

## **NOTICES:**

1. On January 22, 2014, the Board of Estimates approved the Resolution on the Regulation of Board of Estimates Meetings and Protests, effective February 05, 2014. Pursuant to the Resolution:

a. Anyone wishing to speak before the Board, whether individually or as the spokesperson of an entity must notify the Clerk of the Board in writing no later than noon on the Tuesday preceding any Board meeting, or by an alternative date and time specified in the agenda for the next scheduled meeting. The written protest must state (1) whom you represent and the entity that authorized the representation; (2) what the issues are and the facts supporting your position; and (3) how the protestant will be harmed by the proposed Board action.

b. Matters may be protested by a person or any entity directly and specifically affected by a pending matter or decision of the Board. In order for a protest to be considered, the protestant must be present at the Board of Estimates meeting at 9:00 A.M., in Room 215, City Hall.

c. A Procurement Lobbyist, as defined by Part II, Sec. 8-8 (c) of The City Ethics Code must register with the Board of Ethics as a Procurement Lobbyist in accordance with Section 8-12 of The City Ethics Code.

The full text of the Resolution is posted in the Department of Legislative Reference, the President of the Board's web site, ([http://www.baltimorecitycouncil.com/boe\\_agenda.htm](http://www.baltimorecitycouncil.com/boe_agenda.htm)) and the Secretary to the Board's web site (<http://www.comptroller.baltimorecity.gov/BOE.html>).

Submit Protests to:  
Attn: Clerk,  
Board of Estimates  
Room 204, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

NOTICES - cont'd:

1. BALTIMORE CITY OFFICES WILL BE CLOSED ON FRIDAY,  
NOVEMBER 10, 2017 IN OBSERVANCE OF VETERANS DAY.  
  
THE BOARD OF ESTIMATES SUBMISSION DEADLINE FOR  
THE NOVEMBER 15, 2017 AGENDA IS WEDNESDAY,  
NOVEMBER 8, 2017 BY 1:00 P.M.

**BOARD OF ESTIMATES' AGENDA - NOVEMBER 8, 2017**

**BOARDS AND COMMISSIONS**

1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on November 21, 2016, the following contractors are recommended:

C & N Associates, LLC	\$ 2,440,000.00
Horton Mechanical Contractors, Inc.	\$ 8,000,000.00
J.F. Fischer, Inc.	\$ 83,130,000.00
Leading Technology Solutions, Inc.	\$ 8,000,000.00
Power and Combustion, Inc.	\$ 9,240,000.00
Retro Environmental, Inc.	\$ 8,000,000.00
Scriba Welding, Inc.	\$ 1,500,000.00

2. Prequalification of Architects and Engineers

In accordance with the Resolution Relating to Architectural and Engineering Services, as amended by the Board on June 29, 1994, the Office of Boards and Commissions recommends the approval of the prequalification for the following firms:

AMEC Foster Wheeler Environment & Infrastructure, Inc.	Engineer
Jeezny Sourcing	Engineer
Manns Woodward Studios, Inc.	Architect
Pure Technologies U.S. Inc.	Engineer

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - Agreements

The Board is requested to approve and authorize execution of the Agreements and Amendment to Agreement.

AGREEMENTS

- 1. **FAMILY HEALTH CENTERS OF BALTIMORE, INC. \$80,000.00**

Account: 4000-480618-3080-279200-603051

The Family Health Centers of Baltimore, Inc. (FHCB) will implement the Seventeen Days curriculum, an evidenced based teen pregnancy prevention program designed to educate youth about contraception and STDs. The goal of Seventeen Days is to prevent HIV and Sexually Transmitted Infections, by improving youth's ability to make less risky sexual health choices.

The FHCB will attend monthly conference calls for Clinical Intervention Partners hosted by Planned Parenthood of MD, purchase the Seventeen Days curriculum, and designate appropriate staff to serve as training facilitators. The FHCB will ensure that clinical services are youth-friendly and that appropriate supportive services (mental health and substance use) are accessible, ensure evaluation activities are met, participate in team meetings, complete fiscal reports as required, and manage FHCB clinic activities. The period of the Agreement is July 1, 2017 through June 30, 2018.

The Agreement is late because of the Department's administrative process.

**MWBOO GRANTED A WAIVER.**

- 2. **FAMILY HEALTH CENTERS OF BALTIMORE, INC. \$40,000.00**

Accounts: 5000-520118-3080-288900-603051	\$35,000.00
6000-613017-3080-275200-603020	\$ 5,000.00

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - cont'd

The FHCB will provide access to reproductive health services to the uninsured and underinsured citizens of Baltimore City. Services include, but are not limited to education, contraception, screening and referral of reproductive-related cancers and education and screening of sexually transmitted infections. The period of the agreement is July 1, 2017 through June 30, 2018.

The Agreement is late because of a delay in the administrative review process.

3. **BETTY & DEBBIE'S FAMILY PLACE, INC.** **\$39,000.00**

Account: 5000-534018-3254-767806-607001

This Agreement will allow the Department to disburse State Subsidized Assisted Housing Funds to low-income residents at Betty & Debbie's Family Place, Inc.

Betty & Debbie's Family Place, Inc. is enrolled in the Senior Assisted Living Group Home Subsidy Program, and will provide subsidized senior assisted housing services for individuals age 62 and over, who have temporary or periodic difficulties with the activities of daily living. The senior assisted residents receive shelter, meals, housekeeping, personal care services, and 24-hour on-site supervision. The period of the Agreement is July 1, 2017 through June 30, 2018.

The Agreement is late because the Department was waiting for information and the signature from the provider.

4. **THE JOHNS HOPKINS UNIVERSITY** **\$65,494.00**

Account: 5000-569718-3023-273331-603051

The Johns Hopkins University School of Medicine's HIV Women's

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - cont'd

Health Program will provide interventions needed to support HIV infected women receiving perinatal services with co-morbidities of HIV and substance abuse into non-medical case management services.

Services will be directed to immediate problem solving provided by a peer client advocate and will include, but not be limited to, assistance with: legal, financial, housing, transportation and psychosocial issues that will support the pregnant women with the ultimate goal of prevention of mother-to-child transmission of HIV and maintenance or improvement in maternal health. The period of the Agreement is July 1, 2017 through June 30, 2018.

This Agreement is late because the State of Maryland Department of Health and Mental Hygiene's (DHMH) Prevention and Health Promotion Administration (PHPA) programmatically manages State Special services. The providers are asked to submit a budget, budget narrative, and scope of services. The Department thoroughly reviews the entire package before preparing a contract and submitting it to the Board of Estimates. These budgets are many times revised because of inadequate information from the providers. This review process is required to comply with the grant requirements.

**MWBOO GRANTED A WAIVER.**

- 5. **THE UNIVERSITY OF MARYLAND, BALTIMORE** **\$75,000.00**

Account: 4000-494418-3080-292300-603051

The University of Maryland, Baltimore School of Social Work will provide a process and outcome evaluation for the PREP program. In order to conduct the evaluation, the School of Social Work will serve as a member of the Project Work Team,

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - cont'd

develop and/or renew Institutional Review Board applications with The University of Maryland Baltimore, Maryland Department of Human Resources, Maryland Department of Health and Mental Hygiene, Maryland Department of Juvenile Services (DJS), and the Department's Public Health Review for the project including the research plan, consent procedures and documents, and all data collection instruments.

The Agreement is being presented at this time due to the delay in administration process.

6. **PACT: HELPING CHILDREN WITH SPECIAL NEEDS, INC.** **\$34,988.12**

Account: 6000-622118-3080-292300-603051

Pact: Helping Children with Special Needs, Inc. will provide health-related early intervention/case management services for the Baltimore Infants and Toddlers Program for eligible patients and will be reimbursed according to the Department of Health and Mental Hygiene policies for the Maryland Medical Assistance program. The period of the Agreement is July 1, 2017 through June 30, 2018.

The Agreement is late because budget revisions delayed processing.

7. **HEALTH CARE FOR THE HOMELESS, INC.** **\$25,000.00**

Account: 5000-570418-3041-605800-603051

Health Care for the Homeless, Inc., a federally qualified health center, will work with the Department to improve the prevention, identification, and control of hypertension, diabetes, and pre-diabetes among Baltimore City residents.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - cont'd

The period of the Agreement is October 1, 2017 through September 30, 2018.

The Agreement is late because budget revisions delayed processing.

AMENDMENT TO AGREEMENT

**8. ASSOCIATED BLACK CHARITIES, INC. \$7,580,696.00**

Accounts: 4000-427717-3023-273302-603051	\$ 244,977.00
4000-427717-3023-273303-603051	\$7,335,719.00

On May 17, 2017 the Board approved the original agreement in the amount of \$6,252,765.00 for the period of March 1, 2017 through February 28, 2018.

This amendment will allow for an additional amount of \$7,580,696.00, making the new total amount \$13,833,461.00.

The additional funds will allow for Associated Black Charities, Inc. to provide additional Ryan White Part A program services.

**MWBOO GRANTED A WAIVER.**

**9. ASSOCIATED BLACK CHARITIES, INC. \$877,820.00**

Accounts: 4000-498717-3023-606101-603051	\$ 48,768.00
4000-498717-3023-606102-603051	\$829,052.00

On May 17, 2017 the Board approved the original agreement in the amount of \$590,170.00 for the period of March 1, 2017 through February 28, 2018.

This amendment will allow for an additional amount of \$877,820.00 making the new total amount \$1,467,990.00.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - cont'd

The additional funds will allow for Associated Black Charities, Inc. to provide additional Ryan White Part A MAI program services.

**MWBOO GRANTED A WAIVER.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Agreements and Amendment to Agreement have been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Health Department - Ratification of an Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to ratify the Agreement with Health Care for the Homeless, Inc. The period of the Agreement was July 1, 2017 through September 30, 2017.

**AMOUNT OF MONEY AND SOURCE:**

\$25,000.00 - 5000-570418-3041-6005800-603051

**BACKGROUND/EXPLANATION:**

Health Care for the Homeless, Inc., a federally qualified health center, will work with the Department to improve the prevention, identification, and control of hypertension, diabetes and pre-diabetes among Baltimore City residents.

The ratification will allow for the Department to reimburse Health Care for the Homeless, Inc. for services provided.

