Somerset Q&A

245 "Geoff Shannon" (2787255040)
00:34:19.949 --> 00:34:23.159
I have 2.

246 "Geoff Shannon" (2787255040)
00:34:23.159 --> 00:34:29.489
I have, um, 2 questions that would, uh.

247 "Geoff Shannon" (2787255040)
00:34:29.489 --> 00:34:39.299
They came up, um, and you guys can, you know, reiterate them again, but
1, from which 1 was from Jean Jean, ask how many housing units will be
created.

248 "Geoff Shannon" (2787255040)
00:34:39.299 --> 00:34:44.909
And another was from angel St John, their question was, will there be
party.

249 "Kathleen" (106654976)
00:34:46.829 --> 00:34:50.849
So, go ahead, Kathleen.

250 "Kathleen" (106654976)
00:34:50.849 --> 00:34:56.969
Yes, we'll have 26 units of 12 and 3 bedroom units. Um.

251 "Kathleen" (106654976)
00:34:56.969 --> 00:35:08.939
In terms of the apartments, and we will be providing parking we'll be
providing that for the zoning requirements. Um, so we're, we'll be having
13 parking spaces for 2006 units.

252 "Geoff Shannon" (2787255040)
00:35:11.339 --> 00:35:17.309
Is what we're currently joining a question from Paul Getner.

253 "Geoff Shannon" (2787255040)
00:35:17.309 --> 00:35:21.119
Neighborhood does not address adding structure to the existing.

254 "Geoff Shannon" (2787255040)
00:35:21.119 --> 00:35:28.169
Oh, sorry this is not a question. This is the comment I can read it.

255 "Geoff Shannon" (2787255040)
00:35:29.819 --> 00:35:33.659
Neighborhood does not address adding structure to the.

256 "Geoff Shannon" (2787255040)
00:35:33.659 --> 00:35:38.849

Existing, I guess property this is not preservation as envisioned by the community.

257 "Beth Benner" (3318324224)
00:35:40.859 --> 00:35:52.049
I think if that is your only definition of preservation, you are technically correct.

258 "Beth Benner" (3318324224)
00:35:52.049 --> 00:35:56.729
What I would point out is that there is lots of.

259 "Beth Benner" (3318324224)
00:35:56.729 --> 00:35:59.729
Examples of beautiful preservation.

260 "Beth Benner" (3318324224)
00:35:59.729 --> 00:36:07.589
That deal with an addition next to it in a way as long as the building is not, um.

261 "Beth Benner" (3318324224)
00:36:07.824 --> 00:36:10.644
Minimized or dishonoured by the addition,

262 "Beth Benner" (3318324224)
00:36:10.974 --> 00:36:25.524
and we do all have history and experience in making sure that is honored in all of our careers whether it be with women's housing St Francis or others that weren't jobs.

263 "Beth Benner" (3318324224)
00:36:25.524 --> 00:36:26.724
We've worked out at the past.

264 "Geoff Shannon" (2787255040)
00:36:29.819 --> 00:36:38.009
From Mr Thomas, what did the survey and how does this relate compare today?

265 "Geoff Shannon" (2787255040)
00:36:45.059 --> 00:36:49.829
I'm sorry could you repeat that?

266 "Geoff Shannon" (2787255040)
00:36:49.829 --> 00:36:54.389
Yes, the question is what did the survey RFP say, and how.

267 "Jacob Stern" (4052449536)
00:36:54.389 --> 00:37:07.739
Does this plan relate to that? I think the, uh, if you're referring to the, uh, property opinion survey results.

268 "Jacob Stern" (4052449536)

00:37:07.739 --> 00:37:11.609
Um, I can just speak briefly to that. Um.

269 "Jacob Stern" (4052449536)
00:37:11.609 --> 00:37:25.019
We think that, uh, this proposal recognizes the mentions history and
we're gonna bring substantial resources to restore the structure.

270 "Jacob Stern" (4052449536)
00:37:25.019 --> 00:37:36.089
We are also putting in place of, uh, source of financing here, uh, that
will allow the building, uh, and the property to sustain itself.

271 "Jacob Stern" (4052449536)
00:37:36.089 --> 00:37:50.309
Long term, we all 3 of the organizations that are presenting this
proposal in addition to 2 point, I'll have history in or near reservoir
hill and our stakeholders.

272 "Jacob Stern" (4052449536)
00:37:50.309 --> 00:38:00.689
Our proposal contemplates the landscaping on site and proposes to restore
as much as possible. Um, particularly the mature trees.

273 "Jacob Stern" (4052449536)
00:38:00.689 --> 00:38:03.989
And we also think our proposal does.

274 "Jacob Stern" (4052449536)
00:38:03.989 --> 00:38:07.229
A nice job of a creating.

275 "Jacob Stern" (4052449536)
00:38:07.229 --> 00:38:18.984
Community access and community space on the site. We, we took those to be
the main takeaways from that, uh, survey and sort of that's the way our
proposal response to it.

276 "Beth Benner" (3318324224)
00:38:19.074 --> 00:38:23.214
I would also add, um, per angela's comments and statistics.

277 "Beth Benner" (3318324224)
00:38:24.055 --> 00:38:34.315
That you have a neighborhood where there's a lot of people in that
neighborhood struggling to find decent affordable housing, who want to
stay in that neighborhood and want to stay involved in your community.

278 "Beth Benner" (3318324224)
00:38:34.615 --> 00:38:41.875
And so we felt that this was also a response to that in that way in that
you're not putting up.

279 "Beth Benner" (3318324224)

00:38:42.180 --> 00:38:53.280
A super high rise, we're not trying to dishonor the building, but we are trying to make something available to people that want to stay in your community.

280 "Geoff Shannon" (2787255040)
00:38:58.350 --> 00:39:05.340
Uh, next question I have, can anyone rent these apartments or will W, residents.

281 "Beth Benner" (3318324224)
00:39:06.595 --> 00:39:17.665
This is going to be open affordable housing. There is a chance that we would have some residents to put in there as well. But this is a normal, low affordable housing project.

282 "Beth Benner" (3318324224)
00:39:17.995 --> 00:39:29.695
So, we are hoping to be able to support and serve people that are already in reservoir Hill, or in your programs, or just looking throughout the city to live in a beautiful neighborhood.

283 "Geoff Shannon" (2787255040)
00:39:30.720 --> 00:39:35.280
Next question, why are there 3 bedroom units.

284 "Beth Benner" (3318324224)
00:39:35.280 --> 00:39:44.610
How many 3 bedroom units are there? I'll answer the 1st part. There are 3 bedroom units because if you're a mother with 2 children.

285 "Beth Benner" (3318324224)
00:39:44.610 --> 00:39:49.860
If there are a boy and a girl, you want to have a 3 bedroom unit to respect their privacy.

286 "Geoff Shannon" (2787255040)
00:39:51.090 --> 00:40:01.530
And we have 93 bedroom units next question. Do you have any objective measures regarding you and your partner's success?

287 "Beth Benner" (3318324224)
00:40:06.630 --> 00:40:11.550
We all measure our success by making sure that our residents.

288 "Beth Benner" (3318324224)
00:40:11.550 --> 00:40:19.560
Have housing stability and that we provide support to ensure that that happens the areas that.

289 "Beth Benner" (3318324224)
00:40:19.560 --> 00:40:27.870
What is not an expert in? It are things that St. Francis neighborhood center has a long track record in.

290 "Beth Benner" (3318324224)
00:40:27.870 --> 00:40:42.240
And in terms of development, history and financial stability of a
development, both Somerset has extensive development history, both as
Somerset, and everybody at some are set in their previous careers.

