnel on an org chart. It is about the additional powers. It is about the ability to leverage. For instance, the Land Bank can pledge assets as collateral. The City cannot do that under the City Charter. Let me also say that the policies of the Land Bank will be drafted by the Land Bank, approved by their Board, but must be submitted to this Body under the legislation that is currently written and I certainly support. So, the Board of Estimates will approve the regulations and policies of the Land Bank. Those will be the guiding rules about how they dispose of

## MINUTES

City Council Bill No. 09-0261 - cont'd

property and the pricing mechanisms and the priorities, and so forth."

Comptroller: "You said that they can leverage it. I totally disagree with that because I have had the opportunity to talk to President's of local banks and minority banks. I asked them would you loan the Land Bank, would you let them use the properties that we are going to transfer, would you let them leverage them or would you let them use them as collateral? It was a resounding "no". Who is going to loan the Land Bank money on properties that are basically worthless?"

Mr. Graziano: "Other jurisdictions are doing this routinely. Again, we will hear some of that testimony from a national expert tonight. All I can say is that we are in this together. We have tried a lot of things. Some of them have worked very well. We are not proposing to move en mass all of our functions. For instance, all redevelopment activity would continue to be handled in the fashion that it is. In other words, there would have to be urban renewal legislation approved by the City

## MINUTES

City Council Bill No. 09-0261 - cont'd

Council and signed into law by the Mayor. The Land Bank would acquire the property on our behalf, with our eminent domain powers not theirs, only as our agent. Then we, the Housing Department, would do an RFP. We would get proposals. We would negotiate a land disposition agreement. That land disposition agreement would be submitted to this Body, the Board of Estimates for approval. So, all of the major redevelopment deals will continue in the same fashion as they are. Again, some things we do work very well. Other things have only worked sporadically. So, a Land Bank which has proven to work in other cities is what we are recommending at this time."

Comptroller: "So, why are we avoiding this process here? Why don't those transactions come before this Board? The Land Bank bill states that the Board of Estimates does not have final approval. We know for a fact that the Board of Estimates has never held up a deal and has never made a developer lose a deal. So, to say that it is another layer and that this Board slows up the process is absolutely not true."

## MINUTES

City Council Bill No. 09-0261 - cont'd

Mayor: "Commissioner, I respectfully disagree with the Comptroller. I think that -- I hope that we are not going to have a hearing here. This bill is just to get it through. You are going to have a hearing. I don't plan to testify this afternoon. I just want to note that in the very beginning of this process, the Comptroller, the City Council President, and members of the community were on a task force.

Mr. Graziano: "That is correct."

Mayor: "I think the task force operated for about a year, a year and a half. I can't remember. Time goes so fast. At that time and even now as we go through the City Council process, I know that there are supposedly going to be work sessions in this process. The fact that the policies come here to the Board, the three Elected Officials as well members of the Administration sit on the Board, I mean, I don't know how transparent and how the interaction between the Board of Estimates and the Board of the Land Bank would not work together in this process. We spend \$3,000,000.00 to \$5,000,000.00 a year right now on boarding up

## MINUTES

City Council Bill No. 09-0261 - cont'd

blighted properties, which could go to a whole host of things. I know that this is an issue and the Comptroller and I have spoken about it and have different views of. But, I also know that we have a lot of vacant properties in this City and each day we gain more and more vacant properties in our inventory. Now mind you, the real estate market today is not the way we want it to be, particularly when this whole issue was discussed. But, we also realize that the process that it takes -- I think the example that the Comptroller uses is not the best example with that sale -- I appreciate the Comptroller's involvement with Housing on getting the bang for helping with that developer. But, that would not be a property that would be in the Land Bank's inventory."

Mr. Graziano: "No it would not."

Mayor: "But, what would be in the Land Bank's inventory would be Chesapeake Habitat, just to use as an example, as they look at acquiring properties and engaging residents to be homeowners. Right now sometimes it takes for two properties two to three

## MINUTES

City Council Bill No. 09-0261 - cont'd

years to go through all of the agencies. So, for those development deals, Affordable Housing Initiatives, I see the Land Bank helping a Chesapeake Habitat for Humanity. I see it helping an organization like BUILD who has been working for the last twenty years in this City. Those are the kind of examples that I think really reflect the benefit of having a Land Bank. I also see it -- and people stop me everyday and we talk about the \$1.00 homes and I tell people I have pros and cons. Back 30 years ago, people who purchases \$1.00 homes, some of them did what they were supposed to do, but a lot of the vacant properties that you see today in Reservoir Hill is a result of the \$1.00 homes. People purchased them for investment purposes only. They did not renovate them. They did not live in them. They used them in their inventory to help them as far as their tax base. This is a great opportunity to look at -- where we have a property that has been vacant for 20 years -- because I ask every time a piece of property comes before the Board of