The Agreement is late because budget revisions delayed processing.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**OPTIONS/CONDEMNATION/QUICK-TAKES:**

	<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Department of Housing and Community Development - Options</u>				
1.	Sandel Invest-ments, LLC	2215 Booth Street	G/R \$48.00	\$ 440.00
2.	Morents, LLC	1816 W. Saratoga Street	G/R \$60.00	\$ 550.00
3.	Amy Sue Nochumowitz, Substitute Trustee under the Paul Wye Nochumowitz Deed of Trust for Jayne Hope Nochumowitz	2312 E. North Avenue	Sub-G/R \$96.00	\$ 330.00

Funds are available in account no. 9910-906126-9588-900000-704040, FY17 CORE Demo Project.

DHCD - Rescission and Approval of Option

4.	Irving Feldman	1313 Myrtle Avenue	G/R \$96.00	\$ 640.00
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On August 16, 2017, the Board approved the acquisition of the \$96.00 ground rent interest, by condemnation, in the property located at 1313 Myrtle Avenue for \$640.00. Since the original Board approval, Mr. Feldman has responded to the Department's offer and would like to proceed with a voluntary settlement. Therefore, the Board is requested to rescind the prior approval in the amount of \$640.00 and approve the option to purchase the \$96.00 ground rent interest in 1313 Myrtle Avenue for \$640.00.

Funds are available in City Bond Funds, account no. 9910-905142-9588-900000-704040, Upton Ball Fields Project.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**OPTIONS/CONDEMNATION/QUICK-TAKES:**

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
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In the event that the option agreement/s fail/s and settlement cannot be achieved, the Department requests the Board's approval to purchase the interest in the above property/ies by condemnation proceedings for an amount equal to or lesser than the option amount/s.

DHCD - Condemnations

5.	Ilana Sniad	604 Pitcher Street	L/H	\$ 1,500.00
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Funds are available in account no. 9910-908044-9588-900000-704040, General Acquisitions Project.

6.	Christopher Belin	2215 Booth Street	L/H	\$ 7,600.00
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Funds are available in account no. 9910-906126-9588-900000-704040, FY17 CORE Demo Project.

DHCD - Condemnation or Redemption

7.	Anna T. Shipley and Sidney H. Tinley, Jr.	1546 McKean Avenue	G/R \$40.00	\$ 666.00
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Funds are available in account no. 9910-905507-9588-900000-704040, AG Demolition Project.

The Board is requested to approve acquisition of the ground rent interest by condemnation, or in the alternative may, SUBJECT to the prior approval of the Board, make application to the Maryland Department of Assessments and Taxation to redeem or extinguish the \$40.00 ground rent interest for the property located at 1546 McKean Avenue.

TRANSFERS OF FUNDS

\* \* \* \* \*

The Board is requested to approve  
the Transfers of Funds  
listed on the following pages:

12 - 14

In accordance with Charter provisions  
reports have been requested from the  
Planning Commission, the Director  
of Finance having reported  
favorably thereon.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**TRANSFER OF FUNDS**

	<b><u>AMOUNT</u></b>	<b><u>FROM ACCOUNT/S</u></b>	<b><u>TO ACCOUNT/S</u></b>
<u>Baltimore Development Corporation</u>			
1.	\$ 750.00	9910-914022-9600	9910-906835-9603
	1 <sup>st</sup> Comm. EDF	Constr. Reserve	Westside Project
		WS Historic Prop.	Initiative
		Stabilization	
	10,000.00	9910-913990-9600	9910-921101-9601
	23 <sup>rd</sup> EDF	Constr. Reserve	Commercial Revita-
		Commercial Revita-	lization
		lization	
	4,220.00	9910-906993-9600	9910-909460-9601
	24 <sup>th</sup> EDF	Constr. Reserve	Inner Harbor
		Inner Harbor Area	
	3,810.00	9910-908040-9600	9910-903361-9601
	24 <sup>th</sup> EDF	Constr. Reserve	Business Park
	<b>\$ 18,780.00</b>	Business Park	Upgrade
		Main/Upgrades	

This transfer will provide funds to reimburse the Baltimore Development Corporation for eligible capital expenses for the month ending September 30, 2017.

Police Department

2.	<b>\$2,000,000.00</b>	9918-948010-9205	9918-913112-9206
	State Fund	Police Technology	Dept. of Justice -
		Upgrades	Mobile Data
			Computers

This transfer will provide funds to cover the costs for the Mobile Data Computers for the Police Department. This amount was transferred by the State for Police Equipment to comply with the Department of Justice Consent Decree.

AGENDA

BOARD OF ESTIMATES

11/08/2017

TRANSFER OF FUNDS

	<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Recreation and Parks</u>			
3.	\$ 80,000.00	9938-911079-9475	9938-912079-9474
	1 <sup>st</sup> Park and	Bocek Park	Bocek Park Athletic
	Public Facilities	Athletic Center	Center
		(Reserve)	(Active)

This transfer will provide funds to cover costs for roof replacement at Bocek Park Field House.

Department of Public Works

4.	\$ 250,000.00	9958-906405-9526	9958-912990-9525-3
	SW Utility	Constr. Reserve	Engineering
		Citywide Stream	
		Restoration	

The transfer will provide cover the costs associated with in-house costs related to ER 4028.

Department of General Services

5.	\$2,000,000.00	9916-907095-9194	9916-902956-9197
	2 <sup>nd</sup> Parks and	Police HQ Fire	Police HQ/Central/
	Public Facilities	Alarm Replacement	Annex Fire Alarm -
	Loan	Reserve	Active
	3,100,000.00	" "	" "
	6 <sup>th</sup> Public		
	<u>Building Loan</u>		
	<b>\$5,100,000.00</b>		

**TRANSFER OF FUNDS**

The existing fire alarm system is outdated and certain parts of the system do not appear to be functioning, which prevents the City from performing a smoke and heat sensor test to get the State's approval of the system.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Police Department - Grant Adjustment Notice

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Grant Adjustment Notice (GAN) from the U.S. Department of Justice. The GAN will extend the period of the grant through March 31, 2018.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

On November 12, 2014, the Board approved the original grant in the amount of \$771,963.00 for the period of October 1, 2013 through September 30, 2017.

The City will utilize the funds from this award in support of crime reduction and prevention strategies. Additionally, the grant funding allows the Department to aim to reduce violent crime while continuing the commitment to community-based crime prevention programs.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS NOTED THE NO-COST TIME EXTENSION.**

(The Grant Adjustment Notice has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Police Department - Grant Award

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize acceptance of the Grant Award from the U.S. Department of Justice. The period of the Grant Award is January 1, 2018 through December 31, 2019.

**AMOUNT OF MONEY AND SOURCE:**

\$169,992.00 - 4000-469818-2024-212600-600000

**BACKGROUND/EXPLANATION:**

This award will support the Department's Crime Lab Division and the grant funds will be used in the following ways: to purchase new equipment; have crime lab analysts in the Forensic Biology Laboratory certified through the American Board of Criminalistics; and to continue to work toward the elimination of forensic DNA case backlogs.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.**

(The terms and conditions of the Grant Award has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Recreation and Parks - Capital Project  
Grant Agreements

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of four Capital Project Grant Agreements with the Maryland Board of Public Works, for: 1) Clifton Park Athletic Field, 2) Frank C. Bocek Park, 3) Fred B. Leidig Recreation Center, and 4) Morrell Park. The period of the Capital Project Grant Agreements is effective upon Board approval through June 1, 2023.

**AMOUNT OF MONEY AND SOURCE:**

\$ 500,000.00 - 9938-911093-9474  
DGS Item 136, Ch. 027, Acts of 2016  
Clifton Park

300,000.00 - 9938-912079-9474  
DGS Item 137, Ch. 027, Acts of 2016  
Frank C. Bocek Park

400,000.00 - 9938-907097-9474  
DGS Item 138, Ch. 027, Acts of 2016  
Fred B. Leidig Recreation Center

300,000.00 - 9938-914103-9474  
DGS Item 139, Ch. 027, Acts of 2016  
Morrell Park

**\$1,500,000.00**

**BACKGROUND/EXPLANATION:**

In 2016, Baltimore City received four State Capital Project grants to aid in funding the design and construction of four Recreation and Park projects in Clifton Park, Bocek Park, Fred B. Leidig Recreation Center, and Morrell Park.

The Department has begun design work and executing these Grant Agreements will allow for the construction of these four projects.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Dept. of Rec. & Parks - cont'd

The Enabling Act's authorization automatically terminates for any grant funds that are unexpended or unencumbered by June 1, 2023, or, no part of the project is under the contract by June 1, 2023.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Capital Projects Grant Agreements have been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Human Resources - Governmental/Charitable  
Solicitation Application

**ACTION REQUESTED OF B/E:**

The Board is requested to endorse a governmental/charitable solicitation application for submission to the Board of Ethics to promote participation in the 2018 WorkBaltimore: Empowerment to Employment Convention. The period of the solicitation is effective upon approval by the Ethics Board through the end of December, 2018.

**AMOUNT OF MONEY AND SOURCE:**

No general funds are involved in this transaction.

**BACKGROUND/EXPLANATION:**

Donations will be solicited from a wide audience of individuals, businesses, and partners to create and establish a collaborative and integrated strategy that provide job readiness resources, prepare and equip Baltimore City residents with the employment opportunities and skills necessary to seek, secure, and retain employment opportunities.

This City-Wide Employment and Job Readiness Convention is designed to connect current Baltimore City residents with job opportunities, as well as attract people to live and work in Baltimore City. The Convention will facilitate the connection between active and passive, exploratory job seekers, and Baltimore City employers; provide job seekers with skills development workshops/seminars to assist them and/or ensure they receive resource assistance to effectively prepare for seeking, securing and retaining employment; and provide employers with a viable pool of qualified applicants who are poised to meet their current and future business demands.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHR - cont'd

This second annual, consecutive day event is intended to attract participation from the full spectrum of job seekers including the under-skilled, early career, mid-level, and highly skilled to provide a myriad of job readiness resources. The Department will provide concurrent workshops/seminars and job readiness resources which will include resume preparation/critique; interviewing skills; career transition; salary negotiation; recovering from involuntary separations; redevelopment; multicultural/generational workforce dynamics; workplace ethics/conduct; social media strategies for job search; non-degree job opportunities; adult literacy and computer training; job match assessments; record expungement; and childcare/eldercare resources.