291 "Beth Benner" (3318324224)
00:40:42.240 --> 00:40:46.710
And we do our own property management and maintain high quality
properties.

292 "Geoff Shannon" (2787255040)
00:40:49.920 --> 00:40:55.920
Again, I have 2 statements on my list next, and you do want me to read
those statements.

293 "Geoff Shannon" (2787255040)
00:40:58.560 --> 00:41:09.480
Yes, uh, next statement is, I'm concerned about the email, but parking I
live on street and we have to deal with not enough parking.

294 "Geoff Shannon" (2787255040)
00:41:09.480 --> 00:41:12.900
With the complex royal terrace in reservoir street.

295 "Geoff Shannon" (2787255040)
00:41:14.520 --> 00:41:21.510
The next statement is creating rental units is not an acceptable
renovation as addressed in the neighborhood survey and it's summer.

296 "andy.frank@baltimorecity.gov" (3726662656)
00:41:26.730 --> 00:41:34.200
Uh, next Andy, you're on mute there. You? Yeah, we have we have just a
couple of minutes left. Um.

297 "andy.frank@baltimorecity.gov" (3726662656)
00:41:34.200 --> 00:41:40.440
I'm thrilled with the response and the questions we're trying to balance
and be respectful of peoples times.

298 "andy.frank@baltimorecity.gov" (3726662656)
00:41:40.440 --> 00:41:47.520
Making sure people get answers to the questions, which is why from the
very beginning we said that if there are questions beyond the 45 minutes.

299 "andy.frank@baltimorecity.gov" (3726662656)
00:41:47.520 --> 00:41:54.330
We would capture them and ensure that those had asked them will get
responses. Let's take 2 more minutes.

300 "Geoff Shannon" (2787255040)
00:41:55.770 --> 00:42:00.780
Okay, uh, from next question, sort of to be clear.

301 "Geoff Shannon" (2787255040)
00:42:00.780 --> 00:42:04.680
This is a preliminary response to an RFP that has not been accepted.

302 "andy.frank@baltimorecity.gov" (3726662656)
00:42:06.660 --> 00:42:18.390
All right, I can answer that. That's correct. We issued the RFP we
received 3 proposals, and we're in the sort of deliberative evaluations
phase and we're now at the point of having the community weigh in with
the proposals.

303 "Geoff Shannon" (2787255040)
00:42:21.630 --> 00:42:36.535
Uh, next question, i2nd, the parking issues on reservoir street, also,
how can residents provide comments on this proposal?

304 "Geoff Shannon" (2787255040)
00:42:36.535 --> 00:42:37.135
proposal

305 "Geoff Shannon" (2787255040)
00:42:37.440 --> 00:42:40.710
I assume we have this. We have a say on the yes or no.

306 "andy.frank@baltimorecity.gov" (3726662656)
00:42:42.445 --> 00:42:56.905
So, the survey is both objective and subjective. Uh, there are questions
that you can answer and then there's a portion of the survey where you
can just enter your thoughts and free association and opinions that will
be shared directly with the panelists.

307 "andy.frank@baltimorecity.gov" (3726662656)
00:42:56.935 --> 00:42:58.975
And in summary form with the controller.

308 "Beth Benner" (3318324224)
00:43:01.020 --> 00:43:14.220
I also don't know what the exact statistics are, but I think you will
find that for affordable housing units. There is not a 1 for 1 or 2 for 1
ratio on units to parking.

309 "Beth Benner" (3318324224)
00:43:14.220 --> 00:43:21.690
Just looking at the populations that that often fit into the affordable
housing income requirements.

Marbray Team Q&A

411 "andy.frank@baltimorecity.gov" (3726662656)
01:00:35.730 --> 01:00:42.540
Question and answer wait a minute 30 seconds to spirit. Thank you.

412 "andy.frank@baltimorecity.gov" (3726662656)
01:00:42.540 --> 01:00:49.110
Hey, are there questions.

413 "Geoff Shannon" (2787255040)
01:00:49.110 --> 01:00:57.600
Uh, yes, I have a couple questions to get us going, um, calendar ask. Can
you please share the name of the commercial development that you have
previously developed?

414 "April Richardson" (774161664)
01:00:59.070 --> 01:01:10.440
Is it open? Yes. Yes. So I'll let I'll go. And then I'll let the others,
um, talk as well. Savor food hall was my 1st food hall project that I
developed in Brentwood in 2019.

415 "April Richardson" (774161664)
01:01:13.140 --> 01:01:18.270
The North is the 2nd food hall, and we've already broken ground and
construction has started.

416 "April Richardson" (774161664)
01:01:18.270 --> 01:01:23.400
That's a project that's on North Avenue. If anyone else from our team
would like to jump in.

417 "Robyn Marbray" (3780413184)
01:01:31.410 --> 01:01:36.420
Now, we've also renovated the Dale is Dale here.

418 "Dale Green" (3026032896)
01:01:37.675 --> 01:01:51.445
Yes, I'm here would you like to talk about the historic uptown mansion?
Yes. Yeah. With the short time, I'll just give an overview. This is Dale
green partner in the architectural from salt and Campbell brick. We were
founded in 1964, we have an extensive architectural and historic
preservation practice.

419 "Dale Green" (3026032896)
01:01:51.445 --> 01:02:06.415
My experience in the community, uh, began in 2011 with the former
Maryland bicycle club building on Mount royal. Um, and then, of course,
we worked with. royal um and then of course we worked with

420 "Dale Green" (3026032896)
01:02:06.420 --> 01:02:19.765

The Emerson mansion building, going back to 2018, and in the slides, you would have seen the historic up dimension, uh, project, which was another city on site. Uh, and they are similar to to the scope here.

421 "Dale Green" (3026032896)
01:02:19.765 --> 01:02:22.645
We've conducted archaeology on that site.

422 "Dale Green" (3026032896)
01:02:22.645 --> 01:02:36.175
Um, we've been working with how to sensitively develop the parking on the site work with the historic stone, retaining walls around that site as well as working with the historic landscape in terms of what. terms of what

423 "Dale Green" (3026032896)
01:02:36.420 --> 01:02:49.045
Some entries remain, and what trees would be remote. That's a 184 year old mansion. And then I also chair the mal Claire mansion reimagining project, which is a 7,957 mansion 1 of the old older, colonial properties in the city of Baltimore.

424 "Dale Green" (3026032896)
01:02:49.045 --> 01:02:59.815
So, we have a lot of experience with preserving historic mansions in addition to greening them. experience with preserving historic mansions in addition to greening them

425 "Dale Green" (3026032896)
01:03:00.090 --> 01:03:03.960
Uh, in terms of Lee gold status as well.

426 "Geoff Shannon" (2787255040)
01:03:06.900 --> 01:03:15.330
Uh, 1 question, would you consider creating a low cost rental space for community members to reserve for workshops meetings and classes.

427 "April Richardson" (774161664)
01:03:15.330 --> 01:03:29.190
Yes, so part of our space is a dedicated community meeting room that can be transformed into a community meeting room, a catering or an event space. And we, and it is our intention to have it at a low rental rate.

428 "April Richardson" (774161664)
01:03:31.920 --> 01:03:36.570
I have a couple of questions about how parking will be handled. How will parking be handled.

429 "April Richardson" (774161664)
01:03:36.570 --> 01:03:46.560
Would you like to address? Sure. Um.

430 "Robyn Marbray" (3780413184)
01:03:46.560 --> 01:03:51.510

What we had vision for parking is that we would have.

431 "Robyn Marbray" (3780413184)
01:03:51.510 --> 01:03:56.280
Faith that is available um, right in front of.

