

APPROVED MINUTES

Bolton Hill Community Association
Board Meeting minutes
January 6, 2026

| Officers | | Class of 2026 | | Class of 2027 | |
|----------|---------------------------------------|---------------|---------------------|---------------|---------------------------|
| X | Lee Tawney (President) | X | Chevel Bess | Z | John Butz |
| X | David Nyweide (1 st VP) | X | Barbara Cates | X | Beth Cole |
| X | Susan Haun (2nd VP) | X | Don Feuerstein | A | Margaret De Arcangelis |
| X | Chris Kingsley (Treasurer) | X | Barbara Francis | X | Jacqueline Fiore |
| X | Jason Perrotti (Secretary) | A | Stuart Galonoy | X | Michael Flanigan |
| | | A | Florencia Gutierrez | X | Steve Howard |
| | | E | John Leith-Tetrault | Z | Rose McKinley |
| | | X | Thecla Meyer | X | Elizabeth Peters |
| | | X | Oge Okoli | X | Jim Prost |
| | | X | Marcus Pratt | X | Sara Warren (MICA) |
| | | E | 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 7:38 pm.

Special Reports:

Councilman James Torrence reported on the following as legislative priorities:

- **"Do Not Disturb" Legislation:** A bill to create a registry preventing predatory "residential wholesalers" from contacting homeowners. Violations would carry a \$250 fine.
- **Residential Care Facilities:** Legislation to lower the occupancy cap from 16 to 8 people.
- **Economic Development:** Focus on Transit-Oriented Development (TOD) in Mondawmin
- **Druid Hill Park:** \$120 million is now needed to complete the renovation. The state is being asked for \$20 million and the city is also contributing \$20 million.

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This funding will allow for work to begin on phases 1 and 2 of the next stage of the project.

- **Tenant Rights:** A "reclamation period" bill allowing evicted tenants additional time to recover essential items from a property.

Councilman Zac Blanchard reported on the following as legislative priorities:

- **Commercial Corridors:** Prioritizing funding for Baltimore's "Main Streets" to ensure they are vibrant, clean, and occupied.
- **Home Ownership:** Looking into ways to make it easier to build "starter homes" for young families and "silver homes" for seniors looking to downsize.
- **Electoral Reform:** Pushing for public financing improvements and allowing independent voters to participate in primary elections.
- **Tax Reform:** Shifting the tax burden toward vacant properties and low-value property uses to encourage development and provide relief to homeowners.
- **Charter Review Committee:** Zac is part of a committee that meets once every couple of weeks to identify ways to make government more effective.
- He also responded to several questions concerning his proposed zoning amendments.

Minutes from the December board meeting were approved.

President's Report

President Tawney reported that:

- The Mayor's Task Force for the Sisson Street transfer station is meeting most Mondays, and alternative options for moving it are being explored.
- The State Center Working Group continues to meet, but there is no new news regarding the site.
- Eutaw-Marshburn will be torn down as soon as the state provides money. There are plans to put out an RFP for development by the end of the year, and a community-based input process will be followed.
- Jeff Thompson has agreed to chair the nominating committee, and the committee will be meeting again by the end of January.
- A midyear report of BHCA's activity was compiled and sent out.
- A portal through the BHCA website is being developed to improve access to board documents.
- Volunteers are needed to help with the upcoming parking permit process.

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Reports

Finance

Chris Kingsley reports that:

- A Q3 report will be available at the upcoming meeting in February.
- There will be meetings in February to discuss the budget for the upcoming year.

Safety/Security

Jim Prost reports that:

- Violent crime is down 44% compared to 19% throughout the city.
- Property crime is up 37% mostly from shoplifting and burglaries.
 - There was a 127% increase in burglaries.
 - Many burglaries were committed by one individual who was arrested in November.
- Dusk-to-dawn light bulbs are being provided to the neighborhood as a result of a \$10,000 lighting grant from BGE.
- Later, the committee will focus on adding solar-powered lights to alleyways.

Zoning / Land Use Committee

David Nyweide reports that:

- City Council Bill 25-0066:
 - The Community Law Center and various community organizations are looking into a possible lawsuit related to the previous 4 bills in the package that were signed into law.
 - State law requires that property owners be properly notified and that there is a comprehensive review process if proposed zoning code changes are sufficiently large.
 - BHCA will continue to keep the community informed on this development.

Membership

Lee Tawney reports that:

- This month, membership renewals will go out, and the committee is also working on a welcoming package for new members.

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- Susan Haun is working with real estate agents to identify people who have recently moved into the neighborhood.

Neglected & Mismanaged Properties

Jeff Thompson reports that:

- 1703 Linden St is being cleaned up and secured.
- 25 properties are being monitored, 10 are in legal action, 3 are in foreclosure, and 7 are in receivership.

Transportation

Peter Jackson reports that:

- Some DOT projects are on hold throughout the winter.
 - Paving projects don't resume until the spring.
- The committee has requested a meeting with DOT to receive an update on where the neighborhood's projects fall within DOT's queue and what the neighborhood can do to better advocate for the needed interventions.

Greening Committee

Lee Tawney reports that:

- There is funding from the Greening Committee to take a look at redesigning at the 1400 and 1500 blocks of West Mount Royal and Rutter's Mill Park.
- BHCA is also getting estimates to raise the canopy in Sumpter Park.

David Nyweide reports that:

- He and Chris Kingsley have been representatives for the lot renovation at the southeast corner of Park and North Avenue as part of a project known as Unity@Park Avenue.
- Three bidders put in bids to do the implementation work, and one looks like it will be a good fit, with work potentially beginning in the spring.

Chris Ryder reports that:

- Lighting has been added to the fountains on Park Avenue during winter.
- There are also First Friday events at the fountains.

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- A capital improvement application for the state bond bill has been sent to Senator Hayes's office to raise the \$190,000 needed for infrastructure repairs throughout the Park Avenue medians.
 - A cost share of 5-10% is required, so there will be an ongoing capital campaign until the necessary funds are raised.

Grey Panthers/Communication

Bill Hamilton reports that:

- There was a recent salon featuring former mayor Kurt Schmoke.
- The committee is hoping to have 3 or 4 salons throughout the upcoming year.
 - Retirement and estate planning are some of the topics that might be featured.
- The Grey Panthers are hoping to add more members.
- He is looking for article ideas and writers for the upcoming Bolton Hill Bulletin.

Announcements

Garden Club Grants

Bonnie Legro reports that:

- The Bolton Hill Garden Club, with support from BHCA, is awarding greening grants this spring.
 - These grants fund the planting and maintenance of public spaces, parks, and the expansion of tree wells.
 - Projects in Madison Park and Marble Hill are also eligible.
 - Apply by March 1.
 - Grants have ranged from \$75 to \$2,500.

General Discussion

Rayco Turner from Midtown reports that:

- Midtown helped plant 23 trees in Bolton Hill this past fall.
- Volunteer pruning sessions are coming up, with Bolton Hill's on January 31.

Sara Warren from MICA announced that everyone is invited to MICA's 200th anniversary kick-off opening celebration on January 21.

The meeting adjourned at 8:42 pm.

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Jason Perrotti

BHCA Secretary