

RNA Community Meeting Minutes

January 31, 2021, 7-8pm via Zoom

Board Members: Rich Badmington (President), Jeff Brown, Becca Charlton (Secretary), Jeff Dewberry, Jackson Fisher, Jen McLaughlin (Vice President), John Pare (Immediate Past President), Rachel Wagner, Joelle Woolston (Treasurer)

Number of Zoom Attendees: 41

Next meeting: Monday, February 28, 2022 on Zoom

Note: We plan to stay virtual on Zoom for the time being but hope to resume in person sometime this year.

Board Updates

At Dr. Nunley's request, he was allowed to offer his remarks at the start of the meeting so he could attend other public meetings this evening.

Dr. Larry Nunley, DPW

Recycling is on an every-other week pickup schedule. There is an A/B schedule in place for pickups. There is no minimum/maximum amount for pickup.

You may have seen the new blue recycling bins that were dropped off. If you did not receive one, please contact Dr. Nunley directly.

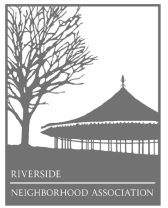
Alley cleaning has been suspended due to manpower shortages.

A temporary recycling pickup (truck or dumpster) will be at DHHS starting Feb. 1. Hours are Tuesday-Saturday from 8:00 a.m.-2:00 p.m., for this week. Service is on alternating weeks, resuming on Feb. 15 and continuing thereafter until further notice.

Composting is restarting. Someone asked about compost pickup services. Dr. Nunley believes compost is drop-off only, at one of five locations (see DPW website for more info).

RNA Note: At this time, only paid services pick up compost at your front door... Compost Crew and Baltimore Compost Collective, <https://compostcrew.com/> - <https://baltimorecompostcollective.org/>

ALL DPW ISSUES: Larry.Nunley@baltimorecity.gov, call: 443-615-2626.



Jeff Dewberry, Public Safety

Jeff welcomed Officer Owens of the BCPD.

Officer Owens, Peninsula Sector 4, BPD Southern District

Officer Owens' report focused on larceny from autos, people are breaking in for electronics as well as materials to stay warm (blankets, coats, etc.). Please limit what you leave in your vehicles when unattended, especially if you do not have tinted windows.

RNA noted a robbery at Webster and Fort two weeks ago, when suspects took a vehicle. Officer Owens said he will look into this. RNA believes this occurred Friday, Jan. 21. Please reach out to RNA if you were a victim of this crime.

Officer Owens reminded the community of the City-wide City Watch program where you can register any security cameras you may have on your property. This allows the authorities to contact you if they're investigating a crime near your property and think you may have camera footage that could aid in an investigation. No one will have access to your camera or footage.

Citiwatch Program- <https://citiwatch.baltimorecity.gov/>

Register a camera with the city if you have one; learn more about rebates for cameras also.

Jeff's report continued as follows.

If you are involved in a car-jacking, we suggest you give up the vehicle. If someone comes up to your vehicle with a weapon, lock your doors and get the vehicle moving as soon as possible to get out of the situation and to a safe area.

Reach out to RNA for information regarding crimes and the legal process if you need support. We have experience with the State's Attorney's Office and can assist in getting answers.

Also referenced the City Watch security camera system. See Officer Owens report below for more.

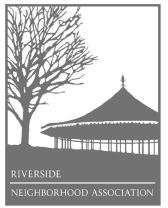
Rachel Wagner, Community Events and Public Safety

Rachel reiterated RNA's support for victims of crimes in the neighborhood. After working directly and initially with police, feel free to email rnabaltimore@gmail.com if you want to report anything to RNA or if you're looking for support or have any questions working through the legal system. RNA's public safety team wants to support anyone who may be the victim of a crime and is looking for information on the legal process.

Jackson Fisher, Friends of Riverside Park

Jackson and other volunteers attended the annual mid-Atlantic growers conference at the Baltimore Convention Center to pick up plants and trees. Hoping to get those planted soon for the springtime.

