



WNADA Board Meeting Minutes

Coppin State University

Parlett L. Moore Library

Tuesday, November 18th, 2025

1:09 P.M.– 2:36 P.M.

Attendees:

Board Members:

- Dr. Anthony Jenkins, Chair, Coppin State University
- Otis Rolley, Baltimore Development Corporation
- Calvin Young, Deputy Mayor (V)
- Tarek Bolden, Western District Planner, Baltimore City Department of Planning(v)
- Minister Glenn Smith, Co-chair, Coppin Heights CDC
- Larry Brown, Maryland Department of Housing and Community Development
- JohnDre Jennings, Executive Director, Druid Heights CDC
- Kayla Williams, Sr. Government Affairs Officer
- Jawauna Greene (Paul Weidenfeld), Assistant Secretary, Public Affairs & Strategy Offices, Maryland Department of Transportation

- Sean Burnett, Representative, Baltimore City Department of Transportation
- James Torrence, Baltimore City, Council (v)
- Calvin Young, Deputy Mayor (V)
- Ian Genove, Chief of Staff, Office of Delegate Marlon Amprey, 40th Legislative District of Maryland (V)
- Stephanie Hall, Chair Representative, Coppin State University
- Lora Mayo, Director of Community Engagement and Education, Office of Senator Antonio L. Hayes
- Kirsten Davis, City Council (v)

WNADA Staff:

- Chad Williams, Executive Director
- Neala Crockwell, Executive Assistant
- Christy Turner, Policy & Research Analyst
- Jared Jackson, Housing Development Officer
- Devin Shacklett, Arts & Culture Officer
- Tera Stephens, Public Affairs Director
- Selisa Jefferson, Economic Development Officer
- Lorra Toler, Neighborhood Housing Officer
- Jasmin Torres, General Counsel

Guests:

- Meldon Dickens
- Lonnie Young
- Katrina Noels

- Farda Alvarado
- Keondra Prier
- Dori Farley
- Alex Aaron
- Joseph Collins
- Theresa Stegman
- Lonni Young

1. Call to Order

The meeting was called to order at 1:09pm.

2. Approval of Agenda

The agenda was approved on a motion by Jawuanna Green, seconded by Minster Glen Smith, and carried unanimously with all in favor.

3. Approval of Previous Minutes

The previous meeting minutes of October 28th, 2025, were approved on a motion by Sean Burnett, seconded by Tarek Bolden, and carried unanimously with all in favor.

Agenda Items

Item 6: Discussion and Approval to Award a \$250,000 (Two-Hundred and Fifty Thousand Dollars) Grant to Reservoir Hill Association to fund the establishment of the Reservoir Hill Equitable Development Corporation (RHEDC) and development and approval of a comprehensive, resident-informed Community-managed Master Plan for Reservoir Hill. The process will be led by RHEDC, in close collaboration with RHA,

WNADA, community stakeholders, and a qualified neighborhood planning consultant through a process of data collection, community engagement, master planning and urban design.

Presentation by Keondria Prier

The Board opened discussion on the proposed \$250,000 grant to the Reservoir Hill Association (RHA) to support the creation of the Reservoir Hill Equitable Development Corporation (RHEDC) and to initiate a comprehensive, resident-informed, community-managed master planning process.

Keondra Prier (RHA) presented the proposal, explaining that the formation of RHEDC and the master plan are intended to proactively address early signs of displacement in Reservoir Hill. She noted that rents have begun increasing and some landlords are selling properties, signaling emerging trends that the community hopes to mitigate before reaching full gentrification. She also emphasized that this would allow them to go after other funding.

Tarek Bolden stated that he supports the initiative and confirmed that he would be involved in the master planning process. He added that the Planning Department has shifted away from creating plans for communities and instead focuses on supporting community-driven planning efforts. He emphasized that their role would be to support RHEDC and offer resources not to control the planning process.

Otis Rolley commented that although the Planning Department will oversee the approval of the master plan, the CDC (RHEDC) will be essential for implementation. He noted that the department can guide and review plans, but a strong CDC is necessary to carry out the work on the ground.

Jawuanna Green provided full disclosure, sharing that there are a lot of plans but no implementation. She raised concerns regarding sustainability and asked whether this was an annualized process or a one-time allocation. She questioned how the initiative would maintain momentum over time and how the Board would ensure that the investment leads to measurable execution not just planning. She also expressed caution about setting a precedent that might cause other CDCs to request similar funding, asking how WNADA would ensure this grant remains substantial and impactful.

In response to sustainability concerns, Chad Williams, Executive Director, clarified that WNADA plans to support the CDC's designated funds for neighborhood work. He stated that the \$250,000 is intended to launch RHEDC and fund the master planning process, while continued support would help ensure long-term viability. Jawuanna Green returned to the question of financial adequacy, asking if the \$250,000 allocation would truly be sufficient for both establishing RHEDC and completing a comprehensive master plan. Keondra Prier stated this is a start for them so be recognized as an organization and can allow them to apply to other funding city and state wise.

Tarek Bolden moved the motion, and Jawuanna Green seconded it. The motion carried unanimously with all in favor.

Item 7: Discussion and Approval to Award a \$1,000,000 (One-Million Dollars) Grant to Healthy Neighborhoods, Inc. serving as the fiscal sponsor for MCB Real Estate and Blank Slate Development to fund an additional \$1 million for the development of a grocery-anchored retail project at 600 W North Ave, and amend the FY25 \$1 million grant award to MCB Real Estate and Blank Slate Development for the acquisition and development of same project to Healthy Neighborhoods, Inc. serving as the fiscal sponsor for MCB Real Estate and Blank Slate Development. Therefore, awarding a

total of \$2,000,000 (Two-Million Dollars) to Healthy Neighborhoods, Inc. serving as the fiscal sponsor for MCB Real Estate and Blank Slate Development for the development of a grocery-anchored retail project at 600 W North Ave.

Presentation by Alex Aaron, Theresa Stegman, Dori Farley

- Alex Aaron highlighted the neighborhood's urgent need for improved food access and how the grocery-anchored retail project would address these gaps by providing fresh and healthy food options.
- Theresa Stegman elaborated on the project's financing gap and emphasized that additional funding would help ensure the project's completion. She also mentioned that Healthy Neighborhoods, Inc. would manage the funds effectively.
- Dori Farley noted that the grocery store would include a liquor store as part of the agreement. Moreover, regarding parking, the developers successfully negotiated 64 parking spaces for the grocery store, as a garage was not feasible.

Otis Rolley moved the motion, and Sean Burnett seconded it. The motion carried unanimously with all in favor.

Item 8: Discussion and Approval to Award a 33-month (2 years and 9 months), \$450,000 (Four-Hundred and Fifty Thousand Dollar Grant to Baltimore Office of Promotion & The Arts (also known as Create Baltimore) to fund a WNADA designated Arts, Culture and Entertainment Development Officer and other indirect cost for materials, supplies, equipment and small procurement services from January 1, 2025 – September 30, 2028.

Chad Williams Executive Director requested that this item be tabled.

Jawuanna Green moved the motion to table agenda item eight, and Otis Rolley seconded it. The motion carried unanimously with all in favor.

Adjournment at 2:36pm.