



Department of Planning Meeting Report

Subject: State Center Alliance Meeting

Date: ~~May 24~~ January 11, 2007, 2006

Location: Union Baptist Church

Participants: Representatives of the Alliance's various neighborhoods: ~~(Upton, McCulloh Homes, Bolton Hill, Seton Hill, Mount Vernon, Madison Park, Charles North), Charlie Duff (Midtown Dev. Corp), Representatives of surrounding institutions, Maryland General Hospital, Maryland Department of General Services, MDOT, Maryland Department of Disability, Fran Allen (Honorable Elijah Cummings's Office), Douglass Memorial Community Church, Development Team (SBER and Partners), Wanda Watts, Office of City Council President Sheila Dixon, Chris Shea, Deputy Commissioner, HCD, Marty Bake June Johnson and Arlene McCain (both from McCulloh Homes), Thomas Curtis (MD Department of Disabilities), Rev. Al Hathaway (Union Baptist), Richard Henderson (MVBA), Mark Henderson (MVBA), Dominic Wiker (SBER), Marcia Hart (Bolton Hill), Pamela Johnson (Madison Park), Michael Deets (Charles North), Mico Milanovic (Seton Hill), Jim Peiffer (MDOT), Karli Swift (Mayor Sheila Dixon's Office)~~ and Theo Ngongang (~~C~~City Planning)

Reporting: Theo Ngongang

Copies: Director ~~Mc Coach Rolley, Gary Cole Dr. Bijan Yarjani, Division Chief~~

Purpose:

Regular ~~biweekly~~ monthly meeting of the Alliance, ~~Presentation of the next planning phases by the Development Team (SBER and Partners)~~

Issues:

~~After the usual introductions, Rev Al Hathaway led the Alliance into a prayer.~~

~~Theo Ngongang (City Planning) highlighted the main point on the agenda: Report from MDOT~~

~~Jim Peiffer (MDOT) reported on the status of several items:~~

~~The protest, originally initiated by an unsuccessful bidder on the project, was dropped.~~

~~The State and the Development Team have yet to reach/sign a Memorandum of Understanding (MOU) nor have they reached a Development Agreement (technical document). Jim stated that all these information will be published when available on a website provided by MDOT.~~

~~Jim mentioned that current general information re: the project can be found at:~~

~~www.mdotrealestate.com under featured properties~~

~~Jim handed out the report on the State Center project, required by the 2006 Joint Chairmen's Report (JCR) of the Maryland General Assembly. The report, signed by the Maryland Secretaries of Budget and Management, General Services and Transportation, was submitted to the Chairman of the Senate Budget and Taxation Committee, and the Chairman of House and Appropriations Committee on November 1st, 2006.~~

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-Dominic Wiker (SBER) described the current activities undertaken by the Development Team and handed out an Environmental Site Assessment conducted by SBER, along with an Existing Building Assessment.

-Dominic mentioned that a website dedicated specifically to the State Center project will be available soon. He also mentioned www.charlesvillageprojects.com as an example of SBER site for current projects.

-Dominic stated that the development Team was actively seeking local Planning firms.

-Dominic also promised that the Development Team will soon share with the Alliance an underground survey of the project (currently being modeled).

-Rev. Hathaway spoke about the recent community's efforts resulted in stopping the City School System from demolishing of PS # 22, and rather having it renovated.

-Meeting was adjourned after a prayer led by Rev. Hathaway.

-Next meeting is will be scheduled based on new developments scheduled for September 13, at 5:30pm at Union Baptist Church

• Three main items were on the agenda:

-Discussion about the formal structure of the Alliance

-Development Team Presentation

-Overview of the Alliance's next steps and highlight of the next meeting

Note: Theo Ngongang of the Baltimore City Department of Planning acted as facilitator for this meeting, as had been discussed in the previous meeting. The change in facilitator was effected at the request of the group and was deemed more appropriate in shifting from the RFQ process to the development planning phase (in which it was felt that the State has a more vested interest).

Formal structure of the Alliance: After a brief discussion, decision was made to postpone this item to the next meeting, so that more time could be given to the Development Team presentation. In preparation to that discussion, Dr. Gary Rodwell will send to the group a synopsis of the meeting that took place the day before with Mr. Irvin Henderson, the President of the National Community Reinvestment Coalition (NCRC). An electronic discussion should follow among the group and the conversation will resume at the next meeting.

On the issue of the status of the McCulloh Homes vis à vis of the State Center project, (issue raised by the Madison Park representative), Chris Shea responded and made it clear that the redevelopment of the McCulloh Homes was not on the table for now. He noted that HCD will support the McCulloh Homes residents in their effort to see improvements in their apartments. Chris Shea also added that there is no public money available at this time for McCulloh homes, which is among the best maintained public housing projects in the area.

On the issue of public outreach, it was mentioned that all elected officials with districts in the vicinity of the State Center project have been invited in the past to the Alliance meetings. Some

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~~have showed up occasionally and/or sent representatives but Planning agreed to go back to all of them and offer a standing invitation.~~

Development Team Presentation:

~~Caroline Moore, SBER, introduced her team and described the roles and responsibilities of each member:~~

- ~~-SBER and Doracon will focus on mixed use, retail, for sale housing, site infrastructure and due diligence duties~~
- ~~-McCormack/Baron/Salazar will focus on mixed income housing~~
- ~~-Urban Strategies will lead the community/stake holders' outreach~~

~~The development team reported on the International Council of Shopping Centers conference in Las Vegas where the full development team met with the Governor of Maryland. The Governor endorsed the panel selection and encouraged the development team to move forward with the project (State Center)~~

~~The development team explained that they are entering a 120 day non-binding Memorandum of Understanding (MOU) with MDOT and that the Interim Development agreement (12 months) will include the development of a planning process and appropriate milestones. In response to questions from the group, it was clarified that the 120 day period was considered to commence in May, with an expected end date of late September/early October.~~

~~Susan Glassman from Urban Strategies presented the community outreach planning process and requested that each community group select a representative through which small meetings will be scheduled. Jennifer Goold from SBER will coordinate interview scheduling during the month of June (on Wednesdays). A draft "Stakeholder Baseline" list was distributed, including names of community organizations, elected officials, faith-based organizations, government agencies and major institutions. The list was reviewed item by item with request for specific contact information and additions from the group. Members of the group made several additions to the list, and were asked to provide contact information to Jennifer Goold at the end of the meeting. It was agreed that neighborhood walking tours would also be organized.~~

Next Steps

~~Theo Ngongang (City Planning) will continue acting as the liaison between the Alliance, the State and the Development Team and will keep all the parties informed regarding any new development.~~

~~Work on assigning a team/committee to develop some options for the structure of the Alliance.~~

~~Next meeting scheduled for June 6th, 2006 at 5:30 at Union Baptist Church~~

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