432 "Robyn Marbray" (3780413184)
01:03:56.280 --> 01:04:05.610
The actual historic mansion, and that we would eventually share space
with the, um, development that is on North Avenue. That rambles.

433 "Robyn Marbray" (3780413184)
01:04:05.610 --> 01:04:09.780
Development project where there will be available parking garages.

434 "Geoff Shannon" (2787255040)
01:04:13.260 --> 01:04:19.410
Uh, will probably be, will the property be accessible?

435 "Geoff Shannon" (2787255040)
01:04:19.410 --> 01:04:25.260
For pedestrians, uh, the auto traffic and visible from the street.

436 "Geoff Shannon" (2787255040)
01:04:25.260 --> 01:04:31.860
I guess pedestrian ISM and, you know, dealing with auto traffic. How do
you imagine pedestrians getting there?

437 "April Richardson" (774161664)
01:04:34.980 --> 01:04:44.190
There is a staircase, right in the middle of the facility that we intend
to restore and there's also a space where that's actually walkable right
up the sidewalk.

438 "Geoff Shannon" (2787255040)
01:04:46.020 --> 01:04:53.280
Do you have a sense of how space will be delegated to accommodate these
businesses in 7,000 square feet?

439 "April Richardson" (774161664)
01:04:55.230 --> 01:04:58.350
While on average the average, um.

440 "April Richardson" (774161664)
01:04:58.350 --> 01:05:01.890
Food hall style is between that 200.

441 "April Richardson" (774161664)
01:05:01.890 --> 01:05:10.440
And 300 square feet, and the, the building is actually larger than 7,000
square feet.

442 "April Richardson" (774161664)
01:05:16.770 --> 01:05:20.070

Can you address sustainability of this project?

443 "April Richardson" (774161664)
01:05:20.070 --> 01:05:23.880
I'm not sure if we understand that question. Yeah. Yeah.

444 "andy.frank@baltimorecity.gov" (3726662656)
01:05:26.400 --> 01:05:31.230
Maybe, they're referring to green aspects.

445 "andy.frank@baltimorecity.gov" (3726662656)
01:05:31.230 --> 01:05:36.630
Uh, sustainability with regard to, from whatever management you use of
materials, things like that.

446 "Dale Green" (3026032896)
01:05:37.435 --> 01:05:39.775
Frank, Dale, would you like to speak to that? Yes.

447 "Dale Green" (3026032896)
01:05:39.775 --> 01:05:54.175
So, in regards to building sustainability, as I mentioned before about
the legal, so, most of our projects that are awarded the State Historic
tax credit, we're checking the legal box.

448 "Dale Green" (3026032896)
01:05:54.175 --> 01:05:59.605
And so they are also meeting a lead gold and in the process of doing
that.

449 "Dale Green" (3026032896)
01:05:59.700 --> 01:06:09.475
Um, the integration of new systems, in terms of mechanical, electrical
plumbing, um, those are more higher efficient and, and sort of green
approaches.

450 "Dale Green" (3026032896)
01:06:09.715 --> 01:06:15.775
We've also introduced, um, green roofs, uh, to to parts of the building
where it's applicable.

451 "Dale Green" (3026032896)
01:06:15.985 --> 01:06:24.955
And then, of course, the, the site itself, in terms of the sustainable
sites initiative, um, counting towards that, towards that work as well.

452 "April Richardson" (774161664)
01:06:29.035 --> 01:06:39.085
We have multiple questions about renderings. It looks like you might have
answered a little bit that in the chat, but I don't know if you want to
just verbalize that. Sure. So, 1 of the questions was, do we have a
rendering?

453 "April Richardson" (774161664)

01:06:39.085 --> 01:06:49.525
Renderings are super expensive, and I usually don't get them until after we're awarded and we'll take a few iterations in order to get the actual design bill. Correct?

454 "Geoff Shannon" (2787255040)
01:06:53.400 --> 01:07:00.060
Do you envision food providers being affordable or more affordable than those that people find at our house?

455 "April Richardson" (774161664)
01:07:00.060 --> 01:07:04.350
I'm I, I don't, um, I can't.

456 "April Richardson" (774161664)
01:07:04.350 --> 01:07:15.475
Dictate what the food costs are, because a lot of that is tied to the rising cost and inflation and food costs and packaging. I will definitely say that, because we intend on managing the project and not just building the project.

457 "April Richardson" (774161664)
01:07:15.655 --> 01:07:23.185
It is important for our food hall to make sure that they accept snap and that they're being reasonable in terms of their cost.

458 "April Richardson" (774161664)
01:07:23.365 --> 01:07:34.255
Whenever you build a food hall, you as the operator, or manager has an opportunity to set what the rules are, and you can also set with the set with the goal of that food hall is there are some food halls.

459 "April Richardson" (774161664)
01:07:34.350 --> 01:07:47.010
Exotic food halls and you'll spend 60 dollars per plate but that is the way that that is curated because this is a neighborhood food hall. We expect our vendors to be at neighborhood rates that supports the economics of the community.

460 "April Richardson" (774161664)
01:07:53.280 --> 01:07:57.480
What is your funding model for building and managing.

461 "Robyn Marbray" (3780413184)
01:07:58.165 --> 01:08:08.305
But would you like to talk? Sure we'll be funding the project with a variety of sources from federal and state government.

462 "Robyn Marbray" (3780413184)
01:08:08.305 --> 01:08:15.805
We will also be obtaining grants and using that from local CD.

463 "Robyn Marbray" (3780413184)
01:08:18.570 --> 01:08:21.630

And what was the 2nd part to the question?

464 "Robyn Marbray" (3780413184)
01:08:23.010 --> 01:08:30.780
And managing, we will be managing, we will be managing and owning and
operating the, um, the marketplace.

465 "April Richardson" (774161664)
01:08:30.780 --> 01:08:44.760
I just want to have a point of clarity. 1 of the question was about how
do we manage that many food concepts in 1 space at 7,000 it's actually
15,194 square feet.

466 "Geoff Shannon" (2787255040)
01:08:50.040 --> 01:08:55.920
There was some questions about accessibility, Robin, you you wrote an
answer for that. I don't know if you'd like to verbalize.

467 "Robyn Marbray" (3780413184)
01:08:55.920 --> 01:09:03.480
A little bit more on that Dale address the accessibility question.

468 "Dale Green" (3026032896)
01:09:03.985 --> 01:09:10.735
Yes, so the intent is to make the 3 levels of the existing, um,

469 "Dale Green" (3026032896)
01:09:10.945 --> 01:09:23.695
mentioned accessible through the installation of a proposed elevator as
well as to grade appropriately certain portions of the site to create
accessible routes.

470 "Dale Green" (3026032896)
01:09:24.025 --> 01:09:33.385
Um, and, um, where applicable to introduce, um, ADA, compliant ramp
obviously the ramp that's currently on the building is.

471 "Dale Green" (3026032896)
01:09:33.480 --> 01:09:42.480
Not in 88 compliant ramp, so, through those measures, um, accessibility,
both within the context of the site and the building, uh, will be
designed.

472 "Geoff Shannon" (2787255040)
01:09:54.660 --> 01:10:02.520
Good question do you plan to expand the structure beyond the existing
footprint?

473 "Dale Green" (3026032896)
01:10:03.085 --> 01:10:04.945
No, as it's been mentioned, the 15,000,

474 "Dale Green" (3026032896)
01:10:04.945 --> 01:10:18.325

some odd square feet spread across 3 levels is what has been incorporated within the adaptive reuse strategy and reprogramming model as you've heard from the development team.

