

**New Greenmount West Community Association
COMMUNITY MEETING
Saturday, September 11, 2010
Montessori School, 1600 Guilford Ave.**

In attendance: Carl Jackson, Brian Balazs, Robert Stokes, Tim Kroh, Mark Garcia, Kelsey Addy, Michael Harris, Ron Jacquet, Shauna Jacquet, Allison Shecter, Del. Shawn Tarrant, Tom Akras, Mike May, Ben Lewis, James Johnson, Bryan McLain, Anne Clewell, David Marion, Ashley Wallace, Polly Riddims, Jeff Leone, Swyn Lawrence, Carrie Lopez, Lowell Larsson, Abu Moulta Ali, Dwight Hargrave, Dennis Livingston, Emilio Frederick, Linda Harrington, Garland Thomas, David Herman, James E. Ray, Bill Clewell, Will Hanna, Sharon Kriedge, Dale Hargrave, Carl Stokes, Evan Morville, Thiebault Mannekin
- Quorum established

Introductions: Dale introduced board officers, noted 2 board members are on vacation/wedding preparation.

AGENDA:

Lebow/Seawall Development update: Mr Zion signed the contract of sale last Saturday passing the Lebow property to Seawall Development. Evan Morville and Thiebault Mannekin, Seawall Development, gave a brief presentation recounting the 25+ years of vacancy and their proposed plans. Seawall is a socially conscious development company that uses real estate to better a social cause. Ex: Miller's Court at 26th & Howard is housing for teachers, Union Mills property under development also supports education. Have already begun to clean Lebow up with weekly maintenance and hand delivered letter to neighbors facing the property introducing themselves. SD plans to build out Sen. Pugh & Fred Lazarus (MICA) project for a Fashion, Architecture and Design jr/sr high school (FAD). This transformation school is already approved through BCPSS and will open its door (at another location) in fall 2011. The permanent location is Lebow. Large architects plan shown: 1st floor, woodworking, community use, incubator space; 2nd floor, architecture; 3rd floor, fashion; 4th floor, design. No new structures will be built, will redo courtyard. All new interior/gut. Applying for and need State & Fed tax credits to make this project possible. Will meet Baltimore City green standards, considering green roof. Timeline: Building open in 2013, 1-1.5 years for planning, financing, architects, permits; 18-20 months to build out. Requests support of community to keep site safe and report concerns to police and Seawall.

Q&A: lottery, choice school? clarity needed.

Job opportunities? maintenance now with Luis George, suggested Civic Works for certified environmental cleanup, local workers can be trained. We don't know peoples capabilities, we need to capitalize, request help with making this happen.

Maple flooring status? if not using can be offered to 2nd Chance for salvage.

Sewing machines? belong to Mr. Zion. Community suggested could be donated to South American refugee project and local Museum of Industry wants some.

School 32/Community Center update: Dale, Bill and Abu continue to work with Montessori on details of a commercial lease. A lawyer will review for NGWCA. Issues being worked out. Draft floor plans presented. As rehab proceeds contractor has found issues behind walls so plans may change. Demo already underway. Montessori has photographed walls throughout the building to preserve history. Possible uses of community center: assn. mtgs, working space for community, sublet to non-profit that supports our initiatives. Start thinking about resources we want to generate, staff issues, funding issues. Board is acutely aware of operating expenses: lights, H2O, etc. and **invites brain power** to think. Fusion Partnership/Polly Riddims volunteered to help.

Montessori: expanding 6-8th for fall 2011; 30-35 for each of 7th & 8th grade. Montessori teacher certification is \$6-15,000. No training money so looking for already certified staff. Funding questions: 2.2 million to build out. NGWCA brings a portion: 100k through State Bond Bill (Pugh, Tarrant, Robinson) + 125k through Community Legacy funds (Jubilee Baltimore). Montessori is taking a huge loan. Del Tarrant, candidate for re-election to represent the 40th district: noted that this is the first project that combines city, Montessori/school and community, "Come back in a year or two for more bond money." and invited Carl Stokes to support request. Montessori is planning a hard hat tour after an

upcoming community meeting. **We need folks to volunteer for future tasks.** We want school to be successful, as well as, FAD.

Additional 40th district candidate Will Hanna introduced: grew up in projects, wants to bring resources back to community, communities not represented as well as could be, involved in labor bill at grass-roots level helping it become law.

Small Area Plan: Abu spoke of hours involved in helping move this initiative along: 4+ years, 600 hrs personally, Ashley Wallace another 600 hrs, the Boards work and community feedback adds more hours. History is that it's been frustrating. The SAP has been in Housings hands since March. Request that Housing SIGN THE DOCUMENT. Request NGWCA write a letter to the Mayor putting pressure on Com. Graziano to sign-off. We need this document in order to manage problems: Station North Townhomes shifted mission after garnering community support, Red Canyon is derelict. Developers are walking the neighborhood looking for opportunity and appear to be in conversation with someone in Housing about disposition of city-owned property with informing NGWCA in advance of approval of SAP. Ashley has received a verbal commitment to get the SAP through Housing.

Motion: NGWCA send a letter to Mayor Rawlings-Blake outlining issues and concerns and requesting the SAP be moved through the system now. Seconded, discussion, Approved.

