

APPROVED MINUTES

**Bolton Hill Community Association
Board Meeting minutes
April 7, 2026**

Officers		Class of 2026		Class of 2027	
X	Lee Tawney (President)	A	Chevel Bess	X	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	E	Jacqueline Fiore
X	Jason Perrotti (Secretary)	A	Stuart Galonoy	X	Michael Flanigan
		A	Florencia Gutierrez	E	Steve Howard
		X	John Leith-Tetrault	Z	Rose McKinley
		E	Thecla Meyer	E	Elizabeth Peters
		X	Oge Okoli	X	Jim Prost
		X	Marcus Pratt	E	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

Presentations

Green and Healthy Home Initiative

Bolon Xi-Amaru reported that the No Boundaries Coalition has been working with Electrify Baltimore to learn more about air quality in Baltimore and Washington, DC homes. Research shows that many homes exceeded EPA safety limits. Bolon encouraged residents to sign up for free indoor air quality testing.

The February and March board meeting minutes were approved.

APPROVED MINUTES

President's Report

Lee Tawney reported:

- **Midtown Townhall Meeting:** April 15th 5:30 pm.
- **Candidate Forums:** BHCA is collaborating with the No Boundaries Coalition and neighboring associations (Madison Park, Marble Hill, and Reservoir Hill) to host consolidated candidate forums. A forum for school board, senator, and delegate elections is scheduled for May 12, and a tentative District 7 forum is planned for May 19.
- **Eutaw-Marshburn Site:** The University of Maryland architecture school has studied the site, and their work will be presented on April 21st at 4 pm at Brown Memorial Presbyterian Church. Also, demolition is not underway yet, and the building's artwork is being saved.
- **State Center:** Senate Bill 818, which establishes a new advisory committee for the State Center, is currently being considered in the House and is expected to pass. The project continues to move forward, and further updates will be provided as they become available.
- **Parking Authority:** Barbara Francis has concluded her service as the BHCA representative to the Parking Authority. Michael Flanigan has been appointed as the new representative to the Parking Authority.
- **Music at Corpus Christi:** The next concert in the series is scheduled for April 29 at 7:00 pm, featuring the Maple Leaf Park Trio.
- **May Day Baskets:** There are flyers out promoting this event.
- **June 19th Concert at Marlborough Apartments:** Plans are underway to host a community concert at the Marlborough apartments this spring, potentially on June 19, with the help of Marlborough resident Roosevelt Boone.
- **Homeless Encampments:** The encampment on the ramp heading north has been cleared through coordination with the Mayor's office and Council Members. BHCA is now working with Reservoir Hill leadership to address the remaining encampment on the left side of the northbound route.
- **May Meeting at Unity Hall:** The upcoming May meeting will be held at Unity Hall and serve as the BHCA Annual Meeting, featuring the election of the new board and officers.

Reports

APPROVED MINUTES

Nominating Committee

Jeff Thompson provided updates on the board slate. The board currently has 23 members, which is three above the intended limit; seven members will be cycling off while four new candidates are set to join: Roosevelt Boone, Rochelle Carpenter, Maurice Corbett, and Joseph Piccinini. Bios for the new nominees will be distributed to the community ahead of the vote at the upcoming May meeting.

Finance

Chris Kingsley presented the proposed budget for fiscal year 2027, which begins May 1. He noted that while the association ended the current year with a \$35,000 surplus, a deficit is projected for next year as restricted funds are spent down on park sculptures and greening initiatives. Unrestricted savings remain relatively stable at approximately \$118,000. Additionally, BHCA will now serve as the fiscal steward for funds related to Rutter's Mill Park and John Street Park. The board voted to approve the 2027 budget.

Safety/Security

Jim Prost reported a positive trend in local crime for the first quarter of 2026, with violent crime remaining flat and property crime dropping by 43% following a burglar arrest. He noted that the Western District overall saw a 15% increase in violent crime and 33% increase in property crime. Across the city, violent crime is down 18%, homicides are down 31%, and property crime is about flat.

To enhance neighborhood security, BHCA is distributing free solar-powered, motion-activated alley lights provided by BGE. Neighbors interested in a light should contact Jim directly.

Zoning/Land Use Committee

President Lee Tawney shared that Bill 25-0066 (the housing bill) remains in committee. He also highlighted a court hearing scheduled for the following day regarding the problematic property at 1700 Eutaw Place, which has been a significant concern for both Bolton Hill and Madison Park residents.

Membership

Susan Haun reported that 30 new members joined BHCA during the recent parking pass distribution, including 22 new paying members. The committee is successfully transitioning members to an auto-renewal system to streamline administration.

Neglected & Mismanaged Properties

Jeff Thompson stated that the committee is currently monitoring 26 properties in various states of legal or maintenance limbo. Following a March 12 meeting with DHCD code enforcement, the city is focusing on several high-priority problem properties, most

APPROVED MINUTES

notably 1700 Eutaw Place. The committee continues to coordinate with city agencies to move these properties toward resolution.

Transportation

Lee Tawney provided a brief update, noting that the committee is still working to bring representatives from the city's transportation department to a future meeting. A discussion was held regarding damaged bollards at the intersection of Lanvale and Mt. Royal; the matter was referred to the committee to determine if they should be replaced or removed.

Greening Committee

Doug Kelso reported:

Immediate Maintenance & Seasonal Projects

- **Compost Distribution:** The committee thanked the volunteers who helped deliver compost to various neighborhood gardens and parks on March 20th. A small amount remains available for residents to use in their individual tree wells.
- **Sculpture Installations:** Donated sculptures from Stan Mazaroff and Nancy Dorman are scheduled for installation in late spring or early summer. These pieces will be placed in Fitzgerald Park, Rutter's Mill Park, and Maple Leaf Park.
- **"Two on Tuesdays":** This volunteer program, which focuses on small projects that can be completed in two hours, has upcoming sessions scheduled for the Sandtown community garden on April 14 and the Park & North community garden on May 12.
- **Monument & Fountain Care:** Plans are underway to clean the monument at Congressional Medal of Honor Park. Additionally, the committee is working to revive the fountains located on Eutaw Place.

Long-Term Funding & Legislation

- **Amtrak Community Investment Program:** BHCA is applying for funding through the Amtrak Community Investment Program, starting with a pilot project for Maple Leaf Park
- **Sumpter Park Canopy:** Fundraising continues for tree replacement and canopy lifting at Sumpter Park.
- **State Budget Allocation:** Lee Tawney reported that significant infrastructure progress is expected on the Park Avenue medians. The state budget includes \$190,000 for the repair of urns and fountains on Park Place, currently awaiting the governor's final signature.

Commemoration & Impact Assessment

APPROVED MINUTES

- **Henri Ann Daniels Marker:** In partnership with the Prince Hall Mason Lodge, a commemorative marker is being planned for the 1300 block median of Eutaw Place to honor the life and stewardship of long-time member Henri Ann Daniels.
- **Five-Year Financial Impact:** The committee recently compiled a comprehensive report of Greening efforts over the last five years and determined that Greening activities have contributed **\$1.1 million in value** to the community.

Communications

Bill Hamilton reported that the revitalized committee is meeting to develop strategies for reaching the estimated 2,000 to 3,000 neighborhood residents not currently on the association's mailing list. Upcoming highlights include an interview with a White House reporter for the upcoming bulletin and a "Grey Panthers" salon focused on retirement and estate planning, tentatively scheduled for May.

The meeting adjourned at 8:51 pm.

Jason Perrotti

BHCA Secretary