475 "Dale Green" (3026032896)
01:10:18.325 --> 01:10:24.415
So, no, no additions other than the installation of, um, the proposed elevator. elevator

476 "Dale Green" (3026032896)
01:10:24.660 --> 01:10:27.720
And potentially a fire stair.

477 "April Richardson" (774161664)
01:10:32.700 --> 01:10:38.220
When I asked when will the mill at North open? Uh, January of 2023.

478 "April Richardson" (774161664)
01:10:40.320 --> 01:10:51.750
Construction has already started, uh, there is a question.

479 "Geoff Shannon" (2787255040)
01:10:51.750 --> 01:10:56.160
Can you elaborate on the parking garage for.

480 "Geoff Shannon" (2787255040)
01:10:56.160 --> 01:11:01.590
I'm not sure I recall the public parking garage is part of the Madison, Madison park North.

481 "Robyn Marbray" (3780413184)
01:11:07.830 --> 01:11:18.660
Now, would you like to adjust the parking and I think there was a question about, um, the number of spaces available on the site. Um, I do believe it's 16 to.

482 "Dale Green" (3026032896)
01:11:19.945 --> 01:11:31.045
Yeah, so on site, um, they're about 16 to 20 parking space opportunities in terms of what exists versus what could be created.

483 "Dale Green" (3026032896)
01:11:31.345 --> 01:11:44.905
And the offsite parking arrangement that was mentioned is with, um, the development team at park and, um, North Avenue, the larger mixed use scale project.

484 "April Richardson" (774161664)
01:11:54.270 --> 01:11:59.250
Question how much do you imagine retina and commercial stall will be for the average vendor.

485 "April Richardson" (774161664)
01:11:59.995 --> 01:12:02.725

I don't think that I could answer that question,

486 "April Richardson" (774161664)
01:12:02.725 --> 01:12:16.705
because it's just depending on so many things like the cost of
construction is rising on average the way that food halls are designed
and built you have base rate models and you also have percentage right
models.

487 "April Richardson" (774161664)
01:12:16.915 --> 01:12:28.525
So, it really just depends on so many different factors, but it will be
at least standard rents or just a bit under what the market rents are and
other food halls in our community.

488 "Geoff Shannon" (2787255040)
01:12:33.870 --> 01:12:38.130
Uh, how about the deal? Will you keep in renovate the green space?

489 "Dale Green" (3026032896)
01:12:41.125 --> 01:12:51.295
Yes, so again the archaelogical significance of this site is important
and, uh, the historical landscape of the site is also important.

490 "Dale Green" (3026032896)
01:12:51.295 --> 01:13:04.405
And so there is a proposed retention of all the historical resources in
addition to, uh, preserving, as I said, the character and integrity of
the site, including the stone retaining walls.

491 "Dale Green" (3026032896)
01:13:04.405 --> 01:13:10.195
So all of those elements will be restored and incorporated in with the
scheme.

492 "Dale Green" (3026032896)
01:13:10.200 --> 01:13:12.600
Of the adaptive reuse strategy.

493 "Robyn Marbray" (3780413184)
01:13:18.360 --> 01:13:23.130
I saw a question that I, I would like for us to address and that's
regarding. Um.

494 "Robyn Marbray" (3780413184)
01:13:23.130 --> 01:13:27.990
Will we be working with makers and artists.

495 "April Richardson" (774161664)
01:13:27.990 --> 01:13:32.130
At the local universities as well. Would you like to address that April?

496 "April Richardson" (774161664)
01:13:32.515 --> 01:13:45.355

Definitely so, in order for a food hall to really work, it involves having lots of partnerships. And 1 of the partners that we would definitely reach out to is Micah and all the other universities that are surrounding us.

497 "April Richardson" (774161664)
01:13:45.985 --> 01:13:59.755
Because as it stands, now, the micro students don't have a lot of vehicles in order to showcase their, their talent and having art nights, having craft makers, but also inviting them to the farmers markets.

498 "April Richardson" (774161664)
01:13:59.755 --> 01:14:01.975
I think it's just a great way to kind of.

499 "April Richardson" (774161664)
01:14:02.130 --> 01:14:05.730
From an alliance with the school and to get them integrated into our community.

500 "April Richardson" (774161664)
01:14:09.300 --> 01:14:12.480
I think there was a question about the renting models.

501 "April Richardson" (774161664)
01:14:12.480 --> 01:14:15.600
Do you like me to answer that? Yes, please. Go ahead.

502 "April Richardson" (774161664)
01:14:15.625 --> 01:14:30.265
Sure, so renting models, meaning the way that a company may decide that they charge tenants um, it's just basic commercial. I'm kind of leasing so when I say that, you can have a base rent. It could be that based on your projections.

503 "April Richardson" (774161664)
01:14:30.265 --> 01:14:43.525
You know, that you need to be able to make X, Y, Z each month as a landlord in order to pay your mortgage. So you can take that number and divided by the number of vendors that you have. And that could be the starting point for how you charge your, your vendors.

504 "April Richardson" (774161664)
01:14:43.795 --> 01:14:45.325
Um, another way is called.

505 "April Richardson" (774161664)
01:14:46.075 --> 01:14:55.825
A base rent, plus a percentage, you can start with a really, really low base. Right? And then there's some food halls and some restaurant spaces, and or commercial spaces that will have a baseline.

506 "April Richardson" (774161664)
01:14:55.825 --> 01:15:08.815

And then I'll charge a percentage of your revenues and then you have some food halls and or landlord 2 tenants now. Because Kobe has taught us a big lesson. Like, you can't just have a standard way that you lease and you cannot guarantee leases now.

507 "April Richardson" (774161664)
01:15:08.815 --> 01:15:15.175
Because you will be absolutely mad to do that because you don't know where your numbers will be. You don't know where the market is going to be.

508 "April Richardson" (774161664)
01:15:15.600 --> 01:15:30.595
But the creativity and involving leases is more helpful now to vendors and landlords alike you could also choose to just do a percentage only lease where the tenant and the landlord decides that we're only going to charge you a

509 "April Richardson" (774161664)
01:15:30.595 --> 01:15:45.535
percentage based on what your revenues are. So, it's all different ways that you can match leases, but here's a great part about this particular food hall. In order to make the entry low to vendors. We had included in our.

510 "April Richardson" (774161664)
01:15:45.600 --> 01:15:59.995
Design bill, that we are designing the kitchen spaces, and we'll deliver them absent the particular equipment that a vendor would need and some food halls you have to come in and it costs a pretty penny in order to develop that entire space.

511 "April Richardson" (774161664)
01:16:00.025 --> 01:16:10.315
Your entire kitchen, but our goal is to develop the kitchens at at least 90% for the for the vendors, and then just allow them to drop in their equipment. But just 1 more point to that.

512 "April Richardson" (774161664)
01:16:10.315 --> 01:16:15.295
Our goal is to not lock our vendors into leases, but rather give them. them

513 "April Richardson" (774161664)
01:16:15.600 --> 01:16:28.975
Instances because we know that we're dealing with lots of entrepreneurs that are new to food, or are new into business. So we don't want to lock them into 3 year commitments. We want to give them at least 1, year or 2 years. Something that gives some flexibility.

514 "April Richardson" (774161664)
01:16:28.975 --> 01:16:41.185

But to also give them an opportunity to catch up with how to do business, but we're not leaving them on their own. We intend on having a business incubator to support their various food and or craft making concepts.

515 "andy.frank@baltimorecity.gov" (3726662656)
01:16:46.020 --> 01:16:53.910
Andy, you're on mute. Sorry thanks. Uh, if I could jump in.

