

**Pimlico Community Development Authority**  
**Meeting Summary**  
March 20, 2017  
Pimlico Racetrack, 5201 Park Heights Avenue

**In Attendance:** Thomas J. Stosur, Camille Burke, Gloria Cinquegrani, Ramsey Harris, Izzy Patoka

**Absent:** John Henderson, Patricia Simms, Roslyn Smith, Mereida Goodman, Senator Nathaniel Oaks, Senator Barbara Robinson, Del. Antonio Hayes

**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.

**Public Questions and Comments on FY18 Draft Spending Plan**

- Additional explanation was requested to explain the focus of the spending plan, where need is highest and impact is the greatest. The spending plan allocates 85% to Park Heights where the need is the greatest and contains a new Park Circle Corridor strategy targeting funds for a combination of revitalization efforts (development incentives, strategic demolition, façade improvements for existing homeowners, greening, etc.). Acquisition will continue for the major redevelopment area, but funds are also targeted for visible improvements in the southern area of Park Heights.
- Concern was expressed about on-going service initiatives and the future of human services and public safety initiatives (i.e. safe streets) with more funding focused on redevelopment. Balance needed between redevelopment and human services, employment initiatives, and resident needs.
- Sisters Saving the City provides activities for youth (science, tech, engineering, and math) and was funded in previous fiscal years. There is a strong sense that young people are being left out of the current spending plan. There is a need to teach young people how to be tolerant and how to thrive and live safely. Children should be prioritized and not be left at the bottom of the bucket. Concern that if the community isn't safe, then no one will move to Park Heights. Also, there is no consistent funding stream, it comes and goes and there are cuts, but no warnings.
- Concern about Park Circle corridor strategy and whether the southern end of Park Heights is more visible than the northern end. Decisions should be made on the number of visitors, location of major institutions (i.e. Sinai), traffic and exposure, and the potential for highest level of visibility. Consider the Belvedere corridor (from Cylburn west to Reisterstown), which would couple strategically with the major redevelopment area.
- Focus on Belvedere Avenue. Create a strategy for development around the track if it stays and if it leaves, develop it another way. It is hard to justify rebuilding around the track the way it is. Sinai is the area's anchor institution. As Sinai develops strategies, they need to be coupled with what the city is doing and other funding sources in the area. Slots were created to be used around the racetrack.

- Concern that nothing is starting in the northern area. Resident remembers restaurants and hotels and now there are neither. Focus should be at the northern end and then go down the corridor in Park Heights. This will build-off Sinai and the Pimlico Racetrack. Otherwise, please consider working on both ends and having strategies meet in the middle.
- Councilwoman Middletown described that there have been pockets of buildings built and various initiatives in Park Heights, and now, residents in Park Heights want to see visible change. She explained how we must pursue several efforts simultaneously and create a process where multiple initiatives can happen together and the funding is spent efficiently. She shared that Sinai has expanded the Safe Streets program and expressed the need to kick-off additional efforts along the Belvedere corridor. Also of importance is the need to make neighborhood improvements to compliment the investments at the 21<sup>st</sup> century school (Pimlico) when children return to school.
- There is a need for workforce development and workforce housing. Workforce initiatives should include youth and folks recently out of high school. Concern about young people not being involved in this process.
- Need to create a commercial strategy for the 5100 block of Park Heights. Need to look at economic opportunities like the 5100 block and engage the Pimlico Merchants Association to provide additional workforce opportunities.
- No library in Park Heights; what would it take to bring one to Park Heights?
- Concern expressed about the walking routes for kids around Pimlico Elementary/Middle School; the routes are unsafe, there is drug dealing, and the houses need to be fixed up. This is especially important when the renovated Pimlico school opens. School would benefit from partnering with Sinai.
- Concern that HCD is only addressing 5-6 homes on the 4800 block of Pimlico across from the school, when 30 other homes are not fixed up. Decided not to bid on 4800 Pimlico to fix 6 homes when 30 others need repair. Need to educate homeowners how to maintain house and financial aspect of homeownership. The new renovated school will be beautiful, but who will want to go there when you can't walk down the street because of crime problems. There must be targeted investments and programs, you can't just throw money at the problem.
- Habitat for Humanity is interested in investing in the Pimlico INSPIRE area. Habitat has an educational component (homebuyers learn budgeting and home maintenance); workforce development (learning carpentry); and a volunteer component that helps young people turn their lives around. Habitat didn't bid on the 4800 block of Pimlico because the 5-6 houses available are staggered and the effort won't result in full redevelopment of the block. Targeted blocks could use demolition and a fresh start, as you can't save all the houses that are in disrepair. Would allow building detached houses on vacant lots. This will require committed partners, volunteers, and a public safety strategy.
- Described that the area around Pimlico is neglected and more security is needed. There is a lot of promise, but a lot of demolition may be required. Also need a plan, more investors, more developers, and more information about the architecture in the area. The hopelessness will change when the environment changes.