

Reservoir Hill Association
September 2021 General Meeting
Minutes

Date: Tuesday, September 14, 2021

Time: 7:00-8:00

Location: Via Zoom

Meeting ID: 967 9700 8938

Passcode: 21217

Attendees: 33 participants (6 guests)

*****0386

greg

Serena

Arlen Cullers

Gregory McCoy

Tesha

BSalsb4386@aol.com

iPhone

Tonya Pinkney

Charles's iPhone

Jericka Robinson

Young Life Baltimore City

Chet

Josh Goodman (Young Life Baltimore City)

Chuk and Jessica Pius

Keondra Prier

Guest(s)

Damon's iPhone

Marilyn Walker

Officer Charles Lee

David Sargent

Melda Washington

Moses Hammett

Devan Southerland

Mike Cross-Barnet

Wendy Blackwell Fortune

Dionne Smith

Nisha

Darian White

Dretzel iPhone

Rolando Maxwell

Ashley White

Eric Johnson

Eddie Colson

Announcements:

RHA bylaws vote - watch your inbox

Planning and development committee Zoom meeting September 28th at 7PM - watch your inbox

Topics:

Safety and Security Update, Officer Charles Lee

Robinhood Foundation, Moses Hammett

2201 Brookfield (the Carlton) zoning variances, Darian White, Ashley White and Eddie Colson.

Kemetic Capital Management

Discussions:

Officer Lee read the neighborhood stats (see [PDF](#))

He stated the differences between larceny, burglary, and theft. He will create a crime category sheet that lists differences.

Mr. Chuk Pius asked about increased police presence in the neighborhood and whether it will be sustained. Officer Lee stated he is hoping it will be.

He also noted that there is a commander's meeting with Major Featherstone, central district the 2nd Monday of every month.

He stated that the shooting was an isolated incident, among 2 non-resident individuals and was drug related.

Email Officer Lee at charles.lee@baltimorepolice.org for resource information for neighbors to address any stress and/or drama related to any incidents. Also, email him for any follow up questions on any incidents.

Contact RHA if interested in joining the safety and security committee to discuss safety and security issues and mobilize interest in the neighborhood

Moses Hammett from Robin Hood Foundation, spoke about the Baltimore Community Assistance in advancing neighbors (BCAAN) sponsored by Robin Hood foundation in partnership with The Harry and Jeanette Weinberg Foundation, Tipping Point Community, and the Bill & Melinda Gates Foundation.

Mr. Hammett noted that Baltimore was one of 9 areas that received a grant to address how we look at changing and redefining poverty. how the community can come up with new ways of helping with upward mobility out of poverty. Build an economic mobility equal system by working with Penn North, Reservoir Hill, Auchentroloy Terrace, and other communities. that will help families so that kids thrive.

Wendy Blackwell Fortune shared PowerPoint presentation of BCAAN and information on the September 18th vaccination and immunizations event with LifeBridge.

RHA can help by referring members in the community that could benefit from this initiative and to contact Mr. Hammett at moses.hammett@cfuf.org or 410-246-1304 to get them registered f

Informal introduction to Darian White, Ashley White and Eddie Colson of Kemetic Capital Management, kemeticcapital@gmail.com, real estate developers of 2 properties in Reservoir Hill specializing in multi-unit properties. They redeveloped 2125 Bolton Street and 731 Reservoir Street.

Kemetic Capital Management wanted to inform RHA of this opportunity for them to develop 2201 Brookfield Avenue, the Carlton and they wanted to get community feedback on what the neighborhood wants.

Currently the property is zoned as R8 which prohibits all commercial use and limits the number of units to 7. They are seeking to get a variance for 12 units to offset the cost of construction, and a parking variance as there is no parking on the lot, because the building occupies over 90% of the property area. The new units will be 1 and 2 bedrooms with 2 baths, each unit will be over 1000 sq feet and will go for market rent.

They are working with Carbello Architecture firm, and the law firm Rosenberg Martin Greenberg that specialize in zoning variance projects.

Mr. McCoy asked when the hearing would be. Mr. White responded they just submitted the paperwork last week and did not have a hearing date. He will keep RHA posted as to the hearing date and will submit the drawings. Ms. Prier responded that RHA was informed that the

hearing date is October 5th and that RHA would like a formal presentation at the planning and development committee meeting on September 28th. Ms. Prier notified Mr. White of RHA's process for projects that require a letter of support.

Mr. Maxwell asked about garbage disposal/collection and outside building maintenance and asked that this issue be addressed in your presentation. He also asked about whether they would be restoring the exterior architectural details of the building.

Mr. White responded they will restore the "cone" and will try to salvage the dental molding depending on cost or else they will mimic what exists across the street.