516 "andy.frank@baltimorecity.gov" (3726662656)
01:16:53.910 --> 01:16:58.140
There were 2 questions that were sent to you before the presentation.

517 "andy.frank@baltimorecity.gov" (3726662656)
01:16:58.140 --> 01:17:10.530
And you were asked to address them, I'll ask them and you can decide if you think you've address them, have you read the 2018 community survey and how did it shape your proposal? And how is your proposal responsive to the properties history?

518 "April Richardson" (774161664)
01:17:11.065 --> 01:17:23.215
Yeah, so we took a long time reading this proposal and the survey and this is why we came up with the food hall and the 1st, things that stuck out to me, was the previous uses of this. It used to be a multi purpose center.

519 "April Richardson" (774161664)
01:17:23.245 --> 01:17:37.015
It was a daycare center it was a community meeting space. It had offices, it had library reading rooms. It was a mayor headquarter multipurpose neighborhood center. I believe that the majority of these things we are check listing off by having this type of concept.

520 "April Richardson" (774161664)
01:17:37.375 --> 01:17:40.375
I'm having a multi purpose center. This is a space.

521 "April Richardson" (774161664)
01:17:40.530 --> 01:17:50.935
Has multiple uses while we're not a daycare we encourage children to be part of this, because we intend on having activities that are children, friendly community and meeting space again,

522 "April Richardson" (774161664)
01:17:51.175 --> 01:18:04.585
that goes to our incubator spaces that goes to our shared spaces that goes through our meeting rooms. I think that this type of proposal is a proposal that has been well thought through and it answers everything that the community has asked for.

523 "April Richardson" (774161664)
01:18:04.585 --> 01:18:09.595
And plus some, and we're also not doing and we're also respecting the architectural.

524 "April Richardson" (774161664)
01:18:10.530 --> 01:18:21.720
Parts of this facility, we're not adding any additional buildings to it.
We're keeping it as is and we're simply designing it into something that
is a safe space for people to enjoy.

525 "andy.frank@baltimorecity.gov" (3726662656)

For Andy Frank Q&A

62656)
01:18:49.410 --> 01:18:54.870
While we're while we're doing that, um, there was a question about.

529 "andy.frank@baltimorecity.gov" (3726662656)
01:18:54.870 --> 01:19:00.300
Will the selection panel meet and close to a session to decide on this?
Will it be public?

530 "andy.frank@baltimorecity.gov" (3726662656)
01:19:00.300 --> 01:19:03.390
Um, we're modeling our process when the.

531 "andy.frank@baltimorecity.gov" (3726662656)
01:19:03.390 --> 01:19:07.650
Rfp process that goes back 40, 50 years in the city.

532 "andy.frank@baltimorecity.gov" (3726662656)
01:19:07.650 --> 01:19:11.220
Although we're changing it in 1 important respect. Um.

533 "andy.frank@baltimorecity.gov" (3726662656)
01:19:11.220 --> 01:19:19.380
Many review panels don't have community representation. The community
insisted early on very early on that. They have.

534 "andy.frank@baltimorecity.gov" (3726662656)
01:19:19.380 --> 01:19:23.520
A role in this throughout the entire process, including the review
panels. So.

535 "andy.frank@baltimorecity.gov" (3726662656)
01:19:23.520 --> 01:19:35.155
The panel has to be representation on it. The next question is, who can I
follow up with about the actual decision making process? I was going to
do this later, but I'll do it now. And I'll do it later want to give
people my email address.

536 "andy.frank@baltimorecity.gov" (3726662656)
01:19:35.155 --> 01:19:42.685
If they want to follow up with questions about the process, my email
addresses Andy Frank at Baltimore city dot. Gov.

537 "andy.frank@baltimorecity.gov" (3726662656)
01:19:46.440 --> 01:19:52.500
Okay, who is leading the presentation for charities home.

Charity's Home Q&A

638 "Geoff Shannon" (2787255040)
01:36:31.169 --> 01:36:40.439
So our questions coming through the chat, I will, I will yeah. Question come through the chat. There's 1 right now do you have a plan to show the building renovation proposal?

639 "Tiffanesha" (3826400256)
01:36:41.904 --> 01:36:51.624
Yes, um, so, um, our, our current barrier was that we have not been able to see a floor plan for the existing building.

640 "Tiffanesha" (3826400256)
01:36:52.044 --> 01:36:58.524
And so we were waiting on the existing floor plan in order to be able to do the full mock up.

641 "Tiffanesha" (3826400256)
01:36:58.704 --> 01:37:11.454
Um, happy to show you floor plans that we've done for previous buildings, but definitely before we put a single Jack hammer down to the building, we would show the community, the full mock up.

642 "Tiffanesha" (3826400256)
01:37:11.549 --> 01:37:18.659
And our goal, and what we desire is to have buy in throughout this entire process from the community.

643 "Geoff Shannon" (2787255040)
01:37:27.929 --> 01:37:34.949
Is there any information that we can learn about? How your current program is integrated into the community?

644 "Tiffanesha" (3826400256)
01:37:34.949 --> 01:37:43.379
Yes, so charity's home does have a website. Um, see if I can put that in a chat.

645 "Tiffanesha" (3826400256)
01:37:43.379 --> 01:37:48.239
Um, into the website does has information about our current.

646 "Tiffanesha" (3826400256)
01:37:48.239 --> 01:37:54.629
Offering I can try to get that in the check.

647 "Geoff Shannon" (2787255040)
01:38:01.229 --> 01:38:13.109
While I look for that. Did you want to move on to this? Yeah, I can ask another question given that the facility is for homeless youth. We are wondering who will be living with them such as their family or staff. What will this look like.

648 "Tiffanesha" (3826400256)
01:38:15.654 --> 01:38:26.574
That is an excellent question. So we would have a full staff 1 site that
would be living with the children. We do have some programs, um, that we
have as a model for this as well.

649 "Tiffanesha" (3826400256)
01:38:26.844 --> 01:38:40.944
If that's what I meant about the full vetting process in which, um, every
staff member would not only have an extensive background check but they
also would have to have a background within, uh, with living in a
community with youth.

650 "Tiffanesha" (3826400256)
01:38:40.974 --> 01:38:44.994
And so they would have, would have to have certifications. We would also
have.

651 "Tiffanesha" (3826400256)
01:38:45.024 --> 01:38:55.974
Mental health professionals who are available on staff to provide therapy
resources and counseling resources to the youth. Um, and so, yes,
there'll be full staff that we fully vetted.

652 "Tiffanesha" (3826400256)
01:38:56.334 --> 01:39:08.184
Um, and they would have to have certifications in order to maintain their
role within this particular community. That answers that question happy
to elaborate. If it didn't.

653 "Geoff Shannon" (2787255040)
01:39:17.759 --> 01:39:28.469
There might be a question here for you, which 1, speaking to the
community, be able to see the results of the survey that we take after
this meeting.

654 "andy.frank@baltimorecity.gov" (3726662656)
01:39:29.879 --> 01:39:33.689
That's a good question. I don't see why not. Um.

655 "andy.frank@baltimorecity.gov" (3726662656)
01:39:33.689 --> 01:39:37.559
I don't know if we would aggregate them or make them available
individually. Um.

656 "andy.frank@baltimorecity.gov" (3726662656)
01:39:37.559 --> 01:39:46.199
I need, let me just check that with the ballpark, but I think there's no
reason assuming these are anonymous surveys that we can't share them.

657 "andy.frank@baltimorecity.gov" (3726662656)
01:39:46.199 --> 01:39:51.269

With the community after the process, I would like to just confirm that, which I'll do.