The Department's goal is to connect Baltimore City residents with a high volume of local and diverse employers across multiple industries from nationally ranked medical facilities and institutions of higher learning to hospitality construction and athletic apparel manufacturing, as well as national retailers, Baltimore City is the home to a broad variety of employers. The Convention will provide City employers with an opportunity to recruit and hire from the local talent pool.

Lastly, the Department wishes to underscore the benefits of living and working in Baltimore City by partnering with groups and organizations that are committed to empowering and fostering growth and the revitalization of Baltimore City and its neighborhoods and business. The Convention will provide these partner stakeholders with a platform for engaging with current and future Baltimore City residents to provide services, and share information resources.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHR - cont'd

This enormous undertaking requires that the Department raise funds from interested donors and sponsors. In these solicitation activities, controlled donors will not be targeted and will be solicited, if at all, in the same manner as potential donors. There will be no suggestion that potential donors might receive special access or favored treatment from any City Agency or Official.

Baltimore City Code Article 8, Section 6-26, prohibits solicitation or facilitating the solicitation of a gift. An exception is provided for in the law to permit certain solicitations that are for the benefit of an official governmental program or activity, or a City-endorsed charitable function or activity. Ethics Regulation 96.26B sets out the standards for approval, which includes the requirement that the program, function, or activity to be benefited and the proposed solicitation campaign must be endorsed by the Board of Estimates or its designee.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - Transfer of Building Jurisdiction  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the transfer of the property located at 1812-1822 Greenmount Avenue (Block 1096, Lot 053) from the inventory of the Baltimore City Board of School Commissioners (05) to the inventory of the Department of Housing and Community Development (34).

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

The property known as 1812-1822 Greenmount Avenue will be transferred to the Department of Housing and Community Development as part of a development plan for mixed use in the Greenmount West community.

The Space Utilization Committee approved this transfer of jurisdiction on October 17, 2017.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - Transfer of Building Jurisdiction  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the transfer of the property located at 732-734 W. Lexington Street (Block 586, Lot 002) from the inventory of the Baltimore City Board of School Commissioners (05) to the inventory of the Department of Housing and Community Development (34).

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

The property known as 732-734 W. Lexington Street will be transferred to the Department of Housing and Community Development as part of a development plan in the Poppleton Community.

The Space Utilization Committee approved the transfer of jurisdiction on October 17, 2017.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Real Estate - Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Lease Agreement between the Mayor's Office of Human Services, Landlord, and Dayspring Programs, Inc., Tenant, for the rental of a portion of the property known as 621 N. Eden Street, consisting of approximately 6,350 square feet. The period of the lease is October 1, 2017 through September 30, 2019, with the option to renew for three additional 1-year periods.

**AMOUNT OF MONEY AND SOURCE:**

\$1.00 - if demanded

**BACKGROUND/EXPLANATION:**

The leased premises will be used for Dayspring Head Start Program operations to provide education, health, social services, and parent-community involvement opportunities to low-income children 3 - 5 years of age and their families. The Landlord will be responsible for fire insurance.

The Tenant accepts the premises in its current condition and will be responsible for maintenance, utilities, repairs, minor improvements, janitorial, security, and pest control. The Tenant will keep the sidewalk and entrances free of ice, snow and debris. The Tenant will maintain the necessary licenses for business operation. The Landlord and Tenant will meet to discuss proposed capital improvements and identify the party responsible to pay the costs associated with such improvements.

The Space Utilization Committee approved this Lease Agreement on October 17, 2017.

(The Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Real Estate - Allonge to Promissory Note Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Allonge to Promissory Note Agreement with The Loading Dock, Inc. for 4201 E. Fairmount Avenue (Block 6263, Lot 023).

**AMOUNT OF MONEY AND SOURCE:**

Amount to be forgiven:

\$ 70,000.00 - Principal Balance  
32,563.71 - Accrued Interest  
**\$102,563.71** - Total

**BACKGROUND/EXPLANATION:**

On June 27, 2007, the Board of Estimates approved an amendment to agreement for the sale of 4201 E. Fairmount Street to The Loading Dock, Inc., for \$70,000.00, which was secured by a Purchase Money Mortgage. This Allonge to Promissory Note Agreement with The Loading Dock, Inc. is made for the purpose of modifying the terms of the repayment of the Promissory Note.

The Purchase Money Mortgage and Promissory Note outlined that years one through five would be interest accruing at 4% with no payments. A balloon payment of \$102,563.71 was due at the end of the 10<sup>th</sup> year.

To facilitate the expansion of the Pompeian Oil Company, The Loading Dock, Inc. has agreed to sign off on the alley closing, subject to the forgiveness of the principal balance and accrued interest of \$102,563.71. Should the property be sold or no longer used for parking for the required ten years, then the total balance of \$70,000.00, along with interest will become due and payable.

**THE DIRECTOR OF FINANCE REVIEWED AND RECOMMENDED APPROVAL.**

(The Allonge to Promissory Note Agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Audits - Audit Report and Related Audit Digest

The Board is requested to **NOTE** receipt of the following Audit Report and Related Audit Digest:

1. City of Baltimore Single Audit for the Fiscal Year Ending June 30, 2016.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Public Works/Office - Amendment No. 1 to Agreement of Engineering & Construction

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of Amendment No. 1 to Agreement with O'Brien & Gere Engineers, Inc., Consultant, for Project 1211.2, On-Call Design & Engineering Services - Immediate Response and Investigation at Various Locations. The Amendment No. 1 extends the period of the Agreement through January 13, 2019 or until the upset limit is reached, whichever occurs first.

**AMOUNT OF MONEY AND SOURCE:**

\$0.00

**BACKGROUND/EXPLANATION:**

The current agreement expires January 13, 2018.

The Consultant will continue providing On-Call Civil/Engineering Consulting services for various water main appurtenances projects. The services may also include planning, design for rehabilitation and construction phase services related to the evaluation, assessment and, repairs, maintenance and new construction for the continued improvement of the City water system.

The scope of the original agreement includes: responding to water main emergencies and providing design documents (drawings/sketches, technical specifications and cost estimates) for emergency repairs to small and/or large diameter water mains and appurtenances necessitated due to water main breaks and/or leaks. All design documents must be prepared and submitted on an expedited schedule with little or no advance notification; providing engineering services and field supports as required during construction, and geotechnical investigation and survey work to support the City's in-house designs; researching City and other utility records; preparation of easement plats including

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DPW/OE&C - cont'd

survey, where applicable, Right-of-Entry and Right-of-Way agreements, and co-ordination with the City of Baltimore Right-of-Way Office, when requested.

**MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement.

**MBE:** 27%

**WBE:** 10%

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS NOTED THE TIME EXTENSION.**

(The Amendment No. 1 to Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Public Works/Office - Amendment No. 4 to Agreement of Engineering & Construction

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of Amendment No. 4 to Agreement with Whitman, Requardt & Associates, LLP, for WC 1160, Montebello Plant 2 Finished Water Reservoir Cover, Post Award Engineering Services. The Amendment No. 4 will extend the period of the Agreement through December 24, 2018 or until the upset limit is reached, whichever occurs first.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

The original scope of services includes coordination of all engineering disciplines and sub-consultants required to perform the post award services.

Amendment No. 4 to Agreement will allow Whitman, Requardt & Associates, LLP to assist with the remaining construction claims against the City.

**MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement.

**MBE:** 27%

**WBE:** 7%

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS NOTED THE TIME EXTENSION.**

(The Amendment No. 4 to Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Public Works - Employee Expense Statement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve an Employee Expense Statement to reimburse Mr. Michael Blouse for his Application for Operator Water Distribution Class 1 License.

**AMOUNT OF MONEY AND SOURCE:**

\$50.00 - 2071-000000-5521-632401-603020

**BACKGROUND/EXPLANATION:**

Mr. Blouse's Expense Statement is being submitted to the Board for approval because it has exceeded the 40-work day period for submission to Accounts Payable for reimbursement per AM-240-11.

Mr. Blouse is entitled to reimbursement for his application for Operator Water Distribution Class 1 License. His paper work was not submitted in a timely manner.

Mr. Blouse has been made aware of the proper procedures for submitting reimbursements and the eligible activities.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Public Works - Ratification of a Renewable Energy  
Credit Sales Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to ratify the Renewable Energy Sales Agreement with the Northeast Maryland Waste Disposable Authority and DTE Energy Trading, Inc. The period of the agreement was January 1, 2016 through December 31, 2016.

**AMOUNT OF MONEY AND SOURCE:**

\$26,530.00 - 2051-000000-1981-742208-400973

**BACKGROUND/EXPLANATION:**

The City will sell 5,306 renewal energy credits to DTE Energy Trading, Inc. at a price of \$5.00 per credit for a total sales price of \$26,530.00.

The agreement is late because selling credits is a market based business causing prices to fluctuate between six (6) and twelve (12) months, therefore the best time to sell is now.

**APPROVED FOR FUNDS BY FINANCE**

(The Renewable Energy Sales Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Human Services - Agreements and an Amendment  
to Agreement

The Board of Estimates is requested to approve and authorize execution of the Agreements and an Amendment to Agreement.

AGREEMENTS

**1. CARROLL COUNTY HEALTH DEPARTMENT \$ 58,880.00**

Account: 4000-490818-3573-763201-603051

Baltimore City is the grantee for the Baltimore Eligible Metropolitan Statistical Area (BEMSA) for the Housing Opportunities for People with AIDS program. The BEMSA includes Baltimore City and the following counties: Baltimore, Anne Arundel, Carroll, Harford, Howard and Queen Anne.

Carroll County Health Department will use funds to provide rental assistance and supportive services to low-income individuals or to families who have a family member with AIDS. The period of the Agreement is July 1, 2017 through June 30, 2020.

The Agreement is late because the Department recently received an approved of the budget from Carroll County.

**2. BALTIMORE CHILD ABUSE CENTER, INC. \$100,000.00**

Account: 1001-000000-1220-146500-607004

The organization will use funds to cover the personnel costs of a Chief of Staff/Finance Director who will oversee operations for the Baltimore Child Abuse Center's forensic interview program for childhood victims of abuse. The period of the Agreement is July 1, 2017 through June 30, 2018.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

MOHS - cont'd

The Agreement is late because of a delay in receiving the budget from the provider.