## MINUTES

City Council Bill No. 09-0261 - cont'd

Estimates, I ask the question, 'how long has this piece of property been vacant? Are we going to nickel and dime because the appraised value --' We think we are going to get \$6,000.00 for it or \$2,000.00, but its been vacant for 20 years. We've got a deal. We know that this individual or this company has the money to support and renovate this property to get it on the tax roll. Well, in my view those are the things that I feel the Land Bank can deal with to say, 'hey you have a deal. You have financing, etc., etc.' We'll give you these three properties for \$10.00, I am just using a number, to get them back on the tax roll. I mean, that is where in my view the Land Bank can help us to deal with these properties and the vacant lots that we have. There is a hearing this evening. I would encourage -- I hope the Comptroller is going to be a part of that because I think we have tried to be inclusive in all of our discussions with this issue, trying to minimize but also look at all of the concerns from every respective area. I just think this is a great

## MINUTES

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opportunity to really move forth innovatively looking at what other cities do, as it relates to our vacant properties. Each day as we talk about this issue, we get another piece of property vacant on the tax roll. Now, we have the issue of foreclosure properties. We can go on and on and on."

Mr. Graziano: "That is why, Madam Mayor, there were so many more participants in this year's conference in Louisville because of the foreclosure problem. Many, many cities that have never had a vacancy problem now have a growing problem. So, I will certainly elaborate a lot more this evening and I am sure others will, as well. I will just end by saying that we do not consider this to be an experiment. We do not consider it to be a reckless act or something we have not deliberated on at length and investigated in any and every way. We will hear more tonight obviously and I am sure there will be a lot more dialog."

Comptroller: "It is an experiment because we have never done it before."

Mr. Graziano: "Well, its been done in many, many places."



MINUTES

City Council Bill No. 09-0261 - cont'd

Comptroller: "We have never done it before."

Mr. Graziano: "But, there are a lot of things that we have not done. Sometimes we take them on and they are hugely successful. But, any way I will end my comments there."

President: "Were all of your questions answered?"

Comptroller: "I will save them for tonight."

President: "Is there a MOTION?"

City Solicitor: "I make a MOTION to approve City Council Bill 09-0261, Pages 76-83 of the agenda and to move it forward to the City Council for its hearings and deliberations."

Director of Public Works: "Second."

President: "All those in favor say AYE. Opposed?"

Comptroller: "I Oppose."

President: "Please again note the City Council President's **ABSTENSION** as it is a City Council Bill. Thank you. Motion carries. The item has been approved."

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**MINUTES**

Department of Housing and - Grant Award  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve acceptance of the Head Start and Early Head Start Supplement Continuation Grant from the Maryland State Department of Education. The period of the agreement is October 1, 2008 through September 30, 2009

**AMOUNT OF MONEY AND SOURCE:**

\$1,327,719.00 - Baltimore City Head Start  
53,349.00 - Martin Luther King, Jr. Early Head Start  
**\$1,381,068.00** - 5000-586809-6050-449900-603051

**BACKGROUND/EXPLANATION:**

Maryland State funds are awarded to supplement federal Head Start funds for the following purpose:

Expansion of hours and or days of services to address the full-day, year-round needs of parents who are working, attending an educational program or attending job training.

Quality improvement measures such as accreditation.

Professional development that addresses staff and program needs such as, Maryland Model for School Readiness; enhanced language and literacy instruction; inclusion; and adaptations for English Language Learners.

Career development for staff, based on pre-determined educational needs, that supports the education of staff through a progression of college courses, leading to two and four year college degrees in early childhood or a related field.

**MINUTES**

DHCD - cont'd

Baltimore City Head Start will use the state allocation amount of \$1,381,068.00 to continue to extend hours of service for approximately 1,000 children, providing families with full day comprehensive child development and family support services. Sixteen Head Start programs will continue to participate in this collaboration: Baltimore City Child Care Resource Center, St. Vincent de Paul Head Start-SW, St. Vincent de Paul-NE Head Start, Emily Price Jones Head Start, Herring Run Head Start, Metro Delta Head Start, Morgan State University Head Start, St. Bernadine's Head Start, St. Veronica's Head Start, St. Francis Xavier Head Start, Umoja Head Start, Union Baptist Head Start, YUBI Head Start, St. Jerome's Head Start, St. Paul Community Head Start, and Dayspring Head Start.