658 "Geoff Shannon" (2787255040)
01:39:54.209 --> 01:40:00.869
Another question for the project, why is park the ideal side for this project?

659 "Geoff Shannon" (2787255040)
01:40:00.869 --> 01:40:04.469
Are there other locations where this project could be executed?

660 "Tiffanesha" (3826400256)
01:40:06.599 --> 01:40:16.224
Yeah, that's an excellent question. Um, for us, the historical significance of this particular property is what is the appeal?

661 "Tiffanesha" (3826400256)
01:40:16.284 --> 01:40:30.204
Um, anyone can flip a house in Baltimore there's this pointing for the picking right of, of properties that are currently not being utilized within the Baltimore community.

662 "Tiffanesha" (3826400256)
01:40:30.804 --> 01:40:36.504
That could be used for this project. What makes this particular location unique.

663 "Tiffanesha" (3826400256)
01:40:36.599 --> 01:40:47.364
Is 1, the neighborhood um, there are a number of wonderful things going on in the rest of our hero hills neighborhood and we want to connect with because ultimately,

664 "Tiffanesha" (3826400256)
01:40:47.364 --> 01:40:56.334
we want to be a part of the community and not just a housing unit for, um, for youth.

665 "Tiffanesha" (3826400256)
01:40:56.754 --> 01:41:06.534
But we would want them to be in a community in which they can glean from for their own development. Um, and in addition to that.

666 "Tiffanesha" (3826400256)
01:41:06.599 --> 01:41:11.069
Um, because of the history of the mansion.

667 "Tiffanesha" (3826400256)
01:41:11.364 --> 01:41:20.214
It is a way to redeem a legacy. Um, in our eyes, we would be redeeming dimensions, legacy, um, and continuing.

668 "Tiffanesha" (3826400256)

01:41:20.724 --> 01:41:29.004
Um, what is what is a beacon what is a resource within a community and
allowing it, or cultivating it to be a beacon of hope.

669 "Tiffanesha" (3826400256)
01:41:29.309 --> 01:41:33.479
Or youth who need that especially now.

670 "Tiffanesha" (3826400256)
01:41:33.479 --> 01:41:47.729
So, yeah, we could probably put something anywhere, but it would not
have, um, the tapestry that this particular facility has, and the
community resources that we would hope that our youth would be able to
clean from.

671 "Geoff Shannon" (2787255040)
01:41:50.459 --> 01:41:57.449
Uh, next question are these children part of the foster care system.
Would your organization be their legal guardian?

672 "Tiffanesha" (3826400256)
01:42:01.859 --> 01:42:11.729
That's a good question. Um, so we would.

673 "Tiffanesha" (3826400256)
01:42:11.729 --> 01:42:16.649
We would have an intake process as part of this program. Um.

674 "Tiffanesha" (3826400256)
01:42:16.649 --> 01:42:31.139
Yes, the the organization would be their legal garden Guardian, because
this is where they would be housed and this is why it's important for us
to have on staff professionals who are able to, um.

675 "Tiffanesha" (3826400256)
01:42:31.139 --> 01:42:39.569
To function in that capacity. So, I guess, yeah, there would be a legal
element to their being housed at our facility.

676 "Geoff Shannon" (2787255040)
01:42:39.569 --> 01:42:50.519
A good question next question with this project, be an extension or a new
place for your program.

677 "Tiffanesha" (3826400256)
01:42:50.519 --> 01:42:59.489
It would be a new place for our program. Um, so we would move all of our
operations to this facility for charities. So.

678 "andy.frank@baltimorecity.gov" (3726662656)
01:43:09.239 --> 01:43:14.459
Andy, I don't have any other questions at this moment. Do you want to ask
the Pre prepared question?

679 "andy.frank@baltimorecity.gov" (3726662656)
01:43:14.459 --> 01:43:20.369
Yes, thank you. There are 2 questions that were asked of the community
leaders for the, um.

680 "andy.frank@baltimorecity.gov" (3726662656)
01:43:20.369 --> 01:43:26.219
Presentation tonight 1, is have you read the 2018 community survey and
how did it shape your proposal?

681 "andy.frank@baltimorecity.gov" (3726662656)
01:43:26.219 --> 01:43:30.749
2nd question is, how is your proposal responsive to the properties
history.

682 "Tiffanesha" (3826400256)
01:43:33.509 --> 01:43:48.474
Yeah, I believe that throughout my presentation, um, our focus was to
make sure that we were incorporating a response to those questions, which
is that the rich history of the particular property is what is attractive
to us.

683 "Tiffanesha" (3826400256)
01:43:49.194 --> 01:44:03.054
That is an opportunity for us to take that history. And run with it and
provide something unique to the neighborhood. But also that is in keeping
with what they're wanting, including as I mentioned at the end of my.

684 "Tiffanesha" (3826400256)
01:44:03.509 --> 01:44:14.639
Presentation creating a historical marker for context in Columbia,
Missouri. I was actually part of a team that had a historical Mark
replaced.

685 "Tiffanesha" (3826400256)
01:44:15.174 --> 01:44:30.024
That commemorated, um, a man who was actually Lynch within Columbia,
Missouri same as James. Scott. Um, we actually had a full programming
around, um, this particular implement the particular implementation of
that historical marker.

686 "Tiffanesha" (3826400256)
01:44:30.354 --> 01:44:44.634
And so we invited members of the community to be a part of it. Um, we,
um, had an event where we had speakers, we had spoken word artist, um,
and members of the community, including our mayor came.

687 "Tiffanesha" (3826400256)
01:44:44.639 --> 01:44:56.754
To give words, um, to really address address and confront just the
complicated history surrounding the particular incident. And that
historical marker is still there. Uh, I believe it was.

688 "Tiffanesha" (3826400256)

01:44:57.324 --> 01:45:06.534
I think that was 2016 and so that is something that we would want to do
with this facility. So, it wouldn't be just us moving into the
neighborhood, um, and, and locking the doors.

689 "Tiffanesha" (3826400256)
01:45:06.534 --> 01:45:14.094
Um, but we would want to create a space in which the community can be a
part of its development. of its development

690 "Tiffanesha" (3826400256)
01:45:14.639 --> 01:45:28.469
Well, off of course, we want to make sure that the use that we are
housing are safe. Um, but we, we want the community to feel like this is
something that they were able to contribute to, to be a part of and
creating this safe space for children.

691 "Tiffanesha" (3826400256)
01:45:28.854 --> 01:45:37.794
And commemorating at the same time, it's rich, rich history. Um, and then
thinking through the responses community.

692 "Tiffanesha" (3826400256)
01:45:38.184 --> 01:45:49.794
Um, this was something that was very important to each of the respondents
that it was not a space that was a commercial facility that they didn't
feel like they had some level of ownership over.

693 "Tiffanesha" (3826400256)
01:45:50.154 --> 01:45:57.774
They wanted people to join the neighborhood as opposed to just moving
into the neighborhood. And, as I said, putting up.

694 "Tiffanesha" (3826400256)
01:45:58.469 --> 01:46:09.149
A 10 foot wall around this space, but it needs to be interwoven into the
heartbeat as a community. And that's what we're hoping to do.

695 "Geoff Shannon" (2787255040)
01:46:12.119 --> 01:46:16.469
And I believe 2 more questions here. Okay, Jeff. Thanks.

696 "Geoff Shannon" (2787255040)
01:46:16.469 --> 01:46:24.419
If you, uh, next question, if you start going to be living there, do you
have a license to house youth from the Department of social services?