**MWBOO GRANTED A WAIVER.**

AMENDMENT TO AGREEMENT

**3. UNION BAPTIST CHURCH-SCHOOL, INC. \$ 11,276.00**

Account: 4000-486318-1772-516000-603051

One June 7, 2017, the Board approved an advance in the amount of \$242,230.00 to the organization. On August 9, 2017, the Board approved the remaining funds in the amount of \$1,211,148.00. The total amount awarded to Union Baptist Church-School, Inc. including the advance was \$1,453,378.00 to provide Head Start services to 175 eligible children in Baltimore City for 6 hours a day, 5 days per week for 170 days.

Amendment No. 1 will increase the amount of the award by \$11,276.00 making the total award amount \$1,464,654.00. The additional funding supports a mandatory 1% federal Cost of Living Adjustment awarded by the United States Department of Health and Human Services to all Head Start staff. All other terms and conditions of the Agreement will remain unchanged.

**MBE/WBE PARTICIPATION**

**MBE:** \$40,527.27

**WBE:** \$15,010.10

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Agreements and Amendment to Agreement have been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Mayor's Office of Employment - Governmental/Charitable  
Development (MOED) Solicitation

**ACTION REQUESTED OF B/E**

The Board is requested to endorse a Governmental/Charitable Solicitation application for submission to the Board of Ethics of Baltimore City for the Mayor's Office of Employment Development's 2018 YouthWorks Program. The period of the campaign will be effective upon approval by the Board of Ethics through October 31, 2018.

**AMOUNT OF MONEY AND SOURCE:**

There are no general funds associated with this request.

**BACKGROUND/EXPLANATION:**

Persons to be solicited include private and non-profit employers, philanthropic organizations, citizens, city, and state employees. Solicitation strategies to these groups include: media outreach, as well as direct mail from the Mayor, the Mayor's personnel, staff of the MOED and the YouthWorks Leadership Team, which includes the Hire One Youth Leadership Team. Solicitations will occur through presentations and support of special fundraising activities with proceeds going to support the YouthWorks program.

A potential donor list will be comprised of individuals and corporate entities that contribute to the economic, social, and cultural vitality of Baltimore City. Most of the individual and corporate entities fitting that description are not controlled donors. However, those potential donors who are controlled donors with respect to the City or the Board of Estimates will not be targeted or singled out in any way and will be solicited, if at all, in the same manner as the other potential donors.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

MOED - cont'd

Once endorsed by the Board of Estimates, a formal application will be submitted to the Board of Ethics of Baltimore City, which will note MOED will be soliciting donations for its 2018 YouthWorks program.

Baltimore City Code Article 8, Section 6-26, prohibits solicitation or facilitating the solicitation of a gift. An exception was enacted in 2005 to permit certain solicitations that are for the benefit of an official governmental program or activity, or a City-endorsed charitable function or activity that has been approved by the Ethics Board. Ethics Regulation 96.26B sets out the standards for approval, which includes the requirement that the program, function, or activity to be benefited and the proposed solicitation campaign must be endorsed by the Board of Estimates or its designees.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Mayor's Office of Employment Development - Individual Training  
Account Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Individual Training Account Agreement for Professional Services with All State Career, Inc. The period of the agreement is July 1, 2017 through June 30, 2018.

**AMOUNT OF MONEY AND SOURCE:**

\$57,000.00 - 4000-807517-6312-467253-603051  
4000-807518-6312-467253-603051  
4000-806717-6312-467253-603051  
4000-806718-6312-467253-603051  
2026-000000-6311-734100-603051

**BACKGROUND/EXPLANATION:**

The money will be drawn from FY17/FY18 Workforce Innovation and Opportunities Act (WIOA) Adult and FY17/FY18 WIOA Dislocated Worker and Casino Impact Area Funds. The accounts and amounts cannot be determined until the participants are registered.

All State Career, Inc. will provide training in areas specified on the Department of Labor, Licensing and Regulation (DLLR) list of approved Training Providers.

Training will consist of the programs described in the WIOA training programs and will include any participant attendance policies, academic benchmarks and the means of measuring achievements, completion standards and the total hours of each course in a certificate program. The maximum length of time a participant can remain in training is one year.

The agreement is late because additional time was necessary to reach a comprehensive understanding between the parties.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

MOED - cont'd

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Individual Training Account Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Mayor's Office of Immigrant - Grant Agreement  
and Multicultural Affairs

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Grant Agreement with the Maryland State Department of Human Services. The period of the Grant Agreement is October 1, 2017 through September 30, 2018.

**AMOUNT OF MONEY AND SOURCE:**

\$359,444.00 - 5000-535918-1250-775700-603026

**BACKGROUND/EXPLANATION:**

In September 2017, the Mayor's Office of Immigrant and Multicultural Affairs (MIMA) responded to the RFP process for the Targeted Assistance Program (TAP) FY18 issued by the Department of Human Services, the Maryland Office of Refugee and Asylees (DHS/MORA). As a result, the Mayor and City Council of Baltimore were selected as the contractor and MIMA as the administrator. The employment and English Language training services required by the grant will be provided by the International Rescue Committee Baltimore (IRCB) as a subcontractor.

The funds for the Agreement originate from the Federal Office of Refugee Resettlement. The TAP employment program is designed to enable employable refugees in the Baltimore Metropolitan Region, to achieve economic self-sufficiency as soon as possible through job development and placement, removal of employment barriers, participation in vocational training, case management, and follow-up after job placement.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Grant Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and Community Development (DHCD) - Acquisition by Gift

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the leasehold interest in the property located at 2353 Druid Hill Avenue, Block 3416, Lot 034 by gift from KASC Associates, Inc. Owner, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

**AMOUNT OF MONEY AND SOURCE:**

The Owner agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

**BACKGROUND/EXPLANATION:**

The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

KASC Associates, Inc. has offered to donate to the City, title to the property at 2353 Druid Hill Avenue. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The Department will acquire the property subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through September 26, 2017, other than water bills which must be paid as part of the transaction is as follows:

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

Tax Sale #318188	Date: 5/15/17	\$ 2,336.23
Real Property Taxes	2017-2018	1,892.72
Property Registration	412587	<u>30.00</u>
<b>Total Taxes Owed:</b>		<b>\$ 4,258.95</b>

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - Community Development  
Community Development      Block Grant - 42 Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Community Development Block Grant - 42 (CDBG) Agreement with The Arc Baltimore, Inc. The period of the CDBG Agreement is effective upon Board approval for six months.

**AMOUNT OF MONEY AND SOURCE:**

\$30,000.00 - 9997-906550-9593-900055-706047

**BACKGROUND/EXPLANATION:**

Under the terms of this CDBG Agreement, The Arc Baltimore, Inc. will utilize the funds to make handicapped accommodations for three developmentally disabled tenants at 3306 Rosalie Avenue to ensure continual access to their home. Rehabilitation work will include the removal of architectural barriers to make the bathroom ADA compliant and the installation of an ADA accessible front ramp. The renovations will improve the physical access to the home and the bathroom, include the independence of the three tenants and enhance the homes livability.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Community Development Block Grant - 42 Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Eager Street Development 28 LLC Developer, for the sale of the City-owned properties located at 2502 and 2530 E. Eager Street.

**AMOUNT OF MONEY AND SOURCE:**

\$ 5,000.00 - 2502 E. Eager Street  
5,000.00 - 2530 E. Eager Street  
**\$10,000.00** - Purchase price

**BACKGROUND/EXPLANATION:**

The project will consist of the rehabilitation of the properties. Once rehabilitated, the properties will be sold for homeownership. The project will be privately financed.

The property located at 2502 E. Eager Street has been journalized and approved for sale on May 29, 2010.

The City is authorized to dispose of 2530 E. Eager Street by virtue of the provisions of Article II, §15 of the Baltimore City Charter (as amended); Article 13 of the Baltimore City Code (as amended); which established the Department of Housing and Community Development; and Article 28, Subtitle 8 of the Baltimore City Code (as amended).

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE WAIVER VALUATION PRICE:**

The properties were valued via the Waiver Valuation Process of the Appraisal Policy at \$9,900.00 each and will be sold below that value for \$5,000.00 each. The sale of each property for \$5,000.00 will help promote a specific benefit to the immediate community, help eliminate blight from the neighborhood, and place the properties back on the tax rolls.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

The developer will purchase these properties for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation; therefore, MBE/WBE participation is not applicable.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and Community Development (DHCD) - Re-Subordination of HOME Loan

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the following:

- (i) the re-subordination of a loan previously made by the City from its HOME Investment Partnerships Program and a modification of certain terms and
- (ii) one or more agreements evidencing such re-subordination by and between the Mayor and City Council of Baltimore acting by and through the Department of Housing and Community Development (the "City") and the State of Maryland, as the superior lender, in each case as further described below.

The Board is also requested to authorize the Commissioner of the Department of Housing and Community Development to execute any and all additional legal documents to effectuate this transaction subject to review and approval for form and legal sufficiency by the Department of Law.

**AMOUNT OF FUNDS AND SOURCE:**

No additional funds are required.

**BACKGROUND/EXPLANATION:**

On December 23, 1998, the Board approved a \$2,126,226.00 HOME Investment Partnerships Program loan (the HOME Construction Loan) and a \$456,039.00 HOME Investment Partnerships Program Loan (the HOME Acquisition Loan) together with the HOME Construction Loan, the HOME Loan) to Hanover Park Associates, Limited Partnership (the Existing Borrower), a Maryland limited partnership to support

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

a portion of the hard costs of the new construction and rehabilitation costs associated with the Hanover Park Apartments (also known as Riverfront Townhomes) (the Project). One of the limited partners of the Borrower is an affiliate of the Cherry Hill Community Development Corporation (CHCDC), a local 501(c)(3) community housing development organization.

The Project is a mixed-income rental community comprised of 126 rental units within two-story townhouse buildings located at 220 Swale Avenue in Baltimore City, which is in the Cherry Hill neighborhood of Baltimore City. The Project is owned in fee-simple by the Existing Borrower. The initial development of the Project was performed by Landex Corporation (Landex) and financed using low income housing tax credits (LIHTC) and certain other sources, including but not limited to: (i) a first lien loan in the original principal amount of \$ \$2,323,576.00 made by Crestar Bank (now SunTrust Bank); (ii) a second lien loan by the State of Maryland's Department of Housing and Community Development (MD-DHCD) through its former Rental Housing Production Program (RHPP) in the original principal amount of \$1,000,000.00 (the Original RHPP Loan); and (iii) the HOME Loan, which was secured by a third priority lien. The HOME Loan supported 100 of the 126 units in the Project.