Concerns were voiced about the parking situation for 12 units.

Mr. White was asked if they were applying for historic tax credit. He was not aware, but wanted to know more, RHA to send him state historic tax credit information.

Voting for the approval of the bylaws did not meet quorum, there were about 23 votes, we needed 125 votes, 92 members opened the email, but they did not vote.

RHA proposes voting modification from total RHA membership to anyone one that ever attended a meeting in this last year will be counted as a member and is entitled to vote.

RHA is looking for committee leaders and co-committee leaders.

Proposal:

Propose voting modification from total RHA membership to anyone one that ever attended a meeting in this last year will be counted as a member and is entitled to vote

Upcoming Meetings:

Planning and development committee – 9/28

General - 10/12

ZOOM Chat text:

00:00:37 Contact RHA: This meeting is being recorded

00:08:38 Chuk Pius: Good evening everyone ! - Jess Pius

00:10:09 Contact RHA:

- Welcome
- Approval of Minutes: August, Secretary
- Approval of Agenda, President
- Safety and Security Update, Officer Charles Lee
- Robinhood Foundation, Moses Hammett
- Report of Committees
- o By Law Update
- Adjourn

00:10:23 Mike Cross-Barnet: I can't hear anything

00:11:03 Chuk Pius: Yes we can hear

00:24:06 Contact RHA: Charles.lee@baltimorepolice.org

00:26:32 David Sargent: I'm embarrassed to learn there was a shooting in our neighborhood. Where and how can we learn about these incidents

00:28:42 Contact RHA: contact@reservoirhillassociation.org

00:41:24 Contact RHA: is that presentation available to share?

00:43:33 Wendy Blackwell Fortune: moses.hammett@cfuf.org

00:43:42 Wendy Blackwell Fortune: 410-246-1304

00:45:16 Contact RHA: do you have a link to the event?

00:50:11 Gregory McCoy: What's the name of your group??

00:50:31 Ashley White: Kemeti Capital Management

00:50:48 Arlen: What is the current zoning?

00:51:02 Eric Johnson: Hi. Can you share an email contact?

00:51:33 Ashley White: Currently zoned for 7 units, R8

00:51:33 Gregory McCoy: Congratulations and best of luck!!

00:51:55 Ashley White: kemeticapital@gmail.com

00:52:24 Ashley White: Also you can check out our IG @kemeticapital to see some of our work

00:55:43 Chuk Pius: Thank you! Will definitely check your IG page

00:56:16 Contact RHA: is there an alley way behind it?

00:56:44 Contact RHA: there is a big issue with trash in the neighborhood

00:57:09 Contact RHA: a lot of buildings do not have rear access for trash disposal

00:57:59 Chuk Pius: Great idea Keondra!

00:59:24 Contact RHA: <https://www.reservoirhillassociation.org/ourhill/planning-and-development/>

01:00:20 David Sargent: Lack of parking can be overcome with car/ bike scooter share programs. A project in Guilford approved for those strict parking requirements

01:00:43 Mike Cross-Barnet: Would like to strongly second the person who advocated for commercial development — a small restaurant or shop of some sort. This neighborhood is starved for retail. I'm not sure we need to expand a residential building from 7 to 12 units.

01:01:36 Gregory McCoy: GReg McCoy

01:06:19 Contact RHA:
<https://www.google.com/maps/place/2201+Brookfield+Ave,+Baltimore,+MD+21217/@39.3127097,-76.6327259,3a,75y,62.71h,90t/data=!3m6!1e1!3m4!1sfjxz0dCQhwloj5b9JKSb8w!2e0!7i16384!8i8192!4m5!3m4!1s0x89c804c854db635b:0x805bb96a198e5abb18m2!3d39.3127792!4d-76.6325055>

01:08:16 Gregory McCoy: The reason they want to expand it is because the math doesn't make sense at 7 units. That's why it's still vacant.

01:10:19 Contact RHA: which properties did you develop in RH?

01:10:56 Eddie Colson: 2125 Bolton St

01:10:56 Ashley White: 2125 Bolton st

01:11:02 Ashley White: 731 Reservoir St

01:13:26 David Sargent: Will the apartments be ADA compliant? Is there an elevator?

01:14:19 Chet: Are you aware that the property is eligible federal, state, and local historic tax credits, and are you planning on applying for and using that to help rehab the building?

01:20:01 Mike Cross-Barnet: Commercial tax credits available through Maryland Historical Trust: https://mht.maryland.gov/taxcredits_competitive_commercial.shtml

01:20:21 Eddie Colson: thank you Mike

01:22:23 Eddie Colson: kemeticapital@gmail.com

01:23:44 Eddie Colson: I'm a bit late for my next meeting. Nice meeting everyone!!

Dr. J.