We're looking into the summer concert series which will be held once monthly, June-Sept, in the Park. We



have a core volunteer group but please reach out if you're interested in either joining an organizing committee with regular support or helping out day-of as you're available.

We met with BCRP and Eric Costello. The Park field renovation bid went out in September but the bids that came in were not acceptable, so the RFP had to be amended and it will be reissued this spring. We are hoping work will begin late spring to early summer. Expecting it to be an 18-month project.

Also awaiting gazebo renovations (new roof, paint, some metal work). The issue here has been the metal work; we're looking for someone to do the cast iron work and hoping this will also happen this spring.

We've done some leaf pickup work. If you're having leaf issues, we can try to support you with manpower or tools. Please try to keep storm drains clear of leaf buildup.

Q: We have vacant tree pits on Clement. We've requested trees but nothing yet. Any suggestions?

A: Reach out to Charlie Murphy@baltimorecity.gov and Tree Baltimore. Planting is happening this spring.

Jeff Brown, Parking

Jeff reported that back in July we thought our Residential Permit Parking (RPP) area was officially adopted. Due to notification process changes in the City, our RPP area is actually open for public comment and enforcement has been suspended for 30 days. We don't expect any issues but this explains the recent unexpected lack of parking enforcement that residents have noticed.

Rich Badmington, Development

Rich noted that three development issues would be addressed by our guests tonight: a liquor license application for Mind Pub, redevelopment plans for 742-744 E. Fort. Ave., and the ongoing MARC railyard project.

He noted that, in collaboration with SBNA and with the approval of the RNA board, RNA has provided a contingent letter of support for Urban Pastoral's application (through legislation) for a liquor license for the redevelopment of 1900 Light St. The developer has agreed to terms in a draft MOU, but SBNA wanted additional time to brief their community and Urban Pastoral wanted the letter in order to pursue the license during the legislative session in Annapolis.

Guest Speakers

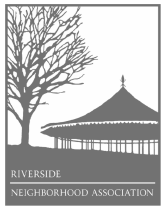
Todd Marks, owner of Mind Pub

Todd Marks introduced himself as owner of Mind Pub (formerly Rachel's) and as CEO of Mind Grub, an IT business in the McHenry Row complex employing some 200 people. Mind Pub is seeking a liquor license. The restaurant is open Wed-Sat now for breakfast and lunch. It's meant to be a community space and coworking space. People are asking for mimosas so they plan to start doing brunch.

They don't anticipate being open later than dinner-time, no late night bar scene. They recognize there are

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plenty of other good options for that in the area and he hopes people will start to see our neighborhood as more of a food destination for the restaurant and bar offerings.

Q: What kind of license are you looking for?

A: A new restaurant liquor license, not sure of all the contractual details

Rich Badmington stated that, hearing no objection, RNA would provide a letter of support for the liquor license application.

Bowie Mayor Tim Adams, candidate for Maryland State Comptroller

Timothy is currently the Mayor of the City of Bowie, MD. He noted that the Comptroller is the chief fiscal officer for the state of MD. His goal is to provide superior taxpayer service to people of MD and protect them from tax fraud and ID theft. He wants to ensure big business and corporations pay their fair share.

The Comptroller sits on the Board of Public Works, so he wants to ensure we're being transparent and honest and providing opportunities for small businesses.

He shared his personal history, coming from humble beginnings with his parents serving as a police officer and seamstress. He went to college, got his MBA, and worked in the defense industry, eventually starting a business from the trunk of his car. It is now one of largest black-owned defense contract businesses. He feels uniquely qualified given his executive leadership experience from the private sector and his current position as mayor, in public service.

He said he is running to give back and because MD needs someone who understands procurement. The Comptroller is an independent voice in that BPW relationship, and is a role that represents the people. He said he is independent of the political machine, He believes MD needs executive leadership looking out for the best interests of the people, and he brings that and resiliency to the table.

Q: The Build Back America money is flowing into the States. Especially in Baltimore, transportation at the state level has a big impact on the City. How should the state manage distribution of funds relating to transportation in the City?