All 126 units are income restricted and are subject to the LIHTC regulations. Forty of the 126 units are set aside for households at or below 40% of the Area Median Income, adjusted for family size and currently receive a public housing operating subsidy. The 15 year LIHTC compliance period ended on December 31, 2015.

Given the age of the Project, certain deferred maintenance issues

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

have arisen, which issues are outlined in the physical needs assessment by Dominion Due Diligence Group, dated March 23, 2016 (the D3G Report), a comprehensive building performance report prepared by Pando Alliance dated March 3, 2017 (the Energy Report), and a Building Evaluation Report prepared by Moseley Architects dated March 31, 2017 (the Building Re-Evaluation, and together with the D3G Report and the Energy Report, the Reports) and the MD-DHCD underwriting.

The Existing Borrower intends to transfer ownership of the Project to RF2, LLC (the New Borrower), a Maryland limited liability corporation. The members of the New Borrower are affiliates of Landex and CHCDC, the existing general partners of the Existing Borrower. The Existing Borrower will not receive any funds or compensation (\$0.00) from the transfer of Riverfront Townhomes.

In order to finance the transfer of the property and to address the deferred maintenance issues set forth in the Reports, the New Borrower contemplates the addition of approximately \$15,406,998.00 of proceeds from the following sources: (1) a loan from the Community Development Administration (CDA), a unit of the Division of Development Finance of MD DHCD in the approximate amount of \$10,785,000.00 (the Bond Loan), which will be made from the proceeds of tax-exempt bonds credit enhanced by the MD-DHCD's risk-share program and which have a term of 40 years and an interest rate currently estimated to be 4.55%; (2) a new loan from CDA through its Rental Housing Works program in the principal amount of approximately \$964,672.00 (the RHW Loan); (3) a loan from MD DHCD through its MEEHA/EmPOWER program funds in the principal amount of approximately \$1,512,000.00 (the EmPOWER Loan) and (4) equity of \$2,143,326.00. As such, the New Borrower expects

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

to make annual principal and interest payments in the approximate amount of \$332,038.00. With respect to the proposed financing, the new proceeds of \$15,406,998.00 will be used to pay for the following:

Pay off of the existing first mortgage loan	\$ 1,667,640.00
Renovations per MD-DHCD underwriting	8,765,662.00
Fees related to Renovations	791,557.00
Financing Fees	2,135,143.00
MD-DHCD required Operating Reserve	620,500.00
MD-DHCD required initial RFR funding	468,030.00
Relocation	81,900.00
Construction Contingency	<u>876,566.00</u>
Total	<b>\$15,406,998.00</b>

Along with this new financing, the New Borrower has requested the assumption of the Original RHPP Loan, the Original Partnership Rental Housing Program (PRHP) Loan, and the Original HOME Loan. The Original HOME Loan currently has an interest rate of 10.5% and has a current outstanding balance of approximately \$6,984,355.00.

The acquisition and redevelopment of the Project will also be financed by approximately \$6,559,378.00 obtained through the syndication of new LIHTCs. Those funds will be used to pay down a portion of the Bond Loan at the end of construction and to pay a portion of the developer's fee.

The proceeds of the new financing will not result in cash back to the Existing Borrower and therefore is not in violation of the terms of the existing loan documents with respect to the HOME Loan.

In connection with the refinancing, the New Borrower is also requesting the following changes made to the terms of the HOME Loan:

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

- (i) extend the term of the HOME Loan to be at least no earlier than the maturity date of the Bond Loan and the RHP Loan;
- (ii) release the existing Guaranty of Completion as the project has been completed for some time; and
- (iii) modify the existing note so that (1) the Borrower will be required to make annual payments of principal and contingent interest out of available cash flow (in an amount required by CDA) following payment of Project expenses authorized by CDA (including superior loan payments) so as to fully amortize the principal sum by the maturity date; and (iv) subordinate the HOME Loan to the loans issued by CDA and MD-DHCD.

An appraisal prepared by Novogradac and Company, LLP, dated March 20, 2017, determined that the "As Stabilized" value, assuming completion of the projected repairs and meeting the income restrictions, is \$8,600,000.00.

It is requested that the Law Department be permitted to make final changes to the documents with the concurrence of the Commissioner of the DHCD.

Because the City is a subordinate lender, MD-DHCD is requiring that the City and all other subordinate lenders execute a subordination agreement which the Department respectfully requests the Board's approval. The Department will collect a subordination fee in the amount of \$2,500.00.

All other terms and conditions of the Original Board of Estimates Approval remain in full force and effect.

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

Article 5, Subtitle 28 of the Baltimore City Code Minority and Women's Business Program is fully applicable and no request for a waiver or exception has been made.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - Re-subordination of the Home Loan  
Community Development Hillside Park Apartments and Related  
Agreements

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the Re-subordination of the Home Loan for Hillside Park Apartments and Related Agreements (i) the re-subordination of a loan previously made by the City from its HOME Investment Partnerships Program and a modification of certain terms and (ii) one or more agreements evidencing such re-subordination by and between the Mayor and City Council of Baltimore acting by and through the Department of Housing and Community Development (the "City") and the State of Maryland, as the superior lender, in each case as further described below. The Board is also requested to authorize the Commissioner of the Department of Housing and Community Development to execute any and all additional legal documents to effectuate this transaction subject to review and approval for form and legal sufficiency by the Department of Law.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

On October 4, 1996 the Board approved a \$990,900.00 HOME Investments Partnerships Program loan (Original HOME Loan) to Hillside Park Associates, Limited Partnership (Existing Borrower), a Maryland limited partnership, to support a portion of the hard costs of the new construction and rehabilitation costs associated with the Hillside Park Apartments. The Board also approved on April 30, 1997, a Technical Clarifying Amendment. The general partner of the Existing Borrower is an affiliate of the Housing Authority of Baltimore City (HABC).

Hillside Park Apartments is a mixed-income rental community comprised of 94 apartments in 21 two-story walk-up buildings (Project) located at 4902 Parkton Court in the Beechfield

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - cont'd  
Community Development

neighborhood of Baltimore City. The Project is owned in fee-simple by the Existing Borrower. The initial development of the Project was performed by Landex Corporation (Landex) and financed using low income housing tax credits (LIHTC) and certain other sources, including but not limited to: (i) a first lien loan in the original principal amount of \$725,000.00 funded from Baltimore Community Development Financing Corporation (CDFC); (ii) a second lien loan by the State of Maryland's Department of Housing and Community Development (MD DHCD) through its former Rental Housing Production Program (RHPP) in the original principal amount of \$999,077.00 (Original RHPP Loan); (iii) a fourth lien loan by MD DHCD through its Partnership Rental Housing Program (PRHP) in the original principal amount of \$1,950,000.00 (Original PRHP Loan); and (v) the Original HOME Loan, which was secured by a fifth priority lien. All 94 units are income restricted and are subject to the LIHTC regulations. Thirty of the 94 units are set aside for households at or below 50% of the Area Median Income, adjusted for family size and currently receive a public housing operating subsidy.

Originally placed in service in 1998, the 15-year LIHTC compliance period ended on December 31, 2014. The public housing operating subsidy has been insufficient to fund adequately the operations of the 30 public housing units. Thus, the other 64 affordable units have been funding the net operating losses on the public housing units. The operating losses have created deferred maintenance issues as outlined in the physical needs assessment prepared by Dominion Due Diligence Group dated June 28, 2016 (the D3G Report), the comprehensive building performance report prepared by Pando Alliance dated February 10, 2017 (Energy Report) and the Building Evaluation Report prepared by Moseley Architects dated March 27, 2018 (Building Re-evaluation, and together with the D3G Report and the Energy Report, the Reports) and the MD-DHCD underwriting.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - cont'd  
Community Development

In order to finance the transfer of the property and to address the deferred maintenance issues described in the Reports, the New Borrower's contemplates the addition of approximately \$10,416,698.00 of new loan funds from the following sources: (1) a loan from the Community Development Administration (CDA), a unit of the Division of Development Finance of MD DHCD in the approximate amount of \$6,950,000.00 (Bond Loan), which will be made from the proceeds of tax-exempt bonds credit enhanced by the MD DHCD's risk-share program and which have a term of 40 years and an interest rate currently estimated to be 4.55%; (2) a new loan from CDA through its Rental Housing Works program in the principal amount of approximately \$2,082,919.00 (RHW Loan); (3) a loan from MD DHCD through its MEEHA/EmPOWER program funds in the principal amount of approximately \$928,336.00 (EmPOWER Loan); and (4) equity of \$455,443.00. As such, the New Borrower expects to make annual principal and interest payments in the approximate amount of \$223,195.00. The Existing Borrower intends to transfer ownership of Hillside Park Apartments to HSP2, LLC (New Borrower), a Maryland limited liability corporation. The members of the New Borrower are affiliates of Landex and HABC, the general partners of the Existing Borrower. Please note that the Existing Borrower will not receive any funds or substantial monetary compensation from the transfer of Hillside Park Apartments.

The proceeds of the new financing will not result in cash back to the Existing Borrower and therefore is not in violation of the terms of the existing loan documents with respect to the HOME Loan.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - cont'd  
Community Development

Pay off of the existing first mortgage loan	\$ 486,146.00
Renovations per MD-DHCD underwriting	5,784,136.00
Fees related to Renovations	638,241.00
Financing Fees	1,488,633.00
MD-DHCD required Operating Reserve	410,581.00
MD-DHCD required initial RFR funding	296,000.00
Relocation	94,000.00
Construction Contingency	578,414.00
Development Fee	640,547.00
<b>Total</b>	<b>\$ 10,416,698.00</b>

Along with this new financing, the New Borrower has requested the assumption of the Original RHPP Loan, the Original PRHP Loan, and the Original HOME Loan. The Original HOME Loan currently has an interest rate of 10.5% and thus has a current outstanding balance of approximately \$2,977,000.00.

The acquisition and redevelopment of the Project will also be financed by approximately \$3,570,547.00 obtained through the syndication of new LIHTCs. Those funds will be used to pay down a portion of the Bond Loan (\$2,930,000.00) at the end of construction and to pay a portion of the developer's fee.

