



Board Meeting

Coppin State University

Parlett Moore Library, Lower-Level Conference Room
2500 W North Avenue - Baltimore, MD 21216

Monday, March 24, 2025
1:00 PM – 3:00 PM

Open Session

1. **Call to Order**
2. **Roll Call**
3. **[Approval of Agenda](#)**
4. **[Review and Approval of Minutes – Monday, January 27, 2025](#)**
5. **[Fiscal and Budget Report and Review of FY25 Budget Projection Close-out for Discussion and Approval to authorized Executive Director and Chief Budget & Fiscal Officer to transfer no more than \\$500,000 from FY25 Budget Line "1407-Grants" to other line items to cover general administrative, operational and contract expenses, and DBM \(Department of Budget and Management\) approved budgeted and contractual salaries with fringe benefits.](#)**
6. **Discussion and Approval of [WNADA Grants Manual](#)**

7. Discussion and Approval of Executive Director's Recommended Grant Awards

a. Economic Development Fund

- [Innovation Works, Inc.](#) - **\$1.1 million** : Grants or loans for start-up business support and acquisition and development of vacant and blighted commercial properties to support 5 – 10 businesses establish storefronts or offices in the *WNA & McCulloh Focus Development Node*, includes \$50,000 for operational support.
- [Za Gualay LLC d/b/a Habesha Flavor](#) - **\$500,000** : \$475,000 for acquisition and development of two commercial properties to build a food co-op, café, and food product manufacturing space in the *WNA & McCulloh Focus Development Node*, and \$25,000 for operational support.
- [Styled4You Boutique](#) - **\$500,000** : \$475,000 for acquisition and development of two vacant and blighted commercial properties for construction into a women's clothing retail storefront in the *WNA & McCulloh Focus Development Node*, and \$25,000 for Operational support.
- [Requity Foundation, Inc.](#) - **\$500,000** : \$300,000 for acquisition and development of 2 vacant and blighted properties in the *Mondawmin & Easterwood Focus Development Node* for vocational education training at Carver Vocational-Technical High School to meet the Maryland Blueprint for Education goal of career readiness; \$100,000 for construction materials, clothing, and safety equipment for students; and \$100,000 for operational support.

The total grant amount recommended from the Economic Development Fund - \$2.6 million

b. Housing Development Fund

- [KIOBA Business Ventures, LLC](#) - **\$500,000** : \$475,000 for acquisition and development of 5 -7 single-family row homes to be sold at or no more than \$275,000 in the *2700 – 2900 West North Avenue Focus Development Node*, and \$25,000 for operational support.
- [OKET Development, LLC](#) - **\$500,000** : \$475,000 for acquisition and development of 5 -7 single-family row homes to be sold at or no more than \$275,000 in the *2700 – 2900 West North Avenue Focus Development Node*, and \$25,000 for operational support.
- [Visionary Venture Partnership, LLC](#) - **\$500,000** : \$475,000 for acquisition and development of 5 -7 single-family row homes to be sold at or no more than \$275,000 in the *Mondawmin & Easterwood Focus Development Node*, and \$25,000 for operational support.
- [Wall Street Partners, LLC](#) - **\$500,000** : \$475,000 for acquisition and development of 5 -7 single-family row homes to be sold at or no more than \$275,000 in the *2700 – 2900 West North Avenue Focus Development Node*, and \$25,000 for operational support.
- [Rebirth Development](#) - **\$250,000** : \$175,000 for acquisition and development of 2801 WNA (vacant lot into green space flower garden) and 2803 WNA (blighted structure into a commercial building) for WNADA Annex office building and shared community office and meeting space for community development organizations and neighborhood associations; \$75,000 acquisition and development of 1 - 2 single-family row homes to be sold at no more than \$275,000 in the *2700 – 2900 West North Avenue Focus Development Node*.
- [One Saint Home, LLC](#) - **\$250,000** : \$237,500 for acquisition and development of 3 - 5 single-family row homes to be sold at or no more than \$275,000 in the *2700 – 2900 West North Avenue Focus Development Node*, and \$12,500 for operational support.