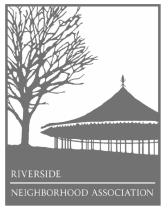
A: We need to make sure procurements are competitive, not sole-source bids; make sure we don't displace our government employees; and do the basic studies like environmental impact and how it affects our residents. Because it's federal money, there are other things we'll have to look at, like prevailing wages that will be tied to the money.

Michael Castagnola and Al Barry, representing AB Associates, developers of a project at 742-744 E. Fort.

AB Associates' client seeks to develop the single-family unit at 742 E. Fort and the adjoining empty lot at 744 E. Fort into a new four-story, four-unit apartment building. Off-street parking is included in the preliminary design. The developers wanted to share the initial plan for feedback. Al Barry said the owner had informed him (but he couldn't confirm) that the owner has verbal approval from the immediate

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neighbors. They're open to questions or feedback and have approximately two months before applying for permits.

Q: Is there an increase to building height proposed?

A: Yes. By right, you are allowed a 35-ft. building (from the sidewalk) in this area. Their plan would require a height variance to build a 43-ft. building rising to four stories.

RNA will gather any concerns and questions and meet with AB Associates to address them. AB Associates volunteered to return to an RNA Community Meeting if plans are revised.

Aaron Campbell, Community Relations Manager, MTA (update on the MARC railyard improvements project)

In addition to Mr. Campbell, MARC was represented by Darla Feeheley Community Liaison for Construction; George Bell, area manager; Andrea Newmeyer, manager of construction; and Dean Del Peschio.

Mr. Bell: (sharing slides showing gas line work) The project is on schedule, contractor is on schedule, for the train facility. Should be up and running early next year. Key Highway work has been completed and we don't foresee any further traffic rerouting. BGE electric work on Ludlow St. right off Fort Ave. is complete as far as heavy machinery until sometime next year when they repave permanently. BGE will need to "pull cables" but he anticipates minimal disturbance.

Update on the gas service - Mr. Bell said that he previously reported that the gas work was limited to Webster St. It actually be much more substantial: requiring a trench along Webster to E. Heath to Fort Ave. to Lawrence St. (screen capture below). It will take approximately 3 to 4 months, but only affect individual sections or blocks for a matter of weeks at a time.

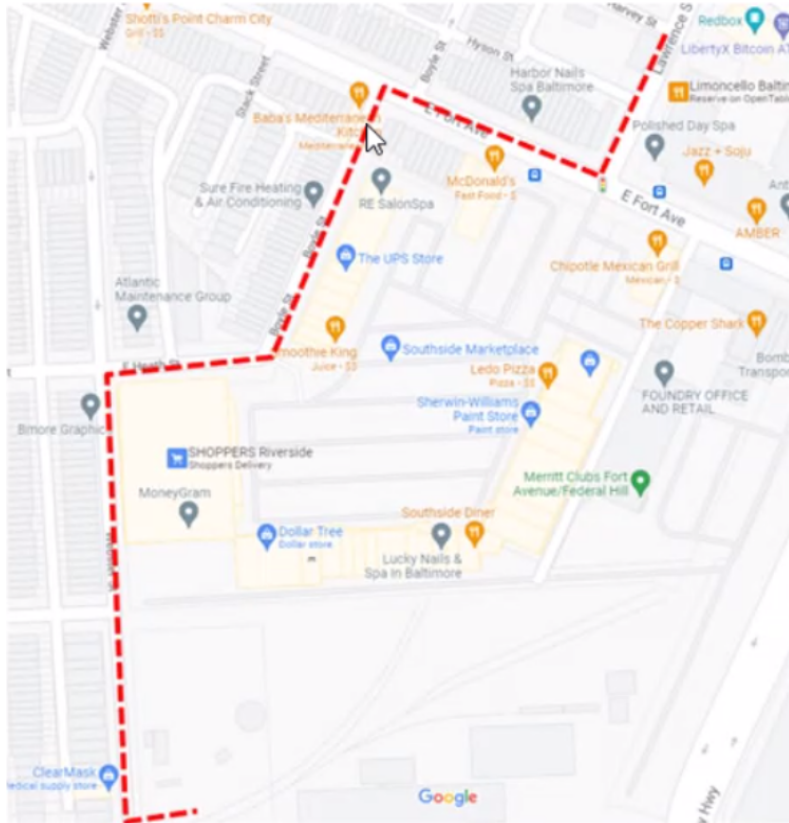
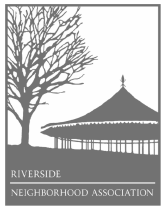
He noted that no parking signs (four months) had been posted by the contractor on Webster St. earlier in the day (without notice to the community). He said the project was "kind of at BGE's mercy when they have a team available to come do this."

