

Greater Greenmount Community Association Mission:

To promote a thriving community by implementing programs that improve the quality of life of all residents in order to reclaim and revitalize the Greater Greenmount community.

GGCA Land Use Committee Monthly Meeting

September 14, 2020 6:00-7:30 pm

Virtual Meeting (via Zoom)

Contact melvinjadulang@gmail.com for more information and to be added to the committee mailing list

This is a meeting summary of the discussion that took place during this meeting.

Attendees (18 total): Melvin Jadulang (Chair), Linda Johnson (Board), Lowell Larsson (Board), Christie Williams, Adrian Akerman, Brad Schlegel, David Lothamer, Hugh Clarke, Joanna Batholoew, Kathy Christian (Board), Paxton, Peter Duvall, Taz Ezzat, Tamir Ezzat, Tecia Taylor, Katia Bogush, Miller Roberts III, George Jackson

Agenda:

I. Call to Order

II. Purpose of Land Use Committee

Reference: [Committee Procedures and Protocols Document](#)

- Melvin shared the purpose of the Land Use Committee and stated that procedures and protocols shall serve as a guiding document for the committee in how it is structured and how it serves a recommending body to the GGCA board. Discussion on the document took place later in the meeting.

III. Introductions

Each participant is invited to introduce themselves and share 1-2 sentences about why they are attending the meeting (limited to 1 minute)

- There were 18 people who attended. Participants included residents who live in Barclay or Midway, developers/builders who have or are doing work in the community, GGCA board members, and community partners sharing their technical expertise and experience working on other development-related projects in the neighborhood.

IV. Land Use Committee Structure

A. Recruitment of Committee Members

- To be eligible to serve on the committee, an individual must be a resident of Barclay or Midway (live, own, or rent) and a GGCA member. Complete your [membership form here](#)
- Interested residents shall contact the committee chair by email and share why they are interested in serving on the Land Use Committee. A list of interested residents will be shared with the GGCA who will approve their committee membership.

B. Meeting Schedule

- The meetings will be held via Zoom on the first Mondays of each month from 6:00-7:30 pm except when the Monday falls on a holiday. Meeting notices will be posted on the GGCA website and other social media.
- Discussion of the procedures and protocols document took place. Highlights of the conversation from the group included:
 - **Questions about the formation of the committee and community input on how it was initially formed**
 - The Land Use Committee is a committee of GGCA and formed to serve the unmet purpose of providing a coordinated effort focused on housing and business development, zoning issues, and transportation
 - The document is a draft and input is still being solicited via email or directly by adding comments into the Google document
 - The inaugural Chairperson was selected by the GGCA board and shall be selected by the committee members moving forward
 - **The size and composition of the committee: concerns of voting vs non-voting members, number of residents from both neighborhoods, community stakeholder members on the committee, should there be a limit on the number of members or have it unlimited**
 - The initial proposal was to have a total of 9 voting members comprised of 1 GGCA board member, 2 Barclay residents, 2 Midway residents, and 4 community stakeholders
 - Beyond the 9 voting members would be non-voting members
 - Issues of packing the meeting for votes on decisions could arise from an unlimited number

- Starting with a smaller committee makes for an easier opportunity to build the initial committee
 - Who and how will a “stakeholder” be vetted to ensure a voting member does not have an advantage over a non-voting stakeholder
- **Voting procedures in decision making by the committee**
 - What number constitutes a quorum for decision making
 - Conducting a group/audience poll on an issue about to be voted on and having voting members vote based on the audience poll
 - Recusal of vote by voting members
- The discussion provided valuable input by the community through the participants and Melvin asked that comments could be posted in the Google doc or emailing him directly.
- The GGCA board will review the comments and recommendations at their September Board meeting.
- *NOTE: The [Committee Procedures and Protocols Document](#) has since been updated to reflect input gathered from this meeting and other feedback received, please review the document to see what procedures may have change which may differ from what was reported in this meeting summary.*

V. Land Use Concerns

This is an opportunity for participants to share what projects, concerns, and issues the Committee may take up for follow up

A. Barclay

- Request for an update on the RFP for Parole and Probation (*will become an action item for the committee*)
- Peter Duvall shared his ongoing work in the Barclay and Midway community, particularly in identifying homes that are listed as owner occupied and do not have the homestead credit applied to it. He is also doing work on code enforcement and identifying properties for action to be taken (vacant or otherwise). Peter will attend the Land Use committee regularly and provide updates to the committee as requested and needed. (*Peter will be a partner with the committee to provide technical expertise*)
- Adrian Akerman provided a brief update on 316 E 21st Street which caught fire a couple weeks ago. Some residents expressed

concern that an emergency demolition notice was posted and then taken down. Adrian reported it is not being demolished and will give updates to the committee as the project progresses. He also acquired 511 E 22nd Street and will be returning to the committee and the community for input on what type of housing (rental or sale) is wanted for the area. Initial input shared at the meeting was for more single family houses for sale. A Natural Building initiative was briefly mentioned and more on that topic will be shared at a future meeting.

B. East Baltimore Midway

- Joanna from O'Hara Development reported that the former Boone Street Farm lots 2101-2111) has been cleared and regular maintenance to keep it clean will continue. Future planning for the lot as a green space will take place later with the help of the committee and GGCA community meetings.
- A new Community Development Corporation called the Midway CDC is being formed and will be led by Kathy Chrisitian. More information will be shared at a future committee meeting and through public outreach

VI. Announcements

- Meeting participants were asked to share information about the Land Use Committee with others in Barclay and Midway
- Anyone interested in serving on the committee should contact Melvin
- Suggestions on who else should serve on the committee or at least be informed about the committee can be shared with Melvin
- Next Meeting is **Monday, October 5, 2020 6:00-7:30 pm** held online via Zoom. This will be the first business meeting of the committee.

VII. Adjournment

- Meeting adjourned at 7:30 pm