Discussion included: copies of SAP will be available. Individuals can send letters (based on board letter). Councilman Stokes offered to walk the neighborhood, after the letter has been sent, to get a ground level view of urgency and to help press for speedy resolution.

Revolving Loan: funding sources, small pool, Volunteers requested to take over functions: create criteria, deal with requests, make recommendations to board, board & Jubilee Baltimore makes final decision. NGWCA and Jubilee Baltimore each have 1 vote. Good use to encourage neighbors to repair windows, facades, etc. (basic eligibility would include proof of deed, homeowners insurance). **Vol requested:** Mark Garcia.

Funding: currently 28k available. 125k originally available (minus 10k for architects drawings for earlier community center effort) = 115k available. Currently disbursed as:

- . 50k to FAD for architect renderings to accompany State & Fed tax credit application due Sept. 15, 2010. (2yrs @1%)
- . 10k to TCG Properties to stabilize 330 E. Lafayette: windows, interior stabilization (1yr @ 10%)
- . 27k to GWCDC to purchase North Ave property. (2yrs @ 1%)

Brentwood Garden update: August 28th Volunteer day was supported by Southway Builders, CityArts builders: major site clean out, custom made chicken coop, built raised planter boxes, provided dumpster, back hoes, moved illegally dumped stump from rear of 312 E. Lafayette. Provided \$5k in-kind donation. Tool shed on its way, chickens too. Dennis/Trades Guild will secure shed/community tools.

Motion: to send Southway a thank you letter for donating support, hiring from the neighborhood. Seconded, discussion, Approved.

Discussion included: Councilman Stokes is concerned about community settling for crumbs. That Telesis and developers need to be held accountable for local hiring. Board is already working toward this and has set aside \$5k as challenge seed money to get other Central Baltimore communities and partners to join in hiring a full time job development coordinator. This is the result of interest on the part of neighbors who need work and the builders who are willing to hire from the community. There needs to be a screening and placement mechanism. **Volunteers needed for Workforce Development** (see Dennis or Anne). Barclay Workforce Development cmte is a model.

Fall Community Dinner update: Free dinner, Saturday, Oct 2nd in community greenspace in 1700 block of Barclay. **Vol site maintenance needed.** See Dwyn Lawrence, 414 Pitman. Board will distribute postcard invitations to ALL neighbors, introducing work of NGWCA and personal invitation to join us for dinner. BCF grant is to support getting more neighbors aware and involved. Bring dessert!

Resident Preservation Survey results: Kelsey presented results from Spring, door-to-door survey. 97 respondents. Survey results flyer distributed. **Volunteers needed to help develop the 4 programs** that seem to be wanted & needed: homeownership, workforce dev, weatherization, creating opportunity to stay in neighborhood. Del Tarrant suggested let people know what is already here, already exists.

Public Safety: Bill talked about the two murders in July. Several neighbors have approached him to establish a walkers group. He will meet with Officer Geraldine Price on Friday, Sept. 17 at the Eastern District to finalize police involvement. Will Hanna offered that Park Heights and Mondawmin saw a 66% reduction in crime after implementing COP/walkers. Issue will be sustaining effort. Dwight reminds us that ALL can be "concerned citizens" from their front door. Be a concerned citizen. 911 does work. **Volunteers needed.** Contact Bill Clewell

Public Safety discussion: what are churches/others from the community doing? What are future plans/opportunities for young kids? As we move forward, opportunities will open. **Volunteers/community** effort needed to organize and collaborate. Garland notes that the Security Chief at MICA is developing a safety plan to address issues, will meet with communities for involvement.

At Large Members: Willett Thomas, Carl Jackson, Mark Garcia expressed interest. Purpose of at-large is to expand representation/input of various stakeholders: rental community, organization/non-profit and current issues (sanitation, resident preservation, revolving loan...)

VFW Commander: Commander James Johnson, VFW Post #8509, introduced himself and the VFW. Plan to have VFW representative at upcoming meetings and events. Post is available for any fundraising event, see House chairman Clarence Walker. Extended invitation to support Post 57th Anniversary: Oct 24-31. Oct. 30 Open House for NGWCA with Ladies Auxiliary hosting Halloween party for kids. Oct. 31st: 57th Anniversary Gala to "burn the mortgage", Parkville Post, \$30/ticket. Would love to see community support. Offered chairs/tables for community dinner IF available. Dale recognized that our Veterans bring practical and world knowledge.

Safe Routes to School: Kelsey announced new safety efforts for children on way to Dallas Nicholas: more police officers, speed bumps, PE education. **Volunteers needed for "Walking School Bus"**, kick off event will be Oct 6 with Council President Jack Young at Dallas Nicholas. See Kelsey.

B-Can: Motion: NGWCA support to become a member of B-Can, a coalition focused on workforce issues, no cost. Seconded, discussion, approved.

Announcements:

Lead Certification Training available: see Dennis

Volunteers and Donations:

Ron Jacquet: extra HP printer for NGWCA

Shauna Jacquet: help with web content and layout review

Allison Shecter would like a copy of GW Stories to share with Montessori

Mark Garcia volunteered for revolving loan cmt.

Meeting adjourned 2:00 pm,

Respectfully submitted,
Anne Clewell, 10.09.2010