

GBA Steering Committee 3-23-22

Introductions (See participants list below).

Agenda

- Welcome/check in
- 3601 S Hanover St. (former Bank of America) building
- State Revitalization Programs feedback
- Steering Committee next steps and community updates

Brooklyn Bank of America Closure – Michael Dorsey

Bank of America branch closure



- Bank permanently closed the Brooklyn branch on Nov. 2, 2021.
- Coalition of community organizations organized to pressure BOA for concessions
 - Grow Home Baltimore
 - City of Refuge
 - Friends of Garrett Park
 - Rehoboth Church
 - Action Baybrook
 - Concerned Citizens for a Better Brooklyn
 - Maryland Consumer Rights Coalition
- Sent a petition with 350+ signatures to the Office of the Comptroller of the Currency (OCC)
- Bank of America agreed to transfer the property to a local nonprofit for community stewardship

3601 S. Hanover St. costs

- Estimated closing costs - up to \$17,000 including title insurance, recordation taxes and transfer taxes
- Annual property insurance - est. \$5000/year while unoccupied
- Other costs?
 - Property taxes
 - Utility costs
 - Security
 - Removal of vault
 - Renovation of space for future use



Next Steps

- Continue negotiations with BOA for transfer of property
- Examine condition of the building
- Conduct best and highest use analysis
- Host community workshop to facilitate discussion of potential uses
- Identify potential grants to support renovation costs (e.g. BRNI)

Mike Dorsey is Steering Committee lead on this effort. Please direct any questions or suggestions to him at mdorse11@gmail.com

Ideas for the building shared by meeting participants include:

- Bank would be ideal, but new bank is not likely due to market constraints.
- Educational – e.g school for the arts, information center for residents
- Incubator for small businesses
- Hardware store
- Ice cream shop
- Commercial kitchen
- Multi-purpose space like Impact Hub
- Rec Center that is more available to this end of the community
- Mini-cross street market
- High quality early childhood academy
- Artist center, retail, etc.

Meredith working on BRNI application for this building to be put in for this Spring.

State Revitalization Grants - Meredith

Upcoming FY23 SRP cycle

Maryland Department of Housing and Community Development
State Revitalization Programs:

- **Project C.O.R.E.** or Creating Opportunities for Renewal and Enterprise
 - Funds acquisition or mitigation of vacant/blighted properties
- **Seed** Community Development Anchor Institution Fund
 - Applicant must be an anchor institution; requires 1:1 cash match
- Baltimore Regional Neighborhood Initiative (**BRNI**)
 - Funds projects in alignment with approved neighborhood revitalization plan
 - Applicant must be approved BRNI Coordinating agency (GBA)
 - GBA received 9 partner LOIs plus our own program/projects

Potential Projects - Housing

Fund	Lead	Project name	Project Description	\$ ask
BRNI	ACDS	Brooklyn Park Rehabilitation Program	Acquisition and rehab of three distressed properties in the Arundel Village and Brooklyn Heights communities. Leverages \$300k in CDBG funds.	\$400
BRNI	Action Baybrook	Vacants to Crime Prevention	Purchase and renovate 8 vacant residential properties clustered around 5th and East Patapsco Ave for homeownership. Targets a violence cluster. Leverages a \$1.2m line of credit.	\$480 - \$680
BRNI	Habitat for Humanity Chesapeake	1100 Church St. Homeownership	Complete construction 9 homes on the 1100 block of Church Street for low/mod (30 - 80%) income homeownership.	\$250
BRNI	Rehoboth CDC	Rehoboth Place at Patapsco	Predevelopment of mixed use affordable housing/retail complex on the 600 block of E Patapsco Ave.	\$250
BRNI/ CORE	SBCLT	1600 Hazel St	Funds for renovation costs for two vacant properties on 1600 Hazel; complements CORE request for acquisition.	\$250?

Potential Projects - Quality of Life/ Transportation/Youth

Fund	Lead	Project name	Project Description	\$ ask
SEED	CORB	Transformation of CORB Campus	Renovating 3501 7th Street, Baltimore, MD 21225 to complete Phase 1 renovation, Building 2: Commercial Kitchen and Cafe, Workforce Development Hub (WDH) and Early Childhood Development Center (ECDC).	\$1,000
BRNI	Chesapeake Arts Center	Enhanced Branding, Wayfinding, and Signage	CAC will contract with a wayfinding and signage company to develop creative solutions to visually connect CAC's two wings of our building complex.	\$50
BRNI	GBA	Baybrook Creative Placemaking	Development and installation of public realm beautification and public art projects.	\$75
BRNI	United Way	South Baltimore Gap Network	Build a gap network in the community that couples wireless home access with free Wi-Fi hotspots to blanket the community in reliable, high-speed Internet. Leverages \$400k	\$250
SEED	GBA	Baybrook connector	Funding to develop 30 - 100% designs for a shared use path to connect the Gwynns Falls and BWI Trail Spur	\$750

Potential Projects - Econ Development

Fund	Lead	Project name	Project Description	\$ ask
BRNI	GBA	Commercial Renovation Program	Incentives exterior and interior improvements for legacy and new businesses. Expansion of current Facade Improvement Program.	\$100
BRNI	GBA	Transformation of Vacant BOA into Community Asset	Supports the renovation of the vacant bank building at 3601 S Hanover St for productive reuse.	\$200
BRNI	Reveille Grounds	Reveille Grounds Place For Purpose	Renovation of first floor office space to retail for coffee house and veteran-focused coworking space. Match is \$75 Bond bill and \$20k private funds.	\$50
BRNI	GBA	Operating	Supports the implementation of the Greater Baybrook Vision and Action Plan including staff and other indirect costs.	\$200

Meredith polled the Committee members on the projects and all were believed to be acceptable to the members. Meredith would be happy to take any further feedback from the community members.

Next steps for Steering Committee – Dan McGinty










































Dan will send out Doodle poll to see if members want to return to meeting in person.

















It was suggested that we consider holding a hybrid meeting, video and in-person.

Next meeting May 25, 2022

Participants (26)

Find a participant

- RS Robert Summers (Me)  
-  Meredith Chaiken (Host)   
- KM karen mull   
- DM Dan McGinty (Co-host)  
-  Meleny Thomas (Co-host)  
- DH Daphne Heppding  
- M Michael Dorsey  
- LB Lisa Bowling  
-  Bonnie Cubbage-Lain  
- DH Daisy Heartberg  
- DS David Sims, ACDS  
- EH Elias Hinderberger, GBA  
- EB Emily Brzezicki  
- E Emma Simpson  
- EA Erin Allison, ACDS  
- G Gill  
- HP Herelys Parks  
- JK Jazmin Kimble  

- J Jill Bradley  
- KO Kelly Oglesbee  
-  Laurie Rollins Anderson (she/her)  
- LK Leila K-F  
- L Lynn Miller  
- ML Marsha L. Turner  
- MW Mizetta Wilson  
-  Raven Thompson 