

APPROVED MINUTES

**Bolton Hill Community Association**  
**Board Meeting minutes**  
**December 2, 2025**

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

**The Samaritan Community**

Peter Dunn from the Samaritan Community provided an overview of the Samaritan Community's services, noting they assist approximately 700 to 800 people with emergent needs annually, including families, by helping with expenses like food, rent, utilities, and prescription co-pays. The organization welcomes and encourages donations to continue its work.

**Thread**

Josh Sherman from Thread spoke about the organization, which is a non-profit dedicated to building deep relationships between young people and volunteers across

## APPROVED MINUTES

lines of difference, with a 10-year commitment to each participant. Thread's structure involves building "families" of 3-5 volunteers to support each young person. The organization currently works with students from several Baltimore City public schools, including Frederick Douglass High School, Carver Vocational, Patterson High School, Digital Harbor, Dunbar, and ACE in Hamden.

**Minutes from the November board meeting were approved.**

### President's Report

President Tawney reported that:

- He visited the Kappa Alpha Psi fraternity at the request of Senator Hayes. The fraternity is interested in developing the lot there into a park. BHCA intends to build longer-term relationships with them.
- The Mayor's Task Force on Sisson Street is meeting regularly every Monday, and community members have provided strong input into the decision-making process.
- The State Center Working Group is keeping an eye on the State Center site's future development, noting that it will have a huge impact on Bolton Hill, Mount Vernon, and other surrounding areas.
- The University of Maryland Architecture School recently completed a charrette concerning the Eutaw-Marshburn site. They are scheduled to give a presentation on their work next week in College Park.
- A Nominating Committee has been formed. The goal is to continue to reduce the number of board members from the current 24 down to 20 this year, as outlined in the bylaws. Jeff Thompson has agreed to chair the committee and Barbara Francis, David Nyweide, Elizabeth Peters, and Bill Hamilton are on the committee.
- There was a reading program at Mount Royal Elementary/Middle School that was recently defunded, but the community has raised \$55,000 to help fund it.
- Several neighbors hosted MICA students for Thanksgiving, which was a success.
- Holiday trees are being added to the Park Avenue fountains. You can send an email to [fotpam@boltonhillmd.org](mailto:fotpam@boltonhillmd.org) to subscribe to an email mailing list to hear about news and events from the Friends of the Park Avenue Medians.

### Reports

#### Finance

As approved by the executive committee, BHCA donated \$500 to support the Mount Royal Elementary/Middle School reading program.

#### Zoning and Land Use Committee

## APPROVED MINUTES

City Council Bill 25-0066: the City Council Transportation and Land Use Committee held a hearing on the bill on Monday, is currently considering how to proceed, and amendments may be proposed. The bill would allow the owner of any property, depending on lot size, to divide it into up to four units by right, without any community notice or comment.

### **Membership**

The committee is working to promote the association's activities to increase membership. They are working with real estate agents to get information on house sales and new move-ins, allowing block captains to welcome and introduce themselves to new neighbors. The block captain system is reportedly working well.

### **Neglected & Mismanaged Properties**

The committee is currently tracking 25 properties in the neighborhood. Of the 25, 10 are in some form of legal proceedings, 5 are in some kind of foreclosure status, and 5 are in receivership. Fifteen properties are currently on the committee's watch list. Seven properties have received citations within the last four months. Eight properties are being considered for removal from the watch list if no neighbor is currently concerned about them.

### **Architectural Review Committee**

The committee is actively reviewing projects, including brick repointing work and a plethora of solar installation projects currently in the pipeline. The committee announced a procedural change for the end of the year:

- The December meeting will be held on the third Wednesday, not the fourth Wednesday.
- A proposal will be made to permanently change both the November and December meeting dates for the ARC to the third Wednesday to avoid conflicts with holidays.

### **Greening Committee**

- The committee is working on an application for funding through the state bond bill through Senator Hayes's office for the restoration of the eight historic urns located on the four corners of both parks, noting that the renovations are greatly needed and not inexpensive.
- The West North Avenue Development Authority is looking to invest in improvements to parks along the West North Avenue corridor, including Sumpter Park, and BHCA is learning more about the idea and collaborating.
- The committee will meet with a landscape architect to look at developing a concept and rough cost estimates for upgrading Sumpter Park, Rutter's Mill Park, and the 1400 and 1500 blocks of Mount Royal.
- Work is ongoing on a grant proposal for upgrading water lines to fountains, primarily focusing on Eutaw Place, as some of the fountains are unreliable.

## APPROVED MINUTES

- The committee is looking at estimates for raising the tree canopy in Sumpter Park.
- A tree pruning workshop will be held by Tree Baltimore on December 13 at Unity Hall.

The meeting adjourned at 8:20 pm.

Jason Perrotti

BHCA Secretary