WNADA Board Meeting Minutes

Coppin State University
Parlett L. Moore Library
Tuesday, June 24th, 2025
1:10 P.M. – 3:28 P.M.

Attendees

Board Members:

- Stephanie Hall , Chair Representative, Coppin State University
- Justin Williams (Mayor Brandon Scott), Deputy Mayor, Community and Economic Development
- Marlon Amprey, House Delegate
- Harry Coker Jr, Secretary, Maryland State Department of Commerce
- Jawauna Greene (Paul Weidenfeld), Assistant Secretary, Public Affairs & Strategy Offices, Maryland Department of Transportation
- Tarek Bolden, Western District Planner, Baltimore City, Department of Planning
- James Torrence, Baltimore City, Council (v)
- Patrick A. Fleming, MPA, MSL – Chief of Staff, Baltimore City, Department of Transportation
- Minister Glenn Smith, Co-chair, Coppin Heights CDC
- JohnDre Jennings, Executive Director, Druid Heights CDC
- Larry Brown, Maryland Department of Housing and Community Development
- Otis Rolley, Baltimore Development Corporation
- Clea Baumhofer ,Chief of Traffic Engineering at Baltimore City Department of Transportation

Staff:

- Chad Williams, Executive Director
- Neala Crockwell, Executive Assistant
- Shaunte Roper, Chief Budget Officer

- Christy Turner, Policy & Research Analyst
- Jared Jackson, Housing Development Officer
- Devin Shacklett, Arts & Culture Officer
- Tersa Stephens, Public Affairs Director
- Selisa Jefferson, Economic Development Officer
- Lorra Toler, Neighborhood housing Officer
- Darla Garrett, Associate Executive Director

1. Call to Order

The meeting was called to order at 1:10 PM.

2. Roll Call

Attendance was taken to ensure a quorum was present.

3. Approval of Agenda

The agenda was reviewed Minster Glen Smith and seconded by Harry Coker Jr.

4. Approval of Previous Meeting Minutes

Minutes from the March 24, 2025 meeting were reviewed. A motion was made by Jawauna Greene to approve the minutes with the amendment that Kevin Griffin Moreno (MICA) was present. The motion was seconded by Marlon Amprey. The motion carried unanimously.

Agenda Item Five "Discussion and Approval to Approve Retroactively Executive Director's Expediated Amended Grant Award to Kouture Enterprises from $250,000 to $500,000, with $475,000 to be used for acquisition and development of 5 – 7 single-family row homes to be sold at no more than $275,000 in the 2700 – 2900 W North Ave Focus Development Node, and $25,000 for operational support."

The board approved an amendment to the previously awarded grant to Kouture Enterprises LLC, increasing the amount from $250,000 to $500,000. The revised conditions allocate $475,000 for the acquisition and development of 5–7 single-family row homes, each to be sold at or below $250,000, and $25,000 for operational support.

Chad Williams explained that the amendment was necessary due to delays in property conveyance by the city. Developers originally assigned to Ridge Hill were shifted to the 2700–2900 block of West North Avenue, which required more funding due to the complexity of the homes. Jared Jackson added that the urgency was driven by the need to keep developers active and avoid a year-long delay.

Board Discussion:

- Jawauna Greene questioned the performance metrics used to justify the increase and suggested other entities might have qualified.
- James Torrence proposed a draw process to monitor fund disbursement and ensure accountability.
- Chad confirmed that the board could implement such a process and emphasized that Kouture had already demonstrated capacity through prior due diligence.

Motion: Moved by **Patrick Fleming**, seconded by **Kevin Griffin Moreno , One No Jawuana Greene**.
Vote: Unanimously approved.

Agenda item Six "Discussion and Approval to Award Retroactively Executive Director's $500,000 grant to The Urban Oasis Baltimore with $400,000 to be used for acquisition and development of 2910 Clifton Ave, Baltimore MD 21216 for construction into a cafe and $100,000 for operational cost of "The Cafe at Urban Oasis".

The board approved a $500,000 grant to The Urban Oasis Baltimore, with $400,000 allocated for the acquisition and development of 2901 Clifton Avenue, Baltimore, MD 21216 into a community café, and $100,000 for operational costs of "The Café at Urban Oasis."

Chad Williams noted that Urban Oasis was the only grantee to receive this type of expedited funding in the fiscal year. The organization had demonstrated readiness and alignment with community development goals. The grant structure also addressed timing issues related to fund transfers and banking delays.

Board Discussion:

- Tarek Bolden recused himself. James Torrence also recused due to the need for community support.
- The board acknowledged the café's potential to stimulate local economic development and serve as a model for future revitalization projects.