In connection with the refinancing, the New Borrower is also requesting the following changes to the terms of the HOME Loan: (i) extend the term of the HOME Loan to be at least no earlier than the maturity date of the Bond Loan and the RHP Loan; (ii) release the existing Guaranty of Completion as the project has been completed for some time; (iii) modify the existing note so that the Borrower will be required to make annual payments of principal and contingent interest out of available cash flow (in an amount required by CDA) following payment of Project expenses authorized by CDA (including superior loan payments) so as to fully amortize the principal sum by the maturity date; and (iv) subordinate the HOME Loan to the loans issued by CDA and MD-DHCD.

In addition to the above, CDA and MD DHCD are requesting a change to the terms of the Original PRHP Loan. When originally made, while

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and - cont'd  
Community Development

payments on the Original PRHP were deferred until maturity, the Original PRHP contained an agreement that any payment of principal and interest on the PRHP would be made to the City. That was because of the regulations then governing the PRHP program. The CDA and MD DHCD have since changed the regulations so that such payments would be made to the CDA. Since it is not anticipated that any such payments will be made on the Original PRHP Loan and the funds were not funded by the City, there is no substantive change to the City's position.

An appraisal prepared by Novogradac and Company, LLP, dated July 6, 2017, determined that the "As Stabilized" value, assuming completion of the projected repairs and meeting the income restrictions, is \$5,200,000.00.

It is requested that the Law Department be permitted to make final changes to the documents with the concurrence of the Commissioner of the Department of Housing and Community Development. Because the City is a subordinate lender, MD-DHCD is requiring that the City and all other subordinate lenders execute a subordination agreement which the Department respectfully requests the Board's approval. The Department will collect a subordination fee in the amount of \$2,500.00.

All other terms and conditions of the Board's October 4, 1996 approval and its April 30, 1997 Technical Clarifying Amendment remain in full force and effect.

**MBE/WBE PARTICIPATION:**

Article 5, Subtitle 28 of the Baltimore City Code Minority and Women's Business Program is fully applicable and no request for a waiver or exception has been made.

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Law - Settlement Agreement and Release

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Settlement Agreement and Release for the action brought by Jamar Kennedy, Plaintiff, against Police Officers Scott Armstrong, Maria Perez, Nicholas Lancetta, Gregory Edleman and Sheena Newman for assault, battery, false arrest and imprisonment, malicious prosecution and state constitutional torts.

**AMOUNT OF MONEY AND SOURCE:**

\$135,000.00 - 1001-000000-2041-716700-603070

**BACKGROUND/EXPLANATION:**

On September 23, 2014, police officers were in the 3000 block of Greenmount Avenue to assist with crowd control outside of Melba's Nightclub. The Plaintiff departed the club and then returned to retrieve a personal item. Once he was back in the club he was approached by an aggressive "bouncer" who ordered him to leave. While explaining his reason for returning, an altercation resulted and he was put into a chokehold by the "bouncer" and forced outside. Officer Armstrong observed the Plaintiff struggling with the bouncer, intervened, and attempted to detain the Plaintiff. A struggle ensued and other officers assisted in subduing the Plaintiff, who was tased and forced to the ground.

The Plaintiff claims that he suffered an asthma attack as a result of the encounter, together with multiple physical injuries and the expenses of defending subsequent legal proceedings. He attributes his injuries to the unnecessary and excessive force employed by the officers.

The Plaintiff filed suit seeking \$5,000,000.00 in compensatory and punitive damages and attorneys' fees. Because of conflicting factual issues and considering the uncertainty of how a jury might

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Law Department - cont'd

view the circumstances, the parties propose to settle the matter for a total sum of \$135,000.00 in return for a dismissal of the litigation.

Based on a review of the facts and legal issues specific to this case, the Settlement Committee of the Law Department recommends that the Board of Estimates approve this request.

(The Settlement Agreement and Release has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Law - Second Amendment to Pedestrian Promenade Easement Agreement and Grant of Easement Rights

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Second Amendment to Pedestrian Promenade Easement Agreement and Grant of Easement Rights (Second Amendment) for the public promenade at the Moorings at Canton townhouse project (the Moorings).

**AMOUNT OF MONEY AND SOURCE:**

No funding is required. The public promenade at the Moorings was completed and opened to the public in 2013.

**BACKGROUND/EXPLANATION:**

The Second Amendment will amend and supersede the previously-approved First Amendment to Pedestrian Promenade Agreement dated May 16, 2012. All other parties to the Second Amendment have executed the document. Upon the Board's approval it will be recorded in the Land Records for Baltimore City. This is the last step relating to the settlement of litigation which resulted in the construction of the new pier-based public promenade at the Moorings.

This request arises from litigation brought by the City in 2010 to require the construction of a permanent public promenade at the Moorings to replace the previously-existing floating promenade. The litigation was vigorously contested for two years until a settlement was reached in 2012 whereby a new pier-based promenade was agreed to which satisfied the City's requirement for a landside promenade of the same construction and quality elsewhere within the waterfront areas of the City. The townhouse owners adjacent to the promenade were permitted to maintain their existing rear yards, including the improvements built in those rear yards before the City filed its lawsuit. The developer of the Moorings undertook the obligation to construct the new promenade. The City's portion

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Law - cont'd

of what was then the estimated cost of approximately \$1,000,000.00 was \$400,000.00, with the developer to bear the cost of the remainder. The promenade was built to the satisfaction of the Department of Planning, the agency responsible for coordinating the entire waterfront promenade system, and is serving the public.

The Board approved the First Amendment, but the parties thereto, the Moorings Homeowners' Association (the HOA), the developer, and the City, later discovered two aspects of the First Amendment, which required revisions. First, during construction the developer made a minor change to the configuration at one end of the new pier-based promenade in response to field conditions. The change is depicted in Schedule B to the Second Amendment, the "Drawing of Pier-Based Promenade Area". The change does not affect the quality or decrease the width of the promenade and for this reason was satisfactory to the Department of Planning. Second, certain references to the prior easement held by the City that had been replaced by the new easement to the pier-based public promenade were inadvertently retained in the relevant drawing. Understandably, the HOA requested that these references be removed so that there would be no confusion going forward.

The Second Amendment accomplishes each of these changes. It took such a long time to prepare the Second Amendment and obtain all of the necessary signatures because after settlement of the court case and construction of the new pier-based promenade, the private parties to the settlement believed that no further resources would be needed to retain and pay for the additional attorney time to assist with the drafting and review of the Second Amendment and to retain and pay for the professional services to create the new drawing of the Pier-Based Promenade Area. Ultimately, however, these tasks were accomplished.

(The Second Amendment to Pedestrian Promenade Easement Agreement and Grant of Easement Rights has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Office of the City Council - Governmental/Charitable  
Solicitation Application

**ACTION REQUESTED OF B/E:**

The Board is requested to endorse a Governmental/Charitable Solicitation Application for submission to the Board of Ethics of Baltimore City for Mr. Zeke Cohen and staff to provide recommendations to local individuals, businesses, civic leaders, the foundation community and the general public to financially support the Southeast Community Development Corporation, Baltimore Stars Project, Baltimore Corps, Creative Alliance, The Intersection, Banner Neighborhoods, Safe Streets, Healthcare for the Homeless, Casa De Maryland and other similar organizations. The period of the campaign will be effective upon approval by the Board of Ethics through October 1, 2018.

**AMOUNT OF MONEY AND SOURCE:**

No general funds are involved in this transaction.

**BACKGROUND/EXPLANATION:**

Donations will be solicited from Baltimore businesses, civic leaders, the foundation community, and the general population. A potential donor list will be comprised of individuals and corporate entities that contribute to the economic, social, and cultural vitality of Baltimore City. Most of the individual and corporate entities fitting that description are not controlled donors. However, those potential donors who are controlled donors, with respect to the City or the Board of Estimates, will not be targeted or singled out in any way and will be solicited, if at all, in the same manner as all other potential donors.

Mr. Cohen's office seeks to recommend the following nonprofits organization to be supported financially by local individuals, businesses, civic leaders, the foundation community and the general public:

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Office of the City Council - cont'd

- the Southeast Community Development Corporation offers homeownership counseling, bolstering neighborhood development & environmental sustainability,
- the Baltimore Stars Project is an emerging program promoting youth development, college readiness and career skills,
- the Baltimore Corps builds the capacity of Baltimore's most promising leaders to accelerate social innovation,
- the Creative Alliance is an arts & cultural center in Highlandtown. The Creative Alliance cultivates emerging talent through its "Artist in Residence Program," facilitates arts and education programs and curates cultural events,
- the Intersection equips young people with civic leadership skills to become leaders in their communities,
- the Banner Neighborhoods engages with residents, businesses and other stakeholders to support strong neighborhood development throughout Southeast Baltimore. Banner neighborhoods also facilitates several youth programs focused at increasing academic outcomes, and experiential learning opportunities,
- Safe Streets, an anti-violence initiative, employs ex-offenders to mediate conflict. Safe Streets' programming has reduced violence by 27% in the 4 areas they are active in,
- Healthcare for the Homeless has been a long-standing direct service provider for people experiencing homelessness throughout Baltimore. Providing and linking people with healthcare services, and housing assistance,

Office of the City Council - cont'd

- Casa De Maryland advocates on behalf of the Latino community throughout Maryland. They also provide legal services, English language classes, and serve as a community support,
- and other similar organizations.

Baltimore City Code Article 8, Section 6-26, prohibits solicitation or facilitating the solicitation of a gift. An exception was enacted in 2005 to permit certain solicitations that are for the benefit of an official governmental program or activity, or a City-endorsed charitable function or activity that has been approved by the Ethics Board. Ethics Regulation 96.26B sets out the standards for approval, which includes the requirement that the program, function, or activity to be benefited and the proposed solicitation campaign must be endorsed by the Board of Estimates or its designees.

**MBE/WBE PARTICIPATION:**

N/A

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Planning - Baltimore City Public School System  
Capital Improvement Program for  
FY 2019-2024

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**ACTION REQUESTED OF B/E:**

The Board is requested to **NOTE** the report of the Planning Commission on the Baltimore City Public School System's (BCPSS) Capital Improvement Program (CIP) for FY 2019-2024.

