

DRAFT General Meeting of the FHNA  
October 18, 2016  
Meeting minutes by Brooke McDonald

Meeting called to order by Beth Whitmer, President, at 7:05 pm. She announced that the minutes from last month's meeting will be posted online. Motion made to approve and they were approved.

Beth said that Celia Neustadt of the Inner Harbor Project and her team will be presenting on the Federal Hill Peace Ambassadors at the November meeting.

Will Runnebaum asked about a treasurer's report and Beth said it will be presented at the November meeting. Will asked about the filing of the 990 forms for FHNA to the IRS and presented a letter to Beth and the entire board requesting the filings and other information.

#### Harbor Hill Apartments:

Beth said "there has been a lot of rumor and innuendo going on" about the plans to develop the parking lot at Harbor Hill Apartments. The board met with the developers last week and decided to wait until the November meeting for the developers to present to the membership so that the association can do "due diligence."

Rufus Lusk and Bob Merbler of the FHNA Development Committee presented to the group about the plan. Will Runnebaum asked if there was any conflict of interest for either with their businesses and both said no.

Rufus said that Southern Engineering is the company behind the development and has a good reputation. "They could just develop this as a matter of right," he said. Parking will be 1.1 parking spots per unit and the residents of the new complex won't qualify for Area 9 Residential Parking Permits (RPP). He mentioned a number of units for the complex but to correct the record the developer is Community Realty Corp. and they plan to build 62 new units at Harbor Hill which currently is 74 units so the new complex will be 136 units total.

Bob said the developers plan to build a large building that requires two variances: one for height and the other for the setback on Grindall Street. The current zoning for the property has a 35 foot height limitation and the new zoning under Transform Baltimore takes that to 45. He said that in scale to the houses on Riverside this will be very tall and block their sun in the afternoon. "It's a large lump that isn't there now and it's high." He said there are issues with density as well as more cars on the street in the neighborhood. The development will have a green roof, underground garage which is mechanically vented, and planters on Riverside that the management company will maintain. The building will be brick and go up four or five stories. During construction the developers said that they will still provide parking for the residents. The developers said that they are not asking for grants for the project.

There were questions about how CHAP would impact the project if the neighborhood was a CHAP district, for which there will be hearings next month. Cindy Conklin said CHAP looks at

height and density and that she was trying to contact Eric Holcomb on the issue. There has been concern in Fells Point that CHAP did not restrict the height enough on new development.

There was discussion about the traffic in the area and the schools and related safety issues. Bob said safety is always a big issue with development and that there should be a traffic study.

(At this point the Baltimore Police presented as below.)

Will Runnebaum asked about the FHNA board's contact with the developers. Beth said Eric Costello called her and the two of them met with the lawyer of the developers for five minutes.

More questions about the development concerned the following:

- sinkholes and tunnels on the site;
- what happens if houses start taking on ground water;
- suggestion that at Banner Hill there were survey targets on the properties and the neighbors should do the same;
- old restrictions that still apply to the property.

Bob said that the developers do have a right to build but that “we need to control what they are doing” in terms of height, parking, and density.

Some current monthly rents at Harbor Hill are close to \$2000 for a one-bedroom and \$2900 for two bedrooms and a parking spot.

There was agreement that there needs to be a traffic study and a request for a big PR push to get the word out about the issues and the Nov. 15 meeting, which will be held in the bigger room upstairs at the church.

Beth said she has some materials about the development and she will scan them. She also requested interested people join the Development Committee.

#### Public Safety Update:

Officer Sheen Newman and her sergeant talked about the following activities: the district office at 10 Cherry Hill Road will give out candy to kids from 5 to 8 on Oct. 31; the police are going to dress up a car and give out candy for Halloween; there is a coat drive until Dec. 19 for “new or gently used coats” for men, women and children that will be distributed at an event on Dec. 22; the police are organizing food baskets including turkeys from Ryleigh's for Thanksgiving and people can donate food or cash; please let the police know if you know a family in need of Thanksgiving dinner; they are doing a drive for the homeless until Oct. 31 to provide tooth brush and paste and deodorant; Officer Appreciation Day is Nov. 5 is anyone wants to provide food for the officers; citizens can request to do a ride along with police; the CRC meeting is the third Thursday of the month and there will be new COP walks coming up. Contact Officer Newman at [sheena.newman@baltimorepolice.org](mailto:sheena.newman@baltimorepolice.org) for more information.

Major Brian Hance had the following to report over the last 28 days: 2 burglaries with 1 arrest; 5 larceny from autos; 1 bike theft; car jacking at Grindall and police arrested 4 people but could not charge them, officer also shot himself in the arrest. He gave safety tips for the holidays concerning package thefts, thefts from cars, and bikes. He talked about the DOJ report on Baltimore and said that the department is working on “training, transparency and community building.” There was discussion about crime in the neighborhood and he said on the whole the Digital High Students are not committing crime. The police work closely with the school so that the kids don’t get a record. He recommended the community participate in the City’s Citywatch program and register private cameras in the network.

There was a question about police patrolling the neighborhood. Major Hance pointed out that Baltimore is the eighth largest police department in the country and that they are “short” 800 officers at 2,200, down from 3,000. They are recruiting but accept only 1 applicant for every 100.

To a question about about calling 911 versus 311, he said you must call 911 for the police and you need to stay on the line until someone answers. If you hang up and start over you only go to that back of the new line. There were concerns expressed about how long people have waited on 911 calls recently.

#### Residential Parking Permits:

As chair of the parking committee, Bob Merbler presented on the new “virtual permits” that the city plans to use. We won’t have visitor passes or stickers rather permit holders’ license plate numbers will be registered in a data base. One will apply online for visitor passes with the visitor’s license plate number too. Bob says there’s been a lot of fraud and abuse with the current system. There are something like 2000 stickers and visitors passes for the area’s 1000 parking spaces.

#### Liquor Advisory Committee:

LAC Chair Ivo Jamrosz said that Ryleigh’s will be before the Liquor Board for its live entertainment license on Oct. 27 and the MOU with FHNA has been presented to the board.

Hank Valeri talked about the Halloween Bar Crawl on Oct. 29 that appears to be going forward despite the fact that it does not comply with the pub-crawl legislation by District 46’s delegation in Annapolis which went into effect on July 1. Discussion about who was at fault, DOT or the Liquor Board.

Ivo talked about the issue of Bandito’s expanding and adding about 80 more seats to one liquor license, which will be expanded across another building and another business. He talked about FHNA’s opposition to megabars in the past. Technically Bandito’s is in SBNA’s territory but FHNA has taken a position on that location in the past. There was a motion to hold a vote on Bandito’s plans at the next meeting, which was approved.

People asked about the status of Porter's. Ivo said they signed an MOU with FHNA last month and the new owner is working on opening.

Announcements

CHAP hearing date Nov. 9

Nov. 15 meeting will be Community Realty Corp. presentation at the membership meeting

Walt Saxon talked about plans for the Mayor's Cleanup on Oct. 22.

No new business.

Meeting adjourned at 8:35.