- [3012 Garrison LLC dba Laycon Construction](#) - **\$500,000** : \$475,000 for acquisition and development of 5 -7 single-family row homes to be sold at or no more than \$275,000 in the 2700 – 2900 West North Avenue Focus Development Node, and \$25,000 for operational support.
- [Baltimore Roots Development LLC](#) - **\$250,000** : \$237,500 for acquisition and development of 3 - 5 single-family row homes to be sold at or no more than \$275,000 in the 2700 – 2900 West North Avenue Focus Development Node, and \$12,500 for operational support.
- [Real Estate Farmers LLC dba The Real Estate Farmers](#) - **\$250,000** : \$237,500 for acquisition and development of 3 - 5 single-family row homes to be sold at or no more than \$275,000 in the 2700 – 2900 West North Avenue Focus Development Node, and \$12,500 for operational support.
- [Kouture Enterprises LLC](#) - **\$250,000** : \$237,500 for acquisition and development of 3 - 5 single-family row homes to be sold at or no more than \$275,000 in the 2700 – 2900 West North Avenue Focus Development Node, and \$12,500 for operational support.

The total grant amount recommended from the Housing Development Fund - \$3.75 million

c. Transportation Development Fund

- [Rize, Inc.](#) - **\$100,000** : \$100,000 to purchase a van/bus to transport children to afterschool boxing training classes at UMAR Boxing in the WNA & McCulloh Focus Development Node.

The total grant amount recommended from the Transportation Development Fund - \$100,000

d. Neighborhood Development

- [Druid Heights Community Development Corporation](#) - **\$125,000** : \$125,000 operational grant to support staff salaries and fringe benefits for the development of the 2300 block of Druid Hill Ave.
- [Greater Mondawmin Coordinating Council](#) - **\$50,000** : \$50,000 operational grant to support staff salaries and fringe benefits for the development of Herbert Street Park.
- [Parity Baltimore Incorporated](#) – [The SOS Fund](#) - **\$200,000** : \$125,000 for emergency housing code repairs of 25 homes (at no more than \$5,000 per home), and \$75,000 for operational support to provide financial interventions, municipal service assistance and civil legal referrals for 50 legacy homeowners in the *Live@Coppin* and *Mondawmin and Easterwood Focus Development Nodes*.
- [Coppin Heights CDC](#) - **\$75,000** : \$75,000 operational grant to support staff salaries and fringe benefits for the development of 2700 - 2900 Blk WNA.
- [DRUM Healthy Families, Inc.](#) - **\$100,000** : \$100,000 - Closing cost to acquire 2100 Eutaw Pl which is the actual building currently being leased by DRUM Healthy Families, Inc.

The total grant amount recommended from the Neighborhood Development Fund - \$550,000

e. Green Space Development Fund

- No grant recommendations

f. Arts & Culture Development Fund

- No grant recommendations

g. Community Engagement Fund

- No grant recommendations

h. Public Safety

- No grant recommendations

8. Staff Reports

- Teresa Stephens, Public Affairs Officer
- Christy Turner, Policy and Research Analyst
- Selisa Jefferson, Economic and Business Development Officer
- Jared Jackson, Housing Development Officer
- Devin Shacklett, Arts & Culture Development Officer
- Lorra Toler, Neighborhood Development Officer & Acting Transportation Development Officer
- Tiara Sykes, Chief Procurement and Grants Officer
- Shaunte Roper, Chief Budget and Fiscal Officer

9. Maryland and Baltimore City Agency Updates and Reports

- Maryland Commerce
- Maryland DHCD
- Maryland Transportation
- Baltimore City Development Corporation
- Baltimore City DHCD
- Baltimore City Transportation
- Baltimore City Planning
- Community Representatives

10. Adjournment