



## **WNADA Board Meeting Minutes**

**Coppin State University**

**Parlett L. Moore Library**

Tuesday, September 30th, 2025

1:10 P.M. – 3:27 P.M.

### **Attendance**

#### **Board Members:**

- Dr. Anthony Jenkins, Chair, Coppin State University
- Otis Rolley, Baltimore Development Corporation
- Senator Antonio Hayes, Senator District 40
- Tarek Bolden, Western District Planner, Baltimore City Department of Planning
- Minister Glenn Smith, Co-chair, Coppin Heights CDC
- Jawauna Greene (Paul Weidenfeld), Assistant Secretary, Public Affairs & Strategy Offices, Maryland Department of Transportation
- Larry Brown, Maryland Department of Housing and Community Development
- JohnDre Jennings, Executive Director, Druid Heights CDC (V)
- James Torrence, Baltimore City Council (V)
- Kayla Williams, Sr. Government Affairs Officer (V)
- Sean Burnett, Representative, Baltimore City Department of Transportation
- Kevin Griffin-Moreno, Maryland Institute College of Arts (MICA) (V)
- Stephanie Hall, Chair Representative, Coppin State University

#### **Staff:**

- Chad Williams, Executive Director
- Neala Crockwell, Executive Assistant
- Taira Sykes, Procurement 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
- Jasmin Torres, General Counsel

**Guests:**

- Andre Bonaparte, Frontline Management
- Gary Nelson, Community Resident
- Logan Hollinger, Reporter, Baltimore Beat

**1. Call to Order & Roll Call**

Meeting was called to order at 1:00 PM. Roll call was conducted, and quorum was confirmed.

**2. Approval of Agenda**

Motion to approve the agenda was made by Otis Rolley and seconded by Jawauna Greene. The motion passed unanimously.

**3. Review and Approval of Minutes – Tuesday, June 24, 2025**

Motion to approve the minutes was made by Minister Glenn Smith and seconded by Larry Brown. The motion passed unanimously.

**4. Consent Agenda**

No items were presented under the consent agenda.

**5. Executive Committee Elections**

Senator Hayes noted his appointment position to the board is permanent. Otis Rolley stated he would be representing the Mayor’s Office for this meeting.

Motion to approve the slate of executive officers, with the amendment acknowledging Otis Rolley as the Mayor’s Office representative, was made by Jawauna Greene and seconded by Minister Glenn Smith. The motion passed unanimously.

**6. Governing Board Meeting Schedule Approval**

Motion to approve the proposed meeting schedule was made by Larry Brown and seconded by Sean Burnett. The motion passed unanimously.

**7. FY26 Budget Amendment Discussion & Approval**

Jawauna Greene inquired about the agency’s authority to negotiate contracts. Chad Williams confirmed that WNADA holds negotiation powers. Jawauna also raised concerns regarding the proposed consolidation of the Public Affairs Officer and Neighborhood Development Officer roles, noting the distinct responsibilities of each. Chad explained that the merger wouldn’t be a significant difference, but it would also enhance operational efficiency and allow the reallocation of one position to a Loan Portfolio Management Officer. He also noted recruitment challenges due to the agency’s sunset clause. Sean

Burnett asked about staffing levels; Chad responded that WNADA has 15 budgeted positions, with approximately half currently vacant.

Motion to approve the FY26 budget amendment was made by Otis Rolley and seconded by Jawauna Greene. The motion passed unanimously.

### **8. Interior Design Contract Approval**

Motion to approve the award of the interior design contract to The Gallery Grid for the WNADA Annex Office was made by James Torrence and seconded by Minister Glenn Smith. The motion passed unanimously.

### **9. Public Safety Grant Approval**

Motion to approve the three-year, \$4.5 million public safety grant to Frontline Management Services was made by Tarek Bolden and seconded by James Torrence. The motion passed unanimously.

### **10. Development Grant Amendment**

Amendment to allow acquisition of 2480 Druid Hill Avenue was approved. Future development proposals will be solicited through a formal RFP process.

### **11. Executive Director Report**

Economic Impact Benchmark Goals: Presented by Chad Williams.

#### **Performance Measurements: Presented by Christy Turner, covering economic development, housing, transportation, and neighborhood initiatives.**

Christy highlighted FY25 MBE Participation: 36 MBE/WBE businesses assisted; WNADA achieved 26% participation, slightly below the State's 29% goal.

#### **Achieving Self-Sufficiency: Fee structure for grants and loans presented by Chad Williams:**

- Grant Application Fee: \$150
- Grant Award Processing Fee: \$150
- Grant Extension Fees:
  - >6 months: 15% of Grant Award
  - >3 months but <6 months: 10% of Grant Award
  - >1 day but <3 months: 5% of Grant Award
- Grant Recapture Fee: 25% of Grant Award + Legal Fees
- Loan Application Fee: \$150
- Loan Processing Fee: \$150
- Origination Fee: 1.5%
- Loan Interest Rate: Applicable Federal Rate + 3.00%
- Late Payment Fee: 3.00%

**Housing Development Report: Delivered by Jared Jackson, highlighting FY24 and FY25 grant performance:**

- FY24 Grant Awards Total: \$3,250,000
- FY25 Grant Awards Total: \$3,650,000
- 25 of 35 properties (70%) allocated to developers and progressing through the LDA process
- 19 target area properties currently being appraised by DHCD
- 44 total properties in active pipeline (excluding vacant lots)
- 13 TIF-eligible properties along 2700–2800 W North Avenue
- Code Enforcement coordination includes request for large-scale alley cleanup (2700–2900 block) scheduled for Spring 2026
- Employment updates: Housing Inspector and In-Rem Attorney onboarded; Code Enforcement Officer pending

**12. Adjournment**

Motion to adjourn was made by Larry Brown and seconded by Jawauna Greene. The motion passed unanimously. Meeting adjourned at 3:27 PM.