

APPROVED MINUTES

Bolton Hill Community Association
Board Meeting minutes
February 3, 2026

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

Minutes from the January board meeting were approved.

President's Report

- **Volunteer Recognition:** The President reminded the board that BHCA is entirely volunteer-run and has no paid staff. He commended the 26 volunteers who participated in the Mount Royal clean-up after the recent snow.
- **Sanitation:** A notice was sent to block captains regarding trash cans being left in alleys, particularly behind multi-family, non-owner-occupied properties. Residents are reminded that city regulations require trash cans to be put away properly.
- **Candidate Forums:** In coordination with the No Boundaries Coalition, Madison Park, Marble Hill, and Reservoir Hill, a joint candidate forum is being planned for

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May. There will likely be separate sessions for congressional and legislative elections.

- **Nominating Committee:** Jeff Thompson and the committee have met twice. A full slate of board candidates is expected to be ready by May.
- **Eutaw Marshburn Site:** Planning Director Tarek Bolden confirmed that funding for the demolition of the old school building at McMechen and Eutaw Streets has been approved. Demolition is estimated to begin mid-2026. Artwork on the building's facade will be preserved and relocated.
- **State Center:** There are no significant updates or a definitive timeline for the final vacancy of the site.
- **Parking:** BHCA is seeking someone to take over parking permit management, and we expect to have more information by next month's meeting. Michael Flanigan is taking over for Barbara Francis as the Baltimore Parking Authority's neighborhood representative.
- **Music at Corpus Christi:** The Music at Corpus Christi free concert series will begin at the end of February and will feature various neighborhood performers. The series is dedicated to MICA's 200th anniversary.
- **Refreshments:** A volunteer is needed to provide refreshments for next month's meeting.

Reports

Finance

Chris Kingsley reported that:

- **Q3 Review:** Chris Kingsley presented the Q3 report, noting that the association remains in a stable financial position.
- **Next Year's Budget:** The budget for the next fiscal year is currently being drafted. Committee chairs and project managers must submit funding requests and project ideas by the end of March. The final budget will be presented for board approval in April.

Safety/Security

Jim Prost reported that:

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- **Crime Statistics:** Jim Prost reported that while citywide violent crime decreased by 7% in January, Bolton Hill saw 9 incidents, compared to zero in January 2025. Investigations indicate these were largely domestic or neighbor-related disputes among acquainted individuals, rather than random acts.
- **Lighting Initiatives:** The association is continuing its distribution of "dusk to dawn" LED bulbs to residents. As the weather warms, the committee plans to install solar-powered motion-sensor lights in key areas.

Zoning / Land Use Committee

Lee Tawney reported that:

- **City Council Bill 25-0066:** The City Council Land Use and Transportation Committee will meet on February 12 to discuss the bill. The board noted that the legislation appears to be on a "fast track," and no further public testimony is being taken at this stage. Residents are encouraged to sign the online petition and attend upcoming community meetings hosted by Councilman Zeke Cohen.

Membership

Susan Haun reported that:

- **Database Cleanup:** The committee is currently cleaning up the membership database to make it more manageable.
- **Renewals:** This week, the committee sent out renewal notices to members whose memberships had recently expired or were set to expire soon.
- **New Outreach:** The next step is to generate a list of neighborhood residents who have never been members and contact them.
- **Neighbor Engagement:** Board members and residents are encouraged to chat with their neighbors and invite them to join BHCA as a member.

Neglected & Mismanaged Properties

Jeff Thompson reported that:

- **Consultant Funding:** Jeff Thompson thanked MICA for once again providing \$1,000 to support the work of the association's consultant, Peter Duvall, who monitors problematic properties in the neighborhood.

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- **Property Inventory:** The committee is currently monitoring **25 properties** in total:
 - **18** properties are on the active watch list.
 - **1** property remains in legal limbo with HUD.
 - **6** properties are currently in the receivership process, with one expected to go to sale in the near future.
- **Property Updates:**
 - **1703 Linden Avenue and 1741 Park Avenue** are officially listed for sale, which the committee views as a positive step toward new ownership.
 - **1429 John Street**, a long-standing problem property, was sold and is currently held by a bank-associated entity.

Greening Committee

Doug Kelso reported that:

- **Bulk Compost:** The committee is working on a bulk acquisition of compost. Any park or community space stewards who would like to participate should contact the committee.
- **"Two on Tuesdays" Program:** The committee is expanding this volunteer initiative. The program identifies projects that can be completed in approximately two hours by 6–10 volunteers.
- **Steward Vacancy:** There is an immediate opening for a steward for the 1300 block of Eutaw Place. The volunteer does not need to live on that specific block.

Lee Tawney reported that:

- **Memorial Plaque:** The committee and the Grand Lodge are working on creating a memorial plaque for Henri Daniels, who cared for the 1300 block of Eutaw Place for 55 years.

Announcements

Garden Club Grants

Chris Mirkovich reported that:

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- **Greening Update Meeting:** A major meeting is scheduled for March to show appreciation for park stewards and coordinate with neighboring associations and Midtown Services. The city's Greening and Sustainability Planning Coordinator and a representative from the West North Avenue Development Authority (WNADA) will attend to discuss city-wide initiatives and potential improvements to parks along the North Avenue corridor.
- **Grant Program:** The Garden Club continues to offer greening grants for projects in Bolton Hill, Madison Park, and Marble Hill.
- **Plan Swap and Seed Exchange:** The annual plant swap and seed exchange is coming up in the spring and will feature local bluegrass music.

MICA 200th Anniversary

Sara Warren reported that:

- **"Fête of Lights" Celebration:** The major bicentennial event, Fête of Lights, will take place on Saturday night, February 21, at the Main Building. Neighbors can receive a 50% discount on tickets using a promo code to be sent out via the bulletin.
- **Event Highlights:** The evening will feature an illuminated artwork exhibition curated by Derek Adams, a wearable art parade with celebrity judges, and a "Party in the Plaza."
- **Panel Discussion:** A free public panel discussion featuring artists will be held on Sunday, February 22, at 2:00 pm.
- **Logistics & Fireworks:** A 200-second fireworks display is planned for the weekend. Mount Royal Avenue will be closed between Lafayette and Lanvale from Friday through Sunday to accommodate foot traffic.

Environment / Sisson Street Site

Barbara Cates reported that:

- **Relocation Update:** The proposed move of the Sisson Street citizen drop-off center to Falls Road has been officially taken off the table, but the city intends to close the Sisson Street site eventually.
- **Community Advocacy:** Residents expressed a strong desire to keep the Sisson Street site open due to its convenience. A public hearing is scheduled for **Monday, February 23**. BHCA may form a subcommittee to explore the issue

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further.

General Discussion

Jim Prost reported that:

- **Traffic Calming:** Neighborhood volunteers and parents from the Bolton Hill Nursery School are advocating for traffic calming measures. With \$1 million currently in the city's traffic calming budget (dropping to \$400k next year), the board emphasized the need to submit a formal request.

The meeting adjourned at 8:20 pm.

Jason Perrotti

BHCA Secretary