Motion: Moved by **Otis Rolley** with Address amendment from 2910 to 2901 Clifton Ave**.** Seconded by **Tarek Bolden**.
Vote: 9 in favor, 2 recused 9 by James Torrance and Tarek Bolden

Emergency Agenda item A" contractor, Frontline Management Services, will not exceed the amount of $250,000 to provide public safety patrols, violence and crime intervention, sidewalk cleaning and open green space maintenance from the 1100 to 2300 block and the 31 to 3200 block of West North Avenue from July 1st, 2025 to September the 30th, 2025."

The board approved an emergency expedited contract with Frontline Management Services for an amount not to exceed $250,000. The contract covers public safety patrols, violence and crime intervention, sidewalk cleaning, and green space maintenance from the 1100–2300 block and 3100–3200 block of West North Avenue, effective July 1 to September 30, 2025.

Chad Williams explained that the contract was calculated by dividing the existing $1.5 million grant into quarterly segments. The extension was requested by Baltimore City following recent incidents in the Upton neighborhood, which had prompted civic action and calls for increased safety measures. The services would be delivered in partnership with community groups like the Peace Team and Black Knight.

Board Discussion:

- James Torrence noted that federal funding for similar services in Upton had been lost due to changes in the current administration.
- The board agreed that the emergency contract was necessary to maintain public safety and community stability during the summer months.

Motion: Moved by **Jawunna Greene**, seconded by **Otis Rolley**.
Vote: All in Favor.

Agenda Item Seven "Discussion and Approval of the FY2026 Budget."

- Total Budget: $21.42 million
  - General Administration: $5.25M
  - Grants Disbursement: $5.7M

- Loans: $10M
- Rainy Day Fund: $470K

- Special Fund Carryover: $1.2M from FY2025
- Breakdown of Grants:
    - Economic Development: $2M
    - Housing: $2M
    - Neighborhood Development: $1M
    - Transportation: $250K
    - Green Space & Infrastructure: $1M
    - Executive Director Discretionary Fund: $250K
    - Community Engagement & Public Safety: $150K

Board Discussion:

- Jawauna Greene raised concerns about recurring transportation-related spending and questioned the impact of certain programs.
- Johndre Jennings defended the GRAM project, citing strong community support and tangible results.
- Otis Rolley suggested that BDC could assist with loan fund management to reduce administrative costs.
- Chad Williams noted that prior conversations with banks revealed high administrative fees, making in-house management more fiscally responsible. Chad also announced the possible interest rate of the WNADA loan would be three percentage points below the Wall Street Journal Prime rate.

Motion: Moved by **Larry Brown**, seconded by **Harry Coker Jr**.
Vote: All in favor.

Agenda Item Eight "Discussion on "personnel matters" 3-305(b)(1) and to receive "legal advice" 3-305(b)(7)."

A closed session was scheduled under the Maryland Open Meetings Act for the following purposes: To discuss personnel matters (§3-305(b)(1)) To receive legal advice (§3-

305(b)(7)). However, this closed session did not take place during or after the June 24, 2025 Board Meeting. No discussions or actions were conducted under these provisions.

Agenda Item Nine Presentations and Updates

Christy Turner and Jared Jackson presented the Housing Options & Opportunities Act, Baltimore City Council Bill 25-0066, aimed at modernizing zoning laws to expand affordable housing options. Key provisions include:

- Legalizing low-density multifamily dwellings (2–4 units) in most residential zones.
- Reducing yard requirements and standardizing lot sizes.
- Eliminating conversion restrictions.

The bill does not include affordability mandates or financing provisions.

Agenda Item Ten “Presentation and Discussion of Focus Development Node Renderings and Green Space Site Plans.”

Lorra Toler provided a visual update on park development projects, including renderings for:

- Arnold Sumpter Park
- Cumberland & Carey Park
- Herbert Street Park
- Easterwood Park
- Wilbur Waters Park
- Maple Leaf Park
- The Quiet Place Park

Jawauna Greene questioned the emphasis on basketball courts in the park designs, suggesting a need for more diverse recreational options.

The board also reviewed the Executive Director’s discretionary and expedited grant awards issued between March 25 and June 23, 2025, which included:

- $50,000 to Water bottle for property acquisition, equipment, or operational costs.
- $50,000 to Reservoir Hill Neighborhood Association to support the creation of a community development corporation and master planning.

- $50,000 to Omega Baltimore for programmatic support at Easterwood Park.
- An amendment to Kouture Enterprises' grant from $250,000 to $500,000.
- A $500,000 grant to Urban Oasis for café development and operations.

11. Comments and Announcements

- Upcoming Love Groove Festival at Greenwood Towing site.
- Recommendation to partner with CIAA for development tours during February 2026.
- Next board meeting in September 30th 2025 & October 2025.

12. Adjournment

Meeting adjourned at 3:20pm