



LPCA General Meeting Minutes - June 8, 2016

Preliminaries:

- Pledge of Allegiance
- Roll Call of Officers Present: Greg, Harry, Sarah, Ginny, Justin, Matt, John, Caitlin, Damian, Caroline, Kate, Beth
- New Neighbor Introductions: 3
- Treasurer Update: \$24,942; \$3,010 in Dog Park account. Difference due to legal fees - will be reimbursed by McHenry Row developer in regards to negotiating MOA for Phase II development.
- Membership: 1 new members tonight, 83 previously.

Approval of previous minutes:

- **Motion to approve May 2016 minutes as presented; seconded – motion carries.**

Committee Reports

Communications/Newsletter:

- Email contacts@mylocustpoint.org to get on our email list and like us on Facebook for news.
- Recruiting editorial content for July newsletter, in the next week.

Design Review:

- Field House out for bid still.

Dog Park:

- Water feature is broken because someone tried to turn it on without the proper tools, and we are working with the city on getting repairs done. We need someone to take over role of chairing dog park. We've been hiring a company to do cleanups, but still need someone to oversee that and coordinate other logistics and communications. Please email contacts@mylocustpoint.org if you are interested.

Parks & Beautification:

- Cheryl Duffy presentation - Reviewing LPCA Latrobe Park improvements in last 9 years:
 - Significant new features and beautification added due to combination of hard working devoted volunteers, corporate partners & sponsorship, well-organized leadership and grant proposals, and coordination with the City.
 - After 9 years as chair, Cheryl will be stepping down, and we are actively seeking out multiple residents to step up and replace her. LPCA is extremely grateful for the incredible work and energy that Cheryl has brought to the park over her tenure.

Education & Schools:

- Principal Dunne: Incident on Monday, police response to BB gun brought to school. Secured wing of building where student was, police quickly located student and found gun in locker, which was non-functioning. Found out via student posts to social media.



- HVAC work will begin June 22 to replace all in school - may impact LPCA meetings in summer.
- Still raising funds for Bluesky Experience outdoor classroom project.

Safety:

- No updates; Officer Newman unable to attend tonight.

Social:

- Festival committee is having happy hour to kick off effort, please come to sign up as volunteer or donate funds. Critical need is always having enough volunteers to set up, run & tear down.
- Started deal for attendees to purchase beer in advance at discount.

New/Old Business

Port Covington development plans - Alicia Wilson, VP of Sagamore Development

- Port Covington will be extremely large urban redevelopment project, led by Sagamore. Sagamore is a separate company from Under Armour, but is very closely related and involved in helping prepare for UA's growth. Core value is giving back to Baltimore community, including projects in Locust Point such as Banner Field and employee volunteer efforts. Aim is to renovate Port Covington as the "front porch" of Baltimore, and create a vibrant mixed-use community. Sagamore owns 90% of the property in Port Covington, with the main exception being Locke Insulators, which was left alone to prevent relocation of jobs out of state. Under Armour is developing the portion of the project that makes up their campus themselves using no TIF funds, and Sagamore is responsible for the rest. Master Plan calls to make Port Covington a destination and anchor for innovation.
- Multiple phases planned in overall development. Building has already started, and Building 37 (UA extension site) currently houses 500 employees, and they are already out of space. Distillery will be fully built by Nov 2016. City Garage was the first building done, and is directly tied to job creation by serving as an incubator hub for new manufacturing businesses. Also houses fabrication workshop lab with advanced equipment, and UA's R&D lab Project Lighthouse. Phase 2 will come online 2019-2020, and will include some retail, dining, and 1-3 BR residential units. Phases 3, 4, and 5 will encompass the remaining buildout of the project, with a timeline still TBD. Entire waterfront of project is being preserved and kept accessible to the public. New parks and paths also being added, and will start coming online in fall 2016. Shoreline restoration efforts are planned too, and new water taxi stops. Site is being constructed with a planned 50/50% modal split, where only half of arrivals will be by car.
- Sagamore offering to set up tour for LPCA at City Garage in the future.
- Tonights presentation is first in a series of discussions about the project. Future meetings will address transportation infrastructure, contracting, timelines, and economic development.



- Q & A -

Q: What is timeline for next UA building?

A: Probably in the next few months.

Q: What would happen to current Tide Point UA campus?

A: It will be operational for the life of the project, and certain people will transition over, but with expected growth the spaces will still be needed.

Q: What are plans for old CSX bridge, and how do plans for Westport property fit in to development?

A: Plans for Westport are still undetermined, but there are lots of neat possibilities. CSX bridge is being discussed with Rails to Trails, but details are still being worked out.

Q: There is a flooding issue at McComas/Key intersection during heavy rains, how will this be addressed, and can anything be done in short term?

A: Will have civil engineers speak to that at future presentations.

Q: Lot of conversation around community benefits, and one of the great needs in Cherry Hill & Mt. Winans is a supermarket - what can be done?

A: Sagamore is committed to figuring that out for those communities to address the current food desert, and proposing supermarkets both in Port Covington and those communities.

Friends of Fort McHenry

- Non-profit org that supports educational programs for Baltimore students at Fort McHenry. You can become a supporting member of the organization - www.friendsoffortmchenry.org .

- Lots of activities planned in summer and fall: June will include Flag Day celebrations, Fort Flag Freedom living history re-enactors program later in June, July 9 Crab Feast Fundraiser at the Fort with live music, crabs, oysters & Heavy Seas beer. Late summer/fall will include Defenders Day weekend and Defender's Day Reception on September 10, the same day as LPCA Festival. In conjunction with Living Classrooms and Historic Ships helping put on Fleet Week in October, which includes Blue Angels airshow.

Q: Fireworks for Flag Day?

A: No, not enough funding this year.

Community Announcements

- Liaisons from Councilman, Council President & Mayor's office in attendance - Obie Chinemere, Ian Davis, and Ghilani. Have stickers to convert old trash cans to recycling bins, and guides on what is acceptable to put out in recycling and trash pickup.

Q: Any action on first stage of Port Covington TIF?

A: Public hearings will begin July 27. There are 3 separate bills, and are expected to reach third reader before new council is seated. TIF bills are designed to pay out in phases as funds are needed, not all at once.



Q: City has history of self-sustaining and non-sustaining bonds for variety of uses - will the 20 year TIF bond essentially double the amount of funds that the taxpayers will be responsible for?

A: City is very mindful of this TIF being 5 times larger than anything in its history. Focus will very much be on not putting city's bond rating at risk to protect taxpayers. Currently ranked AA, and State of MD is ranked AAA. Looking to use organization at State level for the \$550M TIF to take advantage of their rating and reduce risk for the city.

Q: If it's for a private entity with gross sales of \$7M, asking taxpayers to double liability every year for 20 years, is there any hold-harmless provision where if it doesn't becoming self-sustaining, the company will make up the difference?

A: Yes, there are provisions for that in the TIF.

- School is selling raffle tickets for Taste of Baltimore, including crabs, Utz chips, and other goodies for \$10, with the drawing friday.

Adjourned 8:45 pm