

MEETING MINUTES - BDC Board of Directors Bimonthly Meeting

Date: 10/23/2025
Time: 7:35 a.m.
Location: City of Baltimore Development Corporation
36 S Charles St, Suite 2100
Baltimore, MD 21201

Board Attendees:

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

BDC Senior Staff Attendees:

☒ Kimberly Clark ☒ Kevin Seawright
☒ Shantel McLaughlin ☒ Arti Santhanam
☒ Brennan Murray
☒ Larysa Salamacha

BDC Other Staff Attendees:

☒ David Bryant ☒ Roger Lee
☒ Kenn King ☒ Gabrielle Linder
☒ Conor Greene ☒ Christina Moore
☒ Beverly Lanier ☒ Tom Whelley
(Recording Secretary)

Other Attendees:

☐ Gina Richmond, *Bloomtopia*
☒ Bill Carlson, Esq. (Corporate Counsel)

Notes:

A closed session occurred during the meeting. Following the project review agenda item and before the Downtown Data Update, a motion to enter a closed session was made by Fuchs pursuant to Section 3-305(b)(1)(14) of the General Provisions Article of the Maryland Code to “discuss, before a contract is awarded or bids are opened, matter directly related to negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact, the ability of the public body to participate in the competitive bidding or proposal process.” The motion was seconded and passed unanimously by the directors, with no directors opposing or abstaining.

A second closed session occurred during the meeting. Following the New Business agenda item and before the meeting adjourned a motion to enter a closed session was made by Chiasera pursuant to Section 3-305(b)(1)(i) and 3-305(b)(13) of the Open Meetings Act, to discuss personnel issues. 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. Kennedy did not attend while Carlson remained as Corporate Counsel.

Chiasera closed the open meetings at 8:02 a.m. and 9:01 a.m. respectively, and reopened at 8:51 a.m. and 9:37 a.m. respectively, at which point the open meeting was reconvened.

The meeting was called to order by the Chair, August Chiasera, at 7:35 AM. The following agenda items were presented:

- I. BDC Board Meeting Minutes: June 12, 2025 and August 21, 2025**
 - Minutes of the BDC Board Meeting of June 12, 2025 and August 21, 2025, were approved as written.
- II. Chairman's Comments – Augie Chiasera**
 - In the interest of time, Chairman opted to forgo comments.
- III. President's Report – Otis Rolley Reported on the following:**
 - Addressed board members and introduced new staff
 - Noted recent awards including IEDC, the MIB Look Book, and Kim Clark's lifetime achievement award.
 - Provided updates on 7 E. Redwood, and the Superblock.
- IV. Baltimore Together Update – Otis Rolley**
 - BDC's 4th Annual Baltimore Together Summit will be held on October 27, 2025 with a reception, providing opportunities for networking and community engagement.
 - Breakout sessions are scheduled throughout the week to foster collaboration among attendees.
 - Our sponsorships reflect strong support from Baltimore's business and community leaders.
- V. Project Review of 320 Light Street– David Bryant presented the following:**
 - RFP for 320 Light Street was released on August 2025 and closed in September 2025.
 - Property is currently a garage leased to the Hyatt Regency with 7 levels and 738 spaces.
 - Property is zoned C-5DC (Downtown District - Downtown Core Subdistrict).
 - Proposal - Real Estate Development company seeking to acquire to make immediate capital improvements and explore long term redevelopment.
- VI. Downtown Data Update – Gabrielle Linder presented Summary of Main Data Points: Q3 TD 2025**
 - CFG Bank Arena
 - 9% decrease in visitation from last year at this time
 - Lexington Market
 - 8% decrease in visitation from last year at this time
 - CFG Bank Arena & Lexington Market 10 Minute Walkshed
 - 1.6% decrease in visitation from last year at this time
 - Vacancy Trends
 - Retail Vacancy decreased 0.1% from last quarter
 - Multi-family vacancy decreased 0.5% from last quarter
- VII. New Business**
 - Personnel matters discussed.

A motion to adjourn was made to adjourn the meeting, the vote was unanimous.

The meeting adjourned at 9:37 a.m.