

Pimlico Community Development Authority
Meeting Summary
February 23, 2017
Pimlico Racetrack, 5201 Park Heights Avenue

In Attendance: Thomas J. Stosur, Camille Burke, Mereida Goodman, John Henderson, Avraham Sauer, Senator Barbara Robinson, Izzy Patoka, Gloria Cinquegrani, Del. Antonio Hayes

Absent: Senator Nathaniel Oaks, Patricia Simms, Roslyn Smith, Ramsey Harris

Role of the Pimlico Community Development Authority (PCDA)

PCDA serves an advisory role in determining funding allocations for Local Impact Aid funding. PCDA has the responsibility to advise the Mayor on priorities and the final funding decisions are part of the City budget approval by the Mayor and City Council.

Mayor Pugh's Opening Remarks

Mayor Pugh introduced the meeting by talking about the Baltimore City Public Schools budget crisis and the Justice Department consent decree. She highlighted her priorities for Pimlico Local Impact Aid, including visible, physical redevelopment, leveraging funds, and focusing where the need is highest and the impact will be greatest. She talked about her plan to increase the percentage of funding for Park Heights to 85% and her new initiative to improve the main corridors, starting with Park Heights Avenue.

Overview of Draft Spending Plan

Sara Paranilam (Planning) provided background on slots revenue:

- Background on slots revenue
- Schedule for spending plan
- Mayoral priorities
- Allocation and estimate of funds
- Eligible area

Recommendations for the Park Heights Master Plan were presented:

- Wendi Redfern (Housing) provided an update on the Major Redevelopment Area.
- Michael Braverman (Housing) explained the new strategy for Park Heights Avenue and Reisterstown Road corridors, starting at Park Circle. He also indicated funds would be available for development incentives.
- Sara Paranilam (Planning) explained that the focus is on physical, visible redevelopment and therefore funds are transitioning away from program and services. Human services funding will be available for youth summer programs via the Baltimore Summer Funding Collaborative. PHR operating support is proposed to be funded through Racetrack Impact Funds for FY18. City budget officials identified approximately \$500,000 in previously unallocated funds that are eligible for this purpose. Funding is proposed to continue for community clean up, education, and public safety programs.

Recommendations for the 1 mile radius were presented:

- For the 1 mile radius areas, funding is proposed to continue for established programs and new funding is proposed for development incentives.

Questions and Comments:

- For the major redevelopment area, how much time will it take to redevelop? A: This will depend on the type of proposal; whether it is multiple developers or one larger master developer. It will take at least another year to finish the work on Woodland; acquisition and relocation can be a very lengthy process (18+ months out to make an offer).
- How much will it cost to complete the major redevelopment area? A: The area is 63 acres and site assembly costs more than \$13 million. To date, more than \$8M has been spent. 2 years of slots funding needed to complete (FY18 and FY19).
- Please keep the community in the loop on everything that is happening.
- Concern for residents not living on the main corridor in Park Heights.
- Concern that people living in the community now may not be able to afford to stay as property values go up. Question about who will have access to any new homes.
- How is PCDA/Mayor's Office planning for areas around the racetrack? Councilman Schleifer noted that as a representative and someone who lives in the area he finds it ironic that the impact funds are supposed to be for the area surrounding racetrack. He requested that PCDA look at the corridor around the racetrack during the next 45 days and the funds that were re-allocated from the 1 mile radius. He indicated a letter was submitted with additional political support that states this request.
- Concern that if Pimlico is the core, then why are activities starting at the southern part of Park Heights. Interest in rebuilding Belvedere. Acknowledged Pimlico only races 12 days per year.
- Youth employment: Request for contractors working in the Park Heights community to recruit youth and unemployed residents to be a part of the development. Opportunities to work with the contractors? This could include providing skills in construction and landscaping.
- Development Incentives: Are Business districts eligible? Who makes the decision on which developer group is selected and who will control the funds?
- Liberty Wabash: The FY18 plan would stifle current efforts (restore Ambassador, business infusions, supplemental assistance to schools, water tower). Because of slots funding, community groups were able to form an alliance (8 neighborhoods). Requested that PCDA re-consider Mayor Pugh's plan and consider previous funding appropriation.
- Representatives from Liberty-Wabash neighborhoods (Grove Park, West Arlington, Mel Freeman) indicated they understand the need in Park Heights, but oppose the drastic reduction allotted to surrounding communities. There was also concern about having a more transparent conversation and process for Liberty-Wabash. Request to consider not cutting valuable resources and committing to projects driven by the community. Concern was also raised about taking away funding for a community organizer.

- Dolfied representative raised concern about selection of developers, quality of work, and funds wasted on facilitators and developers not completing their job. Additionally, concern expressed that every time they think they are ready to move forward, a new application and/or organization comes in. Request to spend money on/with community, not on facilitators.
- Concern that the plan is creating a divide amongst the Park Heights community because funding is only allocated to a specific area. This is creating a bias within Park Heights. Community should see plan identifying where funding is allocated (i.e. why street cleaning in certain areas and not others).
- Clarification requested on Racetrack Impact Funds, particularly why community wasn't notified earlier of availability of funds. Request for clarification of the process. Would like re-assurances on the funding and putting money where the need is and making it work. If nothing is built, Park Heights does not heal. Had the same conversations five years ago, wants to see something happen this time.
- Kujichagulia Center: Request to continue funding this successful public health approach to violence prevention. Youth violence prevention center at Sinai established in January 2014 with slots funding. The program has reached 70 young men between 17-25.
- Request to target funds around 21st century school (Pimlico EMS). Use slots funding for immediate area around Pimlico EMS, which is opening before homes will be redeveloped. Children walk through very unsafe streets with vacant homes to get there.
- A portion of this funding should be used to address education of people that are being relocated or this will continue to be vicious cycle. Need to address why people constantly need to be moved from bad areas to better communities and why they are sent to nicer communities without education to be in a new community.
- Neighborhoods United: Concern about PHR as pass through for funds. Recommended building net zero homes. Advocated for a library.
- Request to see entire Park Heights Avenue and Reisterstown Road corridors built-up and from Park Circle up to the racetrack. Indicated the 4200 block of Park Heights is in serious distress.
- Seek community expertise for social issues in the community. Speaking with or including community residents will help to ensure agencies are aware of what will occur when you make decisions to vacate or demolish homes.
- Explain when the "procedures" will be made available. Suggestion that the process for decisions are provided with the funding so that half a funding year does not pass by before the funds are distributed.
- All city agencies should be represented at a PCDA meeting. This will allow for better coordination of dollars.
- Feasibility study for library. Neighborhoods United met with Enoch Pratt representatives and would like to see some of the funds allocated to a feasibility study to do more towards building or renovating a space for a library.
- Increase of incentives to [smaller] developers as this amount appears to be too low.
- Milestone dates for projects. If we set dates it's more likely residents will maintain trust in the area; and if the dates have to change let's ensure everyone knows.

- Communication. Community receives the meeting notifications and should also receive notification of funding changes.
- Request to cleanup Spaulding Avenue.
- Councilwomen Middleton explained that over the last 10 years the community has been experiencing the frustrations voiced at the meeting and that we need to delve into the comments that were shared. In addition to the corridor improvements, spoke about the need for a library in Park Heights.
- Senator Robinson noted that we have people who the plan affects sitting at the PCDA table and that the comments have not fallen on deaf ears. Senator Robinson encouraged community members to meet more often.
- Delegate Antonio Hayes indicated that he was recently appointed to the PCDA by the Speaker of House (2 weeks ago) and looked forward to working on recommendations for the spending plan.