

APPROVED MINUTES

**Bolton Hill Community Association**  
**Board Meeting minutes**  
**November 4, 2025**

Officers		Class of 2026		Class of 2027	
X	Lee Tawney (President)	A	Chevel Bess	E	John Butz
X	David Nyweide (1 <sup>st</sup> VP)	X	Barbara Cates	E	Beth Cole
X	Susan Haun (2nd VP)	X	Don Feuerstein	E	Margaret De Arcangelis
X	Chris Kingsley (Treasurer)	A	Barbara Francis	X	Jacqueline Fiore
X	Jason Perrotti (Secretary)	A	Stuart Galonoy	X	Michael Flanigan
		X	Florencia Gutierrez	X	Steve Howard
		X	John Leith-Tetrault	Z	Rose McKinley
		E	Thecla Meyer	E	Elizabeth Peters
		X	Oge Okoli	X	Jim Prost
		X	Marcus Pratt	X	Sara Warren (MICA)
		A	Lisa Savage	A	Marci Yankelov
		X	Jeff Thompson		

X= present; E=excused; A=absent Z=zoom

President Lee Tawney called the meeting to order at 7:30 pm

**Special Reports**

Rochelle Carpenter and Maura Dwyer spoke about the redesign of Mount Royal Elementary/Middle School's playground. The intent is for the redesigned playground to be safer, more inclusive, and meet the needs of all the school's students from Kindergarten to 8th grade. Maura is a representative from the Neighborhood Design Center, which is an organization partnering with the school on this project. Design drafts were shared, and a survey was distributed to get community input.

**Minutes from the September and October board meetings were both approved**

**President's Report**

President Tawney reported that:

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- The Mayor's Task Force for the Sisson Street Plant has now met twice, and their voices are being heard.
- The State Center Working Group has met once now, and the state has a group currently looking at the site and making recommendations.
- The Eutaw-Marshburn site is still in flux. Two weeks ago, the Maryland State Department of Housing and Community Development had students from the architecture school at the University of Maryland review the site.
- There will be a Veterans Day ceremony at Congressional Medal of Honor Park at 11 am on 11/11.
- The neighborhood is hoping to put together a Food Pantry Group to respond to the loss of SNAP benefits in the state.

### Reports

#### Finance

Chris Kingsley shared the results of the 2nd quarter report of BHCA's fiscal year (May–Oct). He noted that this particular quarterly report is notable since it includes the results of many of the neighborhood's biggest events. He went on to congratulate everyone who managed these events, since all events came in on budget or better than budgeted. In particular, Festival on the Hill produced \$10,000 of net revenue. Membership efforts have also been very successful, and BHCA membership is at a several-year high.

#### Safety/Security

Jim Prost attended the Western District monthly majors meeting and found out that the suspect behind many of the burglaries in the neighborhood was arrested. However, multiple subsequent burglaries occurred shortly after this arrest, indicating that burglaries continue to be a problem for the neighborhood. Despite this recent increase in burglaries, the rate in Bolton Hill is approximately equal to the city average. Jim also noted that violent crimes are down in Bolton Hill compared with last year.

BHCA won a grant from BGE to improve lighting in the neighborhood, and Jim is working with block captains and other volunteers to begin distributing dusk-to-dawn lights to neighborhood residents. Solar-powered motion-detection lights for alleys are also a possibility. Upcoming safety/security meetings will occur on November 19th, December 17th, and January 21st.

#### Zoning / Land Use Committee

David Nyweide recapped the board's recent activity regarding the Housing Options and Opportunity Act bills and provided a written update on the status of each bill. Four of the 5 bills have now been signed into law by the mayor. The fifth bill, which would allow homeowners to more easily subdivide their properties (25-0066), has been recommended for passage by the planning commission and is currently being considered by the city council's land use and transportation committee. The committee will hold a public hearing on the bill. It was also noted that the planning commission recommended that the effects of the bill be studied in 3-year cycles, if it becomes law.

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### **Membership**

Susan Haun reported that the membership committee has found that BHCA has been successful with free membership sign-ups, but has work to do in improving the conversion of free to paid memberships. Thirty percent of free members from 2022 to 2024 became paid members. The committee is currently reviewing membership data from BHCA's databases and hoping to put together a plan to improve conversion from free to paid memberships. The committee is also in the beginning stages of planning the next new neighbor parties.

### **Neglected & Mismanaged Properties**

Jeff Thompson reported that the committee has been monitoring 25-32 properties over the past year. Eight properties have dropped off the list, due in most cases to issues or complaints resolving. From the 24 remaining properties, 10 are in legal proceedings, and the other 14 or 15 are on a watch list. Four properties in receivership are moving through the process quickly. Jeff also noted the important role that block captains have in monitoring problem properties.

### **Transportation**

Peter Jackson reported that DOT released GIS data showing high traffic and pedestrian accident corridors. Mount Royal and North Ave are considered tier 1 locations, and Laurens St is tier 2, but Lafayette St was not included. DOT plans to install speed humps on Laurens, and Peter has followed up with DOT to see about the status of getting more, as well as an update on the traffic counters on the southern end of the neighborhood.

There was an additional update regarding the flex posts on Park Ave. There are now 150 signatures from concerned community members, who would like to see a more effective solution to traffic calming in that area of the neighborhood.

### **Greening Committee**

Doug Kelso reported that the committee met today and is trying to get ready for a possible community investment program (CIP) grant associated with the Frederick Douglass tunnel. Parks that may be eligible for investment include Sumpter Park, Maple Leaf Park, Rutter's Mill Park, and the 1400 and 1500 blocks of Mount Royal Ave. Doug also noted that there will be a tree planting over the upcoming weekend, and over \$3,100 was donated to the greening fund in honor of late neighbor Jeremy Walston.

### **Gray Panthers Salon**

Bill Hamilton reports that there is an upcoming salon on 11/10 from 6 pm to 7:30 pm with Kurt Schmoke at the Linden Park apartments.

### **Announcements**

Sara Warren announced that MICA is celebrating its 200th anniversary next year. There will be a kickoff celebration in January and more events throughout the year. MICA is hoping to engage the community throughout the year, and a flyer was handed out with key dates and a link to the corresponding website.

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### **General Discussion**

A representative from Senator Hayes's office reported that grant money is available for projects serving the district. The application is due November 24th, and more information is available on the senator's website, as well as a Zoom link with more details. Lastly, constituents affected by the federal government shutdown were encouraged to reach out to the office to be connected with resources.

Leah Hewitt reports that she is opening a photo studio on 1500 Bolton St, and the location will be holding upcoming community events.

The meeting adjourned at 8:36 pm.

Jason Perrotti

BHCA Secretary