

MEETING MINUTES - BDC Board of Directors Bimonthly Meeting

Date: 2/20/2025
Time: 7:30 a.m.
Location: City of Baltimore Development Corporation
36 S Charles St, Suite 2100

Board Attendees:

<input checked="" type="checkbox"/> Chair- Augie Chiasera	<input checked="" type="checkbox"/> <i>Elda Devarie</i>	<input type="checkbox"/> Carim Khouzami	<input checked="" type="checkbox"/> <i>Paul Taylor</i>
<input checked="" type="checkbox"/> Chair Emeritus- Arnold Williams	<input type="checkbox"/> Jeffrey Fraley	<input checked="" type="checkbox"/> Michael Mocksten	<input checked="" type="checkbox"/> <i>Michael Walton</i>
<input checked="" type="checkbox"/> Vice Chair- <i>Jeffrey Hargrave</i>	<input checked="" type="checkbox"/> Miriam Fuchs	<input checked="" type="checkbox"/> Shelonda Stokes	<input checked="" type="checkbox"/> <i>Angela Wells-Sims</i>
<input checked="" type="checkbox"/> President- Colin Tarbert	<input checked="" type="checkbox"/> <i>Alice Kennedy</i>	<input checked="" type="checkbox"/> Mohan Suntha	<input checked="" type="checkbox"/> Justin Williams

BDC Senior Staff Attendees:

<input checked="" type="checkbox"/> Kimberly Clark	<input checked="" type="checkbox"/> Jeff Pillas
<input checked="" type="checkbox"/> Chavel Dixon	<input checked="" type="checkbox"/> Larysa Salamacha
<input checked="" type="checkbox"/> Bill Carlson, Esq (Corporate Counsel)	<input checked="" type="checkbox"/> Daniel Taylor
<input checked="" type="checkbox"/> Brennan Murray	<input checked="" type="checkbox"/> Ira Kowler

BDC Other Staff Attendees:

<input checked="" type="checkbox"/> Arti Santhanam	<input checked="" type="checkbox"/> Je'Mira Spriggs (Recording Secretary)
<input checked="" type="checkbox"/> Elizabeth Rhode	
<input checked="" type="checkbox"/> Conner Green	<input checked="" type="checkbox"/> Tatiana Mullin

Other Attendees:

☒ Ed Gunts, Baltimore Fishbowl

Italics denote a virtual attendee.

Note:

A closed session occurred during the meeting. Following the equity initiatives agenda item and before new business, a motion to enter a closed session was made by August Chiasera, pursuant to Section 3-305(b)(1)(I) and 3-305(b)(13) of the Open Meetings Act, to discuss the resignation of a BDC employee. The session was deemed necessary to protect confidential personnel information, which could potentially discourage future applicants for BDC positions. The motion was seconded and passed unanimously by the directors, with no directors opposing or abstaining, Kim Clark remained in her role as Corporate Secretary, Brennan Murray remained for technical support, and Bill Carlson remained as Corporate Counsel.

August closed the open meeting at 8:30 AM and transitioned to the closed session at 8:32 AM. The closed session ended at 8:44 AM, at which point the open meeting was reconvened. No action was taken following the closed session.

The meeting was called to order by the Chair, August Chiasera, at 7:34 AM. The following agenda items were presented:

I. **BDC Board Meeting Minutes for December 17, 2024**

- Motions were made by Arnold Williams and Shelonda Stokes, respectively, and the December meeting minutes were approved unanimously.

II. **Chairman's Comments – Augie Chiasera**

- There were no comments. The meeting proceeded directly to the President's report.

III. President's Report – Colin Tarbert

- 4MLK Opening: A state-of-the-art lab building on the University of Maryland Bio Park campus. The goal is to double the number of wet labs in the city.
- Walbrook Improvements: A community-owned shopping center in West Baltimore.
- Decade Act: An effort to revamp the state's economic development strategy. The goal is to refine economic development tools by improving program effectiveness.
- Leadenhall: An RFP has been issued for the purchase and Development of the former Baltimore City Department of Transportation conduit yard.
- Staff Retreat Recap: The BDC team gathered for a day of reflection, strategy, and goal alignment.
- New staff members Connor Green, Economic Development Specialist, and Elizabeth Rhode, Director of Business Development, were welcomed.
- Dan's New Role: Dan has been appointed President of the Waterfront Partnership of Baltimore. After serving 12 years at BDC, he will begin his new role at the beginning of May.

IV. Downtown Data Update – Larysa Salamacha

- Summary of Main Data Points:
 - Q1 2025 TD
 - CFG Bank Arena and Lexington Market: Visits and unique visitors for both the 1,000-foot and 1-mile radius decreased, reflecting seasonal trends.
 - Vacancy Trends: Retail vacancy is up by 0.2%, while multi-family vacancy is down by 0.2%.
 - Leases in CBD: Five tenants have signed leases in the CBD since the December update.

V. Baltimore Together Recap – Brennan Murray

- The program achieved a 93% positive gain.
- Audience Sector Demographics:
 - 46% Business & Corporate Partners
 - 31% Non-Profit Partners
 - 18% Elected & Government Officials
 - 5% Educational Institutions & University Partners
- Media Coverage:
 - 45 media pieces for the entire summit
 - 35 media pieces for Day One
 - 23 media outlets, 2 media sponsors, 2 WBAL News Anchors, and 2 Emcees.

VI. Equity Initiatives – Brennan Murray

- Internal: The Equity Brain Trust (EBT) completed interviews and shadowing of BDC's processes.
- External: Highlighting African American innovative leaders in Baltimore.
- Women's History Month Spotlights
- Q1 Property Improvement Grants:
 - 9 grants closed, serving 8 businesses
 - 55% of recipients were BIPOC (33% Asian)
 - 33% were White
 - 12% were Public-Entity recipients (N/A).

VII. New Business

- There was no new business.

A motion to adjourn was made by Arnold and seconded by Shelonda at 8:46 AM.

A copy of the presiding officers written statement for closed meeting is attached to the Minutes.