Martin Luther King, Jr., Early Head Start program will use the allocated amount of \$53,349.00 to serve children ages eight weeks to three years, secure two staff members to supplement the child/staff ratio in four multi-classroom sites, and hire ten teacher trainees to receive six months of work experience in a child care setting. The additional trainees will continue to enable the Martin Luther King, Jr. Early Head Start to provide mandated staff classroom coverage for the children of working parents as well as coverage for staff who are attending college.

**APPROVED FOR FUNDS BY FINANCE**

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

UPON MOTION duly made and seconded, the Board approved and authorized execution of the acceptance of the Head Start and Early Head Start Supplement Continuation Grant from the Maryland State Department of Education.

**MINUTES**

Department of Real Estate - Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a lease agreement with Red Rock Inc. for the use of the rear of property known as Cross Street Comfort Station, 42-44 E. Cross Street. The period of the agreement is February 1, 2009 through January 31, 2014.

**AMOUNT OF MONEY AND SOURCE:**

| <u>Annually</u> | <u>Monthly</u> |
|-----------------|----------------|
| \$600.00        | \$50.00        |

**BACKGROUND/EXPLANATION:**

The business known as Red Rock Inc. will have the use of the rear of the Cross Street Comfort Station for ingress and egress. The agreement includes one five year renewal term.

The lease agreement is late because the tenant was not in good standing with the State Department of Assessment and Taxation (SDAT). After coming into good standing, the tenant delayed returning the lease agreement.

The Space Utilization Committee approved the lease agreement at its meeting on June 2, 2009.

**(FILE NO. 57044)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the lease agreement with Red Rock Inc. for the use of the rear of property known as Cross Street Comfort Station, 42-44 E. Cross Street.

**MINUTES**

Department of Real Estate - Agreement of Sale

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

The Board of Estimates is requested to approve and authorize an agreement of sale with Quad Investments, LLC for the sale of portion of parcel Map 96, Parcel 340.

**AMOUNT OF MONEY AND SOURCE:**

\$13,300.00 - Purchase Price

**BACKGROUND/EXPLANATION:**

The property is being sold for the appraised value. The State Highway Administration of the Department of Transportation in 1982 acquired and conveyed title to Baltimore City certain property and rights situated in Baltimore City and Baltimore County known as Map 96, Parcel 340.

A portion of this property will be subdivided to create 1.26 acres of land located to the rear of the privately owned parcel, number 19. The parcel to be created is land locked and is located in an 100 year flood plain. Therefore, there are restrictions on any construction of permanent improvements.

Helmsman Property Services, Inc., a subsidiary of Quad Investments, LLC is in the process of purchasing the adjoining privately-owned parcel which will be consolidated with the City-owned parcel. Quad Investments, LLC will develop a warehouse on the private parcel and use the City-owned parcel for storm water management.

**(FILE NO. 57028)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the agreement of sale with Quad Investments, LLC for the sale of portion of parcel Map 96, Parcel 340.

**MINUTES**

Department of Housing  
and Community Development -

Land Disposition Agreement

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

The Board is requested to approve and authorize execution of a land disposition agreement with TRF Development Partners, Jubilee Baltimore, Inc. and Homes for America, Inc. (collectively the developer) for the sale of property known as 1500 Greenmount Avenue.

**AMOUNT OF MONEY AND SOURCE:**

\$203,000.00 - Purchase Price

**BACKGROUND/EXPLANATION:**

The property is being sold for the appraised value. The developer will pay \$203,000.00 in full at settlement. The developer plans to construct ten new town homes and two multi-family buildings with 70 rental units.

On October 26, 2006, the Department released a Request for Proposals for this vacant undeveloped site, located at 1500 Greenmount Avenue. The property was awarded to the developer on July 18, 2007 as a joint development project.

After construction and the buildings are occupied, the property will be active on the Baltimore City tax rolls. This will prevent tax abandonment. The reassessment of the property is expected to generate an estimated \$162,769.00 in real estate taxes to the City of Baltimore. Moreover, the development of this site will provide public services and job opportunities for local residents. The design plan fits within the existing community and incorporates the principles of the Greenmount West Urban Renewal Plan.

## MINUTES

DHCD - cont'd

The Planning Commission has recommended the approval of City Council Bill #09-317 to amend the Greenmount West Urban Renewal Plan that adds 1500 Greenmount Avenue as a disposition lot.

**(FILE NO. 56462)**

UPON MOTION duly made and seconded, the Board approved and authorized execution of the land disposition agreement with TRF Development Partners, Jubilee Baltimore, Inc. and Homes for America, Inc. for the sale of property known as 1500 Greenmount Avenue.

**MINUTES****PROPOSALS AND SPECIFICATIONS**

Bureau of Water and Wastewater - SWC 7757, Storm Drainage  
Improvements at Annapolis Road  
**BIDS TO BE RECV'D: 07/29/2009**  
**BIDS TO BE OPENED: 07/29/2009**

Department of Transportation - TR 02398, Rehabilitation of  
Argonne Drive Bridge over  
Herring Run (BC 3401)  
**BIDS TO BE RECV'D: 07/22/2009**  
**BIDS TO BE OPENED: 07/22/2009**

There being no objections, the Board, UPON MOTION duly made and seconded, approved the above Proposal and Specifications to be advertised for receipt and opening of bids on the date indicated.

Clerk: "Excuse me, Madam President. May I address the Board?"

President: "Yes."

Clerk: "It has come to my attention that there is a question about one of the abstentions that I read for the Comptroller. To make sure the record is clear, I read, or intended to read Page 13 Item No. 12 as also an abstention for the Comptroller. Thank you."



**MINUTES**

President: "Thank you very much. Is there anything else for the good of the order? As there is no more business before the Board, the meeting will recess until the bid opening at twelve o'clock noon."

Clerk: "The Board is now in session for the receiving and opening of bids."

**BIDS, PROPOSALS AND CONTRACT AWARDS**

Prior to the reading of bids received today and the opening of bids scheduled for today, the Clerk announced that the following agency had issued an addendum extending the dates for receipt and opening of bids on the following contract. There were no objections.

Bureau of Purchases - B50001077, Automatic Vehicle Wash System  
**BIDS TO BE RECV'D: 7/01/2009**  
**BIDS TO BE OPEN'D: 7/01/2009**

## MINUTES

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

Department of Transportation - TR 09002, Reconstruction of Footways Citywide

Machado Construction Company, Inc.  
Civil Construction, LLC  
M. Luis Construction Co., Inc.  
Santos Construction Co., Inc.

Bureau of Purchases - B50001056, Bill Payment Kiosks

Advanced ATM Services

Bureau of Purchases - B50001065, Tree & Stump Removal

Community Bridge of DC, Inc.  
Asplundh Tree Expert Company  
Carroll Tree Service, Inc.  
Lewis Tree Service, Inc.  
Mercier's Inc.  
Allied Contractors, Inc.  
EX-CEL Tree Expert Company

Bureau of Purchases - B50001067, Tree & Stump Removal - Group II

Community Bridge of DC, Inc.  
Asplundh Tree Expert Company  
Carroll Tree Service, Inc.  
Lewis Tree Service, Inc.  
Mercier's Inc.  
Miller Tree  
Davey Tree Company  
Allied Contractors, Inc.  
EX-CEL Tree Expert Company

## MINUTES

Bureau of Purchases

- B50001083, Gasoline and  
Diesel Fuel

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Iso Bunkers, LLC  
Mansfield Oil Company  
Petroleum Marketing Group  
James River Solutions  
Tri Gas & Oil Company, Inc.  
OMO Science, Energy &  
Technology, Inc.  
Universal Marketing, Inc.  
Skylights Petroleum Corporation  
Carroll Independent Fuels Company

Bureau of Purchases

- B50001089, Weatherization  
Assistance Program Energy  
Conservation 2009

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Civic Works  
Comprehensive Housing  
Assistance, Inc.  
Northeast Energy Services, LLC  
Accurate Insulation, LLC  
Phipps Construction Company  
Direct Energy  
Living Classrooms Foundation  
Hawkeye Construction, LLC  
Efficient Homes, LLC  
Pyramid Insulation, Inc.  
OMF Contractors, Inc.  
Maryland Cleaning & Abatement  
Corporation  
Builders One Corporation  
M2000 Development Corp  
Consolidated Services  
P&J Contracting Company  
A&M Services, LLC  
Baltimore Urban Leadership  
Foundation t/a The Door, Inc.

MINUTES

Bureau of Purchases - B50001100, Trophies and Recognition Award

Lamb Awards & Engraving

Bureau of Purchases - B50001104, Decorative Street Light Fixtures & Poles

Hadco A. Phillips Group Brand  
C.N. Robinson Lighting  
Sunovia Energy Technologies a/k/a  
Evolucia, Inc.  
DH Baltimore, LLC

\* \* \* \*\*\*\*\* \* \* \* \*

There being no objections, the Board, UPON MOTION duly made and seconded, adjourned until its next regularly scheduled meeting on Wednesday, June 24, 2009.

JOAN M. PRATT  
Secretary