697 "Tiffanesha" (3826400256)
01:46:25.499 --> 01:46:37.559
We'll make sure that that's all in place before we open the doors. Um, so
that is something that we will make sure. Um, that we, we receive from
the department before.

698 "Tiffanesha" (3826400256)

01:46:37.584 --> 01:46:45.414
Any uses is invited into the program. That's a really good question. Um, the 2nd, step would be developing the space for while we are developing the space.

699 "Tiffanesha" (3826400256)
01:46:45.414 --> 01:46:58.614
It's making sure that we have all of our legal paperwork together so that, um, user not moving in and then subsequently taken out because we don't have the paperwork to support it. Um, that's an excellent question. question

700 "Geoff Shannon" (2787255040)
01:46:59.729 --> 01:47:06.359
Next question how much grant money will these projects be eligible for? Do you have a ballpark of that for you?

701 "Tiffanesha" (3826400256)
01:47:07.469 --> 01:47:11.909
See, if our founder is 1, who actually has the raw numbers.

702 "Yolanda Stith" (2837434880)
01:47:16.229 --> 01:47:23.544
I am here, but that question is, I won't say it's a bit of reasonable, but it's, it's not unlimited.

703 "Yolanda Stith" (2837434880)
01:47:23.754 --> 01:47:32.274
It's not a cap on the amount of money that is eligible is how much we apply for and that's not based on necessarily the need.

704 "Yolanda Stith" (2837434880)
01:47:32.304 --> 01:47:46.224
But, um, the immediate need, but overall the expense of me, which grants are given to us based on a 5 year, period or range. And so that would take some more research we have. I've gotten some.

705 "Yolanda Stith" (2837434880)
01:47:46.229 --> 01:47:56.694
Smaller grants, which we have a start up money, but there are millions of dollars available for these types of programs, especially considering the new law that's been passed.

706 "Yolanda Stith" (2837434880)
01:47:57.444 --> 01:48:07.884
Um, concerning abortion and all of those types of things. So, there's more money available to ensure that homeless children are resourced properly.

707 "Geoff Shannon" (2787255040)
01:48:12.389 --> 01:48:18.239
Maybe a broader version of that, but what is your general financing model for this project?

708 "Yolanda Stith" (2837434880)
01:48:19.799 --> 01:48:23.099
Um, please restate your question. I don't understand it.

709 "Geoff Shannon" (2787255040)
01:48:25.979 --> 01:48:31.589
Just from the audiences that they're asking, uh, how are you financing
your projects?

710 "Yolanda Stith" (2837434880)
01:48:33.029 --> 01:48:44.004
We're, we're not financing the project yet, because we don't own the
building yet, but, um, considering we have good start up money, I don't
want to put numbers out there for everybody to hear.

711 "Yolanda Stith" (2837434880)
01:48:44.364 --> 01:48:52.974
But if you need that, um, given to you all in an email or something like
that, if you're considering offering us the property, we would definitely
be willing to.

712 "Yolanda Stith" (2837434880)
01:48:53.369 --> 01:49:06.119
Share that information the final question.

713 "andy.frank@baltimorecity.gov" (3726662656)
01:49:06.119 --> 01:49:09.359
That is where I have final on or listing.

714 "andy.frank@baltimorecity.gov" (3726662656)
01:49:09.359 --> 01:49:17.039
Okay, there is a question in the chat for me, Andy based when your
comments it sounds like.

Questions For Andy Frank

715 "andy.frank@baltimorecity.gov" (3726662656)
01:49:17.039 --> 01:49:30.359
There will be a closed door decision making process. I don't want us to
operate from the assumption that just because the process has been used
before, means that it yields a result that the people appreciate as the
people who actually live here.

716 "andy.frank@baltimorecity.gov" (3726662656)
01:49:30.359 --> 01:49:38.279
Will be directly impact affected by what happens, which is why we're on
this meeting. I think our perspective should count more.

717 "andy.frank@baltimorecity.gov" (3726662656)
01:49:38.279 --> 01:49:42.209
Um, yeah, I, I, I just want to say that.

718 "andy.frank@baltimorecity.gov" (3726662656)

01:49:42.209 --> 01:49:46.079
Transparency and openness is important.

719 "andy.frank@baltimorecity.gov" (3726662656)
01:49:46.079 --> 01:49:49.169
To the controller control, Henry, he will want.

720 "andy.frank@baltimorecity.gov" (3726662656)
01:49:49.169 --> 01:49:52.649
You feel comfortable that the views of the, um.

721 "andy.frank@baltimorecity.gov" (3726662656)
01:49:52.649 --> 01:49:58.289
Most impacted residents are heard and embedded in the process.

722 "andy.frank@baltimorecity.gov" (3726662656)
01:49:58.289 --> 01:50:03.629
I said before the community really pressed early on, even before I was
here.

723 "andy.frank@baltimorecity.gov" (3726662656)
01:50:03.629 --> 01:50:09.959
That this process would be a little bit different from the past and just
a couple of these things may sound significant, but.

724 "andy.frank@baltimorecity.gov" (3726662656)
01:50:09.959 --> 01:50:16.709
The 1st, is that the proposal itself we asked the community to actually
review it and give comments and the task force were particularly helpful
with that.

725 "andy.frank@baltimorecity.gov" (3726662656)
01:50:16.709 --> 01:50:19.889
The 2nd was that we included the opinion survey.

726 "andy.frank@baltimorecity.gov" (3726662656)
01:50:19.889 --> 01:50:25.439
In the RFP something that doesn't typically happen, but is very much
embedded in the.

727 "andy.frank@baltimorecity.gov" (3726662656)
01:50:25.439 --> 01:50:31.169
Rfp, and we talk very much about the proposals being informed by the
opinion survey.

728 "andy.frank@baltimorecity.gov" (3726662656)
01:50:31.169 --> 01:50:41.789
The 3 members I've already mentioned a review panel that's not typically
done. Sometimes there's 1 not 3, but we want to really make.

729 "andy.frank@baltimorecity.gov" (3726662656)
01:50:41.789 --> 01:50:50.459

The statement that community input is critical to this the community made a great suggestion that we not just have a virtual meeting that we have a hybrid meeting.

730 "andy.frank@baltimorecity.gov" (3726662656)
01:50:50.459 --> 01:50:56.729
That's because we were told that experiences in the past with just with virtual meetings weren't positive.

731 "andy.frank@baltimorecity.gov" (3726662656)
01:50:56.729 --> 01:51:02.879
We weren't quit to accept that recommendation, but we did finally and we're glad that we did.

732 "andy.frank@baltimorecity.gov" (3726662656)
01:51:02.879 --> 01:51:06.749
The community was invited to submit questions in advance.

733 "andy.frank@baltimorecity.gov" (3726662656)
01:51:06.749 --> 01:51:12.179
And then, of course, which is not unique to we're, we're asking for the communities.

734 "andy.frank@baltimorecity.gov" (3726662656)
01:51:12.179 --> 01:51:25.469
Just fill out the survey again I'm going to give my email address Andy Frank at Baltimore city dot. Gov if there are questions or comments, there's also we also encourage you to work through the.

735 "andy.frank@baltimorecity.gov" (3726662656)
01:51:25.469 --> 01:51:28.649
Community leadership, which is very active in this process.

736 "Geoff Shannon" (2787255040)
01:51:30.149 --> 01:51:36.059
Are there any other questions? Hey, there is 1 more, uh.

737 "Geoff Shannon" (2787255040)
01:51:36.059 --> 01:51:45.029
Question is, would you be interested in expanding the development to include more than housing such as community meeting spaces or Co, working spaces?