**AMOUNT OF MONEY AND SOURCE:**

\$459,835,000.00 - FY 2019-2024 (of which \$102,000,000.00 is City General Obligation (G.O.) bond funds, and \$357,835,000.00 is State funds)

\$110,886,000.00 - FY 2019 Request (of which \$17,000,000.00 is City General Obligation (G.O.) bond funds and \$93,886,000.00 is State funds)

**BACKGROUND/EXPLANATION:**

Annually the BCPSS must submit an updated and detailed CIP for the upcoming fiscal year and the forthcoming five years to the State of Maryland. This CIP submission receives approval from the Board of School Commissioners, the City of Baltimore Planning Commission, Board of Finance, and the Board of Estimates. The FY 2019-2024 received its first approval by the Baltimore City Board of School Commissioners on October 10, 2017.

On October 19, 2017, the Planning Commission approved the BCPSS CIP for FY 2019-2024.

The requested funding will provide resources to create an educational environment that encourages the highest caliber of teaching, learning, and facility utilization. The Board of Estimates' support of this plan will assist the BCPSS' effort to provide enhanced learning environments and improve educational opportunities for the children of Baltimore City.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Board of Finance - Baltimore City Public School System  
Capital Improvement Program,  
FY 2019 - 2024

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**ACTION REQUESTED OF B/E:**

The Board is requested to approve the Baltimore City Public School System (BCPSS) Fiscal Year 2019-2024 Capital Improvement Program (CIP).

**BACKGROUND/EXPLANATION:**

Procedures for administration of the school capital program require that the BCPSS submit annually an updated detailed capital program for the upcoming year and ensuing five fiscal years to the State Interagency Committee on School Construction. As a condition of receiving State school construction aid, the BCPSS is required to submit the CIP by the end of November of each year.

This action requires approval of this program by the appropriate local governing body. As a condition of gaining approval of this local government, a review process has been established that includes the School Board, Planning Commission, Board of Finance, and the Board of Estimates, to serve as the means by which the Mayor will support and endorse the program.

The Board of Finance, at a scheduled meeting on October 23, 2017, considered and endorsed the FY 2019 Capital Budget totaling \$110,886,000.00 and the FY 2019-2024 CIP totaling \$459,835,000.00. Annual program distributions are as follows:

**BCPSS Fiscal Year 2019 – 2024**  
**Capital Improvement Plan (\$000)**

<b>Source/FY</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
<b>State</b>	93,886	76,921	56,919	59,379	18,650	52,080	357,835
<b>City</b>	17,000	17,000	17,000	17,000	17,000	17,000	102,000
<b>Total</b>	110,886	93,921	73,919	76,379	35,650	69,080	459,835

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Finance - Overlap in Employment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve an overlap in employment for Job number 1411-12079 Operations Director I (Budget Director). The period of the employment overlap is November 18, 2017 through April 9, 2018.

**AMOUNT OF MONEY AND SOURCE:**

\$5,330.77 - 1001-000000-1411-160400-601001

**BACKGROUND/EXPLANATION:**

In accordance AM-211-1, Overlap in employment is a condition that exists when two employees occupy the same position at the same time. Overlap of greater than 20 working days must have prior approval of the Board of Estimates.

The Deputy Budget Director position (Job number 1411-40872 Operations Manager II) will assume the duties of Budget Director effective November 18, 2017 due to the resignation of the present Budget Director. The transition will formally begin on November 18, 2017. The transition will end on December 31, 2017 and will allow the former Budget Director to remain in pay status until accrued leave is exhausted on April 9, 2018. The approval of this request will allow for the vacated Deputy Budget Director position to be filled on or about November 18, 2017.

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

AGENDA

BOARD OF ESTIMATES

11/08/2017

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Purchases

1. FIRELINE CORPORATION  
PROTECTION ONE ALARM MONITORING,  
INC.

	\$200,000.00	Renewal
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Contract No. B50004301- Repairs and Maintenance of Electronic Fire Alarm Systems - Department of General Services - P.O. Nos. P533698 and P535185

On November 18, 2015, the Board approved the initial award in the amount of \$300,000.00. The award contained three 1-year renewal options. Subsequent actions have been approved. This first renewal in the amount of \$200,000.00 is for the period November 18, 2017 through November 17, 2018, with two 1-year renewal options remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

On September 10, 2015, MWBOO determined that no goals would be set because of no opportunity to segment the contract. Each call is a unique, self-contained service and is of short duration, usually performed by a single technician. Fireline Corporation is a City-certified WBE.

**MWBOO GRANTED A WAIVER.**

2. BELAIR ROAD SUPPLY  
COMPANY, INCORPORATED

	\$ 25,000.00	Renewal
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Contract No. B50003786 - Sewer Bricks & Pavers - Department of Public Works, Bureau of Water and Wastewater - P.O. No. P529060

AGENDA

BOARD OF ESTIMATES

11/08/2017

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Purchases

On October 15, 2014, the Board approved the initial award in the amount of \$20,000.00. The award contained three renewal options. Subsequent actions have been approved. This final renewal in the amount of \$25,000.00 is for the period October 17, 2017 through October 16, 2018. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

Not applicable. The initial award was below MBE/WBE subcontracting threshold of \$50,000.00. The agency requires approximately \$25,000.00 of bricks and pavers annually.

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|--|-----------------------|------------------------|
| 3. <u>JESCO, INC.</u>  | <u>\$2,500,000.00</u> | <u>Selected Source</u> |
| Contract No. 06000 - O.E.M. Parts, Warranty and Service John Deere Forestry and Construction Equipment - Dept. of General Services - Fleet Management - Req. No. R776816 |                       |                        |

The vendor is the only John Deere dealer authorized to service Forestry and Construction Equipment in the State of Maryland. All other categories of John Deere equipment were recently competitively bid under Solicitation No. B50005068. On October 18, 2017, the Board approved the award to T.E.K. Equipment Repair, LLC and Finch Services, Inc. The above amount is the City's estimated requirement.

It is hereby certified that the above procurement is of such a nature that no advantage will result in seeking, nor would it be practicable to obtain competitive bids. Therefore, pursuant to Article VI, Section 11(e) (i) of the City Charter, the procurement of the equipment and/or service is recommended.

AGENDA

BOARD OF ESTIMATES

11/08/2017

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Purchases

**MBE/WBE PARTICIPATION:**

On September 29, 2017, MWBOO waived the goals. This is a selected source, as the only vendor in Maryland to provide warranty services for John Deere Forestry and heavy construction equipment.

**MWBOO GRANTED A WAIVER.**

- 4. CONSTELLATION NEW ENERGY, INC.

JOHNSTON CONTROLS, INC.

ENERGY SYSTEMS GROUP, LLC	N/A
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Maryland State Contract	DGS-07-EPC-IDC-7.0	- Energy Performance Contract
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This will be financed by the energy rebate obtained from the contract.

The State of Maryland competitively bid and awarded a statewide contract Energy Performance Contract to nine pre-qualified firms. These firms were invited to submit proposals to meet the requirements of Baltimore City. The three proposals received were evaluated and recommended for the award. Individual tasks will be awarded based on proposals received from those three firms. The period covered is September 20, 2017 through September 19, 2020, with two 1-year options. The above amount is the City's estimated requirement.

**MWBOO SET GOALS OF 8% MBE AND 3% WBE.**

**MBE/WBE PARTICIPATION:**

On September 29, 2017, MWBOO set goals of 8% MBE and 3% WBE. The vendors are committed to be compliant as the scope of work is set for individual tasks.

AGENDA

BOARD OF ESTIMATES

11/08/2017

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

- 5. a. HARBOR TRUCK SALES  
AND SERVICE INC. t/a  
BALTIMORE FREIGHTLINER
- b. DONAHOO COLLISION  
CENTER
- c. MIDDLETON & MEADS  
COMPANY, INC.
- d. VALLEY CHEVROLET, LLC  
t/a AUTONATION  
CHEVROLET TIMONIUM
- e. AL PACKER'S WHITE  
MARSH FORD, LLC
- f. LORD'S COLLISION EXPERTS  
t/a SECURITY AUTO BODY
- g. BEAVER'S AUTO BODY  
REPAIR CENTER, INC.
- h. LINTHICUM FERNDALE  
AUTO & TRUCK REPAIR,  
INC.
- i. R&E BODY & PAINT, INC.
- j. C&W BODY & FENDER  
SHOP, INC.
- k. HERMAN BORN & SONS,  
INC.

**\$600,000.00**

Extension

Contract No. B50001415 - Body Shop Repair Service - Department of General Services, Fleet Division - P.O. Nos. P515180, P515181, P515182, P515183, P515184, P515185, P515186, P515187, P515188, P515189 and P515190

On October 06, 2010, the Board approved the initial award in the amount of \$6,000,000.00. The award contained two renewal options. On November 20, 2013, the Board approved the first

AGENDA

BOARD OF ESTIMATES

11/08/2017

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR AMOUNT OF AWARD AWARD BASIS

Bureau of Purchases

renewal in the amount of \$1,250,000.00. On October 28, 2015, the Board approved the second renewal in the amount of \$1,200,000.00. On September 28, 2016, the Board approved an increase in the amount of \$1,775,000.00. An extension is necessary to continue to obtain body shop repair services while Solicitation B50005206 is advertised and awarded. The period of the extension is November 1, 2017 through February 28, 2018. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION

**MWBOO SET GOALS OF 6% MBE AND 3% WBE.**

On September 28, 2017, Al Packer's LLC White Marsh Ford, LLC., Donahoo Collision Center, LLC, Linthicum Ferndale Auto & Truck Repair, Inc., R & E Body and Paint, Inc. t/a Maaco, and Middleton and Meads were found in non-compliance. On October 5, 2017, Valley Chevrolet t/a AutoNation was found in non-compliance; Beaver's Auto Repair Center and Harbor Truck Sales and Service, Inc. t/a Baltimore Freightliner were found in compliance. On October 12, 2017, C & W body and Fender, Herman Born & Sons, Inc. and Lord's Collision Experts t/a Security Auto Body were found in non-compliance. It is recommended that those found in non-compliance be given 10 days from this Board's action to come into compliance.

a. HARBOR TRUCK SALES AND SERVICE, INC. t/a BALTIMORE FREIGHTLINER

	<u>Commitment</u>	<u>Performed</u>	
<b>MBE:</b> Millennium Auto Parts	3%	\$ 0	
Fire Safety Co.	<u>3%</u>	<u>4,832.86</u>	<u>15.8%</u>
	<b>6%</b>	<b>\$ 4,832.86</b>	<b>15.8%</b>





**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS**

<b>VENDOR</b>	<b>AMOUNT OF AWARD</b>	<b>AWARD BASIS</b>
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Bureau of Purchases

	<u>Commitment</u>	<u>Performed</u>	
f. <u>LORD'S COLLISION EXPERTS t/a SECURITY AUTO BODY</u>			
<b>MBE:</b> Millennium Auto Parts	6%	0	
<b>WBE:</b> Doug's Auto Recycling, Inc.	3%	\$ 368.00	0.15%
<b>MWBOO FOUND VENDOR IN NON-COMPLIANCE.</b>			
g. <u>BEAVER'S AUTO BODY REPAIR CENTER</u>			
<b>MBE:</b> Brooklyn Progressive Auto Paint Group		\$74,859.08	10.9%
Millennium Auto Parts		3,000.00	0.4%
Silverback Business Center, LLC		9,466.83	1.4%
L & J Construction		5,608.49	0.8%
	<b>6%</b>	<b><u>\$92,934.40</u></b>	<b><u>13.5%</u></b>
<b>WBE:</b> Chesapeake Wiper & Supply		\$ 9,854.16*	1.4%
Doug's Auto Recycling		1,525.00	0.2%
BFPE		3,522.61	0.5%
Robnet, Inc.		404.00*	.06%
		<b><u>\$15,305.77</u></b>	<b><u>2.2%</u></b>

\*Dollar amount allowed for expenses from non-manufacturing supplier

**MWBOO FOUND VENDOR IN COMPLIANCE.**



**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS**

<b>VENDOR</b>	<b>AMOUNT OF AWARD</b>	<b>AWARD BASIS</b>
---------------	------------------------	--------------------

Bureau of Purchases

	<u>Commitment</u>	<u>Performed</u>	
k. <u>HERMAN BORN &amp; SONS, INC.</u>			
<b>MBE:</b> Millennium Auto Parts	4.5%	0	
Brooklyn Progressive	<u>1.5%</u>	<u>0</u>	
Paint	<b>6%</b>	<b>0</b>	
<b>WBE:</b> Doug's Auto Recycling,	1.5%	0	
Inc.			
Robnet, Inc.	<u>1.5%</u>	<u>\$1,338.31*</u>	1.5%
	<b>3%</b>	<b>\$1,338.31</b>	1.5%

\*Dollar amount allowed for expenses from non-manufacturing Suppliers

**MWBOO FOUND VENDOR IN NON-COMPLIANCE.**

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

\* \* \* \* \*

The Board is requested to  
approve award of  
the formally advertised contracts  
listed on the following pages:

76 - 78

to the low bidder meeting specifications,  
or reject bids on those as indicated  
for the reasons stated.

In connection with the Transfers of Funds,  
pursuant to Charter provisions, reports have  
been requested from the Planning  
Commission, the Director of Finance  
having reported favorably thereon.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS**

Department of Public Works/Office of Eng. & Constr.

- 1. SC 974, On-Call Assessment and Repairs of Sanitary Sewer Mains and Laterals - Zone B                      SAK Construction, LLC                      \$6,776,081.00

**MWBOO SET GOALS OF 19% FOR MBE AND 5% FOR WBE.**

<b>MBE:</b> P&P Sewer Tech, Inc.*	\$680,150.00	10.03%
<b>WBE:</b> Sue Ann's Office Supply, Inc.	\$666,270.00	9.83%

Bidder did not achieve the MBE goal. Bidder exercised good faith effort in trying to achieve the goals and was granted a waiver.

\*The MBE subcontractor is not in good standing with the Department of Assessments and taxation. The Bidder will be allowed to substitute an approved MBE if P&P Sewer Tech, Inc. is not in good standing at the time of award.

**MWBOO FOUND VENDOR IN COMPLIANCE.**

**A PROTEST WAS RECEIVED FROM IPR NORTHEAST, LLC.**

**2. TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<b>\$9,408,861.00</b>	9956-903569-9549	
Water Utility Funds	Construction Reserve	
	On-Call Sanitary	

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS**

Department of Public Works/Office of Eng. & Constr. - cont'd

**TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$ 677,608.00	-----	9956-907855-9551-2 Extra Work
677,608.00	-----	9956-907855-9551-3 Design
871,000.00	-----	9956-907855-9551-5 Inspection
6,776,081.00	-----	9956-907855-9551-6 Construction
406,564.00	-----	9956-907855-9551-9 Administration
<b><u>\$9,408,861.00</u></b>		

The funds will be used to cover the cost associated with the award for SC 974, Assess & Repair Small Diameter Sanitary Sewers & Laterals-Zone B to SAK Construction, LLC.

- |  |  |                |
|--|--|----------------|
| 3. WC 1361, AMI/R Urgent<br>Need Metering Infra-<br>structure Repair &<br>Replacement at Various<br>Locations (Up to 3" &<br>Larger Water Service) | R.E. Harrington<br>Plumbing & Heating<br>Co., Inc. | \$2,764,154.00 |
|--|--|----------------|

**MWBOO SET GOALS OF 13% FOR MBE AND 6% FOR WBE.**

<b>MBE:</b> R.E. Harrington Plumbing & Heating Co., Inc.*	\$ 967,453.90	35%
K.L. Phillips Trucking, LLC.	96,745.39	3.49%
James Little d/b/a Little Contractors	<u>82,924.62</u>	<u>3%</u>
	<b><u>\$1,147,123.91</u></b>	<b><u>41.49%</u></b>

AGENDA

BOARD OF ESTIMATES

11/08/2017

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Department of Public Works/Office of Eng. & Constr. - cont'd

<b>WBE:</b> Franqui Enterprise, LLC	\$ 82,924.62	3%
R & R Contracting Utilities, Inc.	<u>82,924.62</u>	<u>3%</u>
	<b>\$ 165,849.24</b>	<b>6%</b>

\*Indicates Self-Performance

**MWBOO FOUND VENDOR IN COMPLIANCE.**

4. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$1,991,417.00	9960-909100-9558	
Water Utility	Constr. Res.	
Bonds	Water Infrastructure	
	Rehab	
1,991,417.00	" "	
<u>Baltimore Co.</u>		
<b>\$3,982,834.00</b>		
\$ 276,415.00	-----	9960-903599-9557-2
		Extra Work
276,415.00	-----	9960-903599-9557-3
		Engineering
500,000.00	-----	9960-903599-9557-5
		Inspection
2,764,154.00	-----	9960-903599-9557-6
		Construction
<u>165,850.00</u>	-----	9960-903599-9557-9
<b>\$3,982,834.00</b>		Administration

The funds will be used to cover the cost associated with the award for W.C. 11361, AMI/R Urgent Need Metering Infra-structure Repair & Replacement at Various Locations (Up to 3" & Larger Water Service) to R.E. Harrington Plumbing & Heating Co., Inc.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

**TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Police Department</u>			
1. Donald Slimmer	Hazardous Materials Technician Program for CBRNE Anniston, AL Dec. 17 - 22, 2017	General Fund	\$0.00

This is a training course provided at no cost to the Department at the Department of Homeland Security's FEMA training facility in Anniston, Alabama.

2. Karen Sokol	Hazardous Materials Technician Program For CBRNE Anniston, AL Dec. 3 - 9, 2017	General Fund	\$0.00
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This is a training course provided at no cost to the Department at the Department of Homeland Security's FEMA training facility in Anniston, Alabama.

Department of Planning

3. Walter Gallas	Past Forward 2017 National Preservation Conference Chicago, IL Nov. 14 - 26, 2017 (Reg. Fee \$395.00)	General Funds	\$1,215.35
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The conference dates are November 14 - 17. The nights of November 17 - 26 will be at Mr. Gallas' own expense.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

Department of Housing and Community Development (DHCD) - Memorandum of Understanding

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of (1) a Memorandum of Understanding with the Baltimore City Public School System (BCPS) to transfer site control to the City for that portion of the school sites located at 1601 Lombard Street and 100 S. Caroline Street which is necessary to achieve the Perkins Old Town Somerset (POS) Transformation Plan and (2) a Partnership Certification and Letter of Commitment outlining the commitments of the City to the POS Transformation Plan.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

Developer Procurement:

In 2014, the DHCD issued a Request for Qualifications for a master developer and selected in March of 2015, Perkins Opportunity Housing (POH), a joint venture consisting of CRC LLC and Northern Real Estate Urban Ventures.

The DHCD spent approximately 15 months in due diligence, data gathering, and planning which included a survey of Perkins residents. In June 2016, POH withdrew from the project and the DHCD accepted their withdrawal. Following the Housing Authority of Baltimore City (HABC) procurement rules, the HABC awarded an Exclusive Negotiating Privilege to the second highest-scoring developer, Perkins Point Partners (PPP) a joint venture of Henson Development, Mission First, and Beatty Development in August of 2017.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

In September 2017 PPP requested the HABC approve the addition of a national affordable housing developer, McCormack Baron Salazar and Baltimore based Cross Street Partners. The HABC approved the addition of these developers.

Choice Neighborhoods Implementation Grant:

HUD recently announced \$132 million in Choice Neighborhood implementation funding, and each community may receive up to \$30 million to support community transformation efforts. The HABC is working with the Mayor's office, and government, nonprofit, business and community leaders in Baltimore to advance a Choice Neighborhoods plan for the redevelopment of 629 units of public housing in the Perkins Homes community. Both the transfer of site control and City commitments are contingent on the award of the Choice Neighborhoods Implementation Grant (CNI). The grant application is due on November 22, 2017.

The Choice Neighborhoods initiative goes well beyond simply providing replacement units for the residents currently living in Perkins Homes. The initiative includes a comprehensive transformation of the Somerset and Oldtown neighborhoods, including extensive commercial revitalization efforts, and the development of mixed-income residential communities, as well as educational and community facilities and programmed open space.

Choice Neighborhoods funding supports a community-driven approach to neighborhood transformation, and so engaging residents and community partners is foundational to crafting a plan that addresses the three core goals of:

Housing: Replace distressed public and assisted housing with high quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

Neighborhood: Attract public and private reinvestment in distressed neighborhoods to improve the amenities and assets (e.g. safety, good schools, commercial activity) available to the community.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

People