Process will be that BGE will open a trench, do work, cover, at 50-100 ft. per day. So they estimate the two blocks of Webster will take two weeks, not the 4 months that the posted signs say. He noted MARC's regret for the inconvenience and the notice coming late and in this way, but said they were also notified very recently and just saw the signs posted today as well.

Work is expected to start at the south end of Webster St. and continue north toward Heath.

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Q: Is this the first notice of work beyond Webster St?

A: Yes, this is the first time. We erroneously misrepresented it previously and thought it would only be work on Webster St.

Q: Fort Ave. lines were just patched over. Will this be redigging that same area?

A: Yes, we'll be redoing some of the work

Discussion:

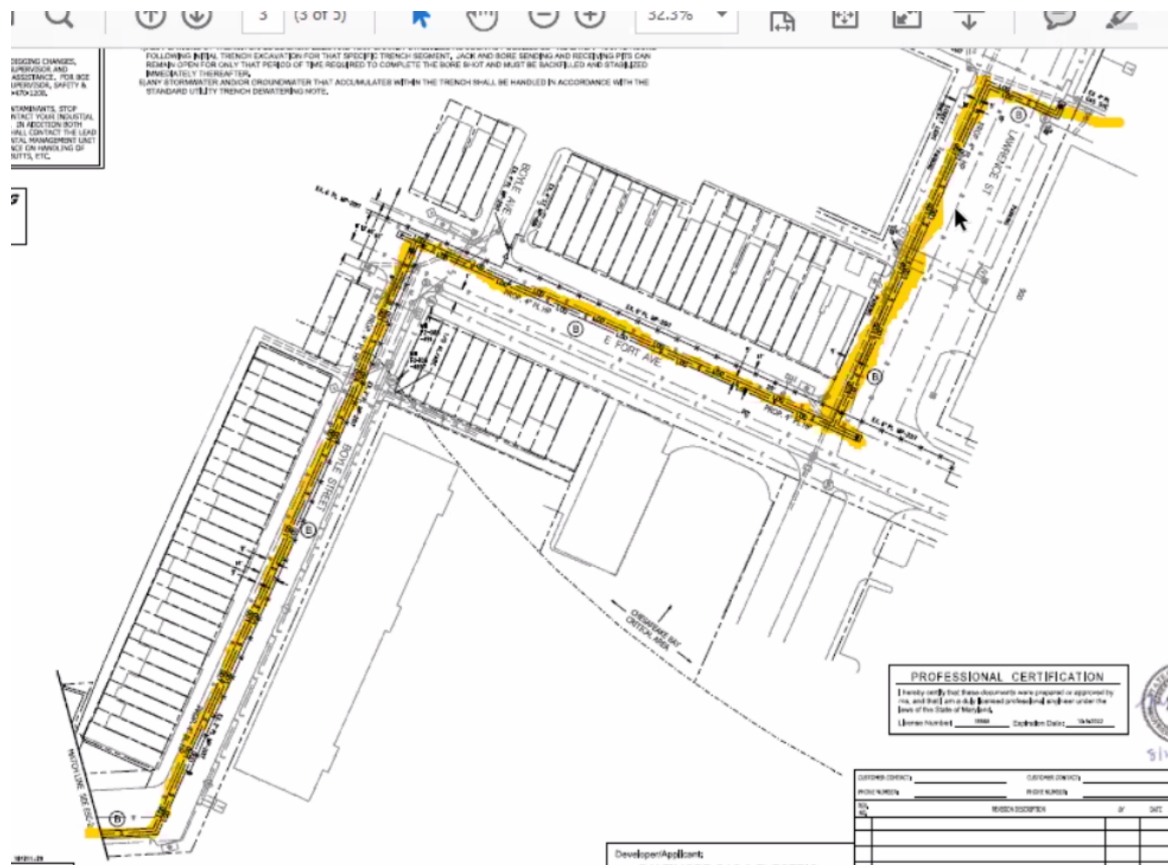
Jen (VP, RNA) noted that:

- Heath is a pedestrian thoroughfare to the shopping center. We hope that the project will maintain safe passage for pedestrians.
- Lawrence St. is already dug up for other construction work; there may be a window of opportunity to get work done there immediately rather than have it paved over only to reopen it again.

Rich Badmington noted that we have serious concerns with the vastly expanded scope of work (since our last briefing from the MARC team), the lack of notice, and the lack of a plan for parking, traffic, and other impacts on the community. He called for the immediate creation of a working group and said members of the board and community would make themselves available to meet this week.

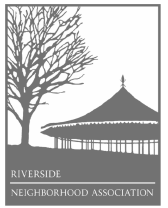
George Bell (MTA) will send drawings to RNA email. (These have been received.)

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Colline Emmanuelle, South Baltimore Gateway Partnership,
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920-4554

Upcoming Opportunities to share:

- Grant cycle is currently open, ends 5pm February 28
- Grant application clinic February 24
- Capacity Building, Networking, Community Development workshops coming up as well where you can network with other community groups. Virtual Community Development is 6-8pm
- Reimagine Middle Branch meeting 6-8pm on February 24, public meeting
- Another survey coming out about the progress since the last public meeting
- Also paid opportunity for HS students at Community Design lab for those interested in urban planning and landscape design.

(notes from Zoom chat below)

Community Design Lab – Application Deadline Feb. 11

<https://docs.google.com/forms/d/e/1FAIpQLSdVQ-DmsuCKphqTxvX5YwHU4kCOOWgeeBzqhBJyfZM0MY2kRA/viewform> Community Grant Cycles – Deadline Feb. 28 @ 5:00pm – Drop-in Application Clinic

2/24, 6-8pm <https://sbgpartnership.org/community-grants/> Workshops:

<https://sbgpartnership.org/workshops/> Up Next: Mission Gathering Roundtable: February 10th, 6:00 – 8:00pm (virtual) – Fostering Vital Neighborhoods Reimagine Middle Branch: Public Meeting (virtual) –

2/24, 6-8pm: <https://rmbpublicmeeting2.eventbrite.com> Public Outreach Survey:

<https://www.surveymonkey.com/r/rmbsurvey2022> Please follow SBGP on social media for updates!

Facebook: @SBGPartnership Instagram: @SBG_Partnership

Other Questions/Announcements

Q *Jackson St neighbor* - What is the timeline for ending construction at Lawrence/Fort (formerly Rollo's)?

A We're not sure and will inquire with the owners.

Q *Geoff Washington, Boyle St. neighbor* - There is a neighbor on Harvey St. who is not a good pet owner; dog is outside in freezing cold, late into the night, overnight. Dog barks late into the evening. What is the protocol for handling this kind of issue?

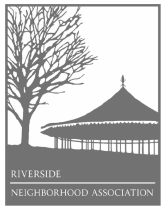
A: Report to 311, send specifics to RNA. Also, it never hurts to drop notes on the neighbor's door reminding them pets are not to be left outside per Clty regulations.

Rich Badmington: Dues for 2022 membership year will be requested soon. \$5/year

If you've not yet paid your 2022 RNA Membership dues, you can do so here:

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<https://www.riversideneighborhoodassociation.com/about/dues-and-donations/> Only \$5 per year per person (\$5.46 if you're able to help us cover the processing fee). You can use the same link to make a donation to RNA any time to help with park improvements, events, and more.

Respectfully submitted,

Rebecca Charlton, Secretary
February 1, 2022