Questions for Charity's Home

738 "Tiffanesha" (3826400256)
01:51:48.989 --> 01:51:54.449
That's for charities home or is it? Yes. Okay. Oh, yeah. That's what I'm sorry. Let's see this this.

739 "Tiffanesha" (3826400256)
01:51:55.314 --> 01:52:05.964

Okay, that's a wonderful question. Um, that is something that we're planning to do in another development that we were exploring. We would definitely need to. We're open to it.

740 "Tiffanesha" (3826400256)
01:52:05.964 --> 01:52:14.184
That's something that is important to us, as I said, in terms of wanting to make sure the community has a space for them.

741 "Tiffanesha" (3826400256)
01:52:14.664 --> 01:52:24.384
Um, 1 is a part of that is, as I mentioned was the resource area for youth, and that's focusing on just young adults. So, ages 5 to 25. five

742 "Tiffanesha" (3826400256)
01:52:25.134 --> 01:52:31.974
We would have to look at the legal aspect of of making it open more broadly to the community,

743 "Tiffanesha" (3826400256)
01:52:32.244 --> 01:52:40.644
just because we want to make sure that we're creating an environment where the youth who are being housed in the facility um,

744 "Tiffanesha" (3826400256)
01:52:40.674 --> 01:52:54.384
our faith and so it just becomes harder to do that when it is a space where it's not vetted and it's it's free for all. However.

745 "Tiffanesha" (3826400256)
01:52:54.449 --> 01:53:07.254
It is something that we are considering particularly since it is something that we are planning to do in some of our other projects, um, where it is focusing on providing, for instance, a GD program.

746 "Tiffanesha" (3826400256)
01:53:07.614 --> 01:53:21.174
Um, and the like and so that's more and and financial literacy courses for the community. Um, but as it relates to this particular project, uh, to be just completely honest. We would have to think about the legality of making sure.

747 "Tiffanesha" (3826400256)
01:53:21.174 --> 01:53:24.444
That, it's a space for the community. But also the.

Questions for Andy Fran

k832 "andy.frank@baltimorecity.gov" (3726662656)
02:01:06.899 --> 02:01:13.259
There are a couple questions for me, I think what happens if the proposal, if none of the proposals are chosen.

833 "andy.frank@baltimorecity.gov" (3726662656)

02:01:13.259 --> 02:01:19.859
That is a possibility the review panel could elect to.

834 "andy.frank@baltimorecity.gov" (3726662656)
02:01:19.859 --> 02:01:25.499
To a best and final eliminate 1, they could choose to recommend 9.

835 "andy.frank@baltimorecity.gov" (3726662656)
02:01:25.499 --> 02:01:28.619
The same is true for the controller himself.

836 "andy.frank@baltimorecity.gov" (3726662656)
02:01:28.619 --> 02:01:39.779
Do you think your office will be able to walk us through their decision
making process? I think there is an opportunity for a Pre briefing
debriefing. I should say.

837 "andy.frank@baltimorecity.gov" (3726662656)
02:01:39.779 --> 02:01:49.319
And then the question is, what is the Committee's role after the proposal
is chosen? Well, if there is a proposal chosen.

838 "andy.frank@baltimorecity.gov" (3726662656)
02:01:49.319 --> 02:01:54.569
That begins an entirely new process with a new set. Um, the same players.

839 "andy.frank@baltimorecity.gov" (3726662656)
02:01:54.569 --> 02:02:07.109
But, uh, expectation that the community is involved at every step. I know
reservoir Hill has had lots of experiences with developers in their
community over the last couple of years. They have strong feelings about
how those developers.

840 "andy.frank@baltimorecity.gov" (3726662656)
02:02:07.109 --> 02:02:19.019
Share their proposals and receive input and we would work closely with
the leadership of the reservoir health community to make sure that
there's a process that fully vets any, any proposal that might be chosen.

841 "andy.frank@baltimorecity.gov" (3726662656)
02:02:19.019 --> 02:02:24.479
Um, the next question is, can the community negotiate an, with any of the
chosen developments.

842 "andy.frank@baltimorecity.gov" (3726662656)
02:02:24.479 --> 02:02:27.929
I'm not sure.

843 "andy.frank@baltimorecity.gov" (3726662656)
02:02:27.929 --> 02:02:33.839
Um, I suppose it's, it's I, after you're talking about after.

844 "andy.frank@baltimorecity.gov" (3726662656)
02:02:33.839 --> 02:02:37.199

A proposal is a developer is selected.

845 "andy.frank@baltimorecity.gov" (3726662656)
02:02:37.199 --> 02:02:50.399
Yeah, there might be an opportunity for the community to develop a formal
relationship setting out mutual expectations with the developer. I've
seen that done before maybe called something different, but yes.

846 "andy.frank@baltimorecity.gov" (3726662656)
02:02:50.399 --> 02:02:57.899
There's also a comment I wanted to just amplify Paul, gentler. He was
very involved in the survey.

847 "andy.frank@baltimorecity.gov" (3726662656)
02:02:57.899 --> 02:03:03.539
Invested a lot of time he also was particularly helpful in providing
comments for the RFP itself.

848 "andy.frank@baltimorecity.gov" (3726662656)
02:03:03.539 --> 02:03:06.779
I wanted to do now, is that our next steps.

849 "andy.frank@baltimorecity.gov" (3726662656)
02:03:06.779 --> 02:03:12.359
The next steps are that the, uh, the attendees.

850 "andy.frank@baltimorecity.gov" (3726662656)
02:03:12.359 --> 02:03:17.039
Of tonight's presentation will receive links to the survey.

851 "andy.frank@baltimorecity.gov" (3726662656)
02:03:17.039 --> 02:03:24.809
We asked that the surveys, this will be part of the link surveys be
filled out before August 9th.

852 "andy.frank@baltimorecity.gov" (3726662656)
02:03:24.809 --> 02:03:32.849
There will be the next meeting of the review panel where the panel itself
actually receives, uh, presentations from the proposals.

853 "andy.frank@baltimorecity.gov" (3726662656)
02:03:32.849 --> 02:03:42.959
And then the panel, this is not set in stone. The panel might have a view
on this after the presentation after the, the panel gets, um.

854 "andy.frank@baltimorecity.gov" (3726662656)
02:03:42.959 --> 02:03:54.599
Input from the surveys, then they would meet and have a conversation
about scoring or objective or subjective views on whether the proposals
should be recommended.

855 "andy.frank@baltimorecity.gov" (3726662656)
02:03:54.599 --> 02:03:58.889
Um, I think that concludes the, the, the, the comments for me.

856 "andy.frank@baltimorecity.gov" (3726662656)
02:03:58.889 --> 02:04:02.279
So, I, I, I think with that.

857 "Geoff Shannon" (2787255040)
02:04:02.279 --> 02:04:06.269
Nice Jeff. Are there any other questions.

858 "andy.frank@baltimorecity.gov" (3726662656)
02:04:06.269 --> 02:04:09.809
Oh, we are called up. Okay great.

859 "andy.frank@baltimorecity.gov" (3726662656)
02:04:09.809 --> 02:04:15.659
Thank you all very much for your time and your great questions. I gave
you my email address.

860 "andy.frank@baltimorecity.gov" (3726662656)
02:04:15.659 --> 02:04:23.189
The leadership of the community also knows how to reach me if you have
any questions or comments, please don't hesitate to reach me. Thank you.
And have a great night.

861 "Keondra - Reservoir Hill RHA" (531077376)
02:04:25.229 --> 02:04:30.809
Thank you thank you.

862 "Paul Covington" (372022528)
02:04:36.149 --> 02:04:37.452
And I know.