

**Charles Village Community Benefits District Management Authority**  
**Minutes of Meeting of Board of Directors**  
**June 12, 2007**  
**Future Care, 2700 North Charles Street, Baltimore, MD. 21218**

**Board Members Present:**

Rob Books	Derek Demaree
Ron Griffin	Dawna Cobb
Jeff Millard	Steve Gewirtz
Jane Honeycutt	Robin Truiett-Theodorson
Salem Reiner	Richard Burnham
Gary Letteron	Julie Gochar

**Staff Present:** David Hill

**I. Preliminary Matters**

The meeting was called to order at 7:03. A quorum was present.

**II. Executive Director's Report**

**Insurance Audit:** Mr. Hill reported that a review of all insurance policies was conducted and that preliminary figures showed that approximately \$20,000 could be saved by changing carriers (from Progressive to Travelers). Upon completion of this review, he will recommend to the board how to use the savings.

**Proposed City Contract:** Mr. Hill and representatives from the Mid-Town Benefits District and the Downtown Partnership met with the City to further discuss the "Harbor to Hopkins Street Cleaning Project." The City conceded that it had not lived up to its baseline agreement and said that it will do so through a Public Works Department re-organization. Consequently, the proposed contract with the CVCBDMA is off the table. Mr. Hill has redrafted the baseline agreement and submitted it to the City. He will give a copy to the Safety and Sanitation Committee. Ron Griffin commended Mr. Hill for his initiative in exploring ideas to maximize the CVCBDMA's resources.

This concluded the Executive Director's oral report; however, his written report was shared with the entire board in advance of the meeting.

### **III. Report by Officer Doug Gibson, Baltimore City Police Department**

Officer Doug Gibson from the Baltimore City Police Department was invited to address the board about crime within the CVCBDMA boundaries. He reported that overall crime is down 15% in the Northern District as compared to last year. However within the last week there had been a spike. The road rage cab driver shooting on 28<sup>th</sup> Street "had nothing to do" with Charles Village; the dispute started out of the neighborhood and concluded on 28<sup>th</sup> Street. He reported on three "significant shootings" in the 2100 block of St. Paul Street, the 100 block of E. 20<sup>th</sup> Street and 2400 St. Paul Street. Two of the three shootings involved prostitutes. The stabbing incident that occurred on the 2500 block of St. Paul Street involved a suspect who was suffering from mental health problems. Terrell Warren from the State's Attorney's office is following the case.

Officer Gibson's report led to a discussion about how to address the prostitution that is ongoing in the southern part of Charles Village. Officer Gibson reported that there have been past efforts to reach out to the transvestite prostitutes that work the area and perhaps that approach should be tried again. In the meantime, he encouraged those present to call 311 or 911 if folks observe potential clients in the area. He encouraged folks to sign up for block watch numbers through the CVCBD or the JHU.

### **IV. Committee Reports**

Ron Griffin expressed concern that certain committees were not able to conduct business for lack of a quorum.

Julie Gochar was nominated to serve on the Safety, Sanitation and Revitalization Committee.

**Finance Report:** Jeff Millard reported that the current budget will be put into the computer system at the CVCBDMA office and will generate reports that show expenses on a monthly basis. He did not believe there would be a cash shortage for the remainder of June. A discussion ensued about potential cash flow problems in July and August. Mr. Millard said that receipt of some tax revenues was anticipated, but in the event there was a cash flow problem, the CVCBDMA had the line of credit as a back up.

**Executive Committee:** Ron Griffin urged board members to give him their completed evaluation of Mr. Hill's performance.

Mr. Griffin also reported that the Charles Village Foundation (CVCF), which owns the building in which the CVCBDMA leases space, needs significant capital improvements. The CVCF will soon meet and decide what to do. The CVCBDMA lease on the CVCF building expires in November, 2007.

**Governance Committee:** There was no quorum present at the May 24 2007 meeting.

**Safety, Sanitation and Revitalization Committee:** There was no quorum present; however those in attendance discussed current issues including the potential contract with the Baltimore City Department of Public Works and the transfer of Housing and Economic Revitalization programs to Greater Homewood and Waverly Main Street.

David Hill said that Summer Youth Works employees will be working with the CVCBDMA to clean the streets and alleys over the summer.

Two trash concerns were raised (Demaree-N. Charles Street) and (Gewirtz-unpaved alley behind 3100 Vineyard Lane) and addressed by Mr. Hill. A discussion with the City should address the North Charles Street concern. Locating the alley, which has no name on a City map, has resulted in including this spot on a sanitation post.

**Communication and Outreach Committee:** There was no meeting due to a lack of quorum. New resident packets are done and look great.

#### **V. Continuing Business**

**Fall meeting dates:** October 23, 2007 is the date for the annual meeting. A location will be announced. The October 16, 2007 date discussed at the last board meeting had to be changed because of a conflict with a CVCF meeting.

**VI.** The meeting adjourned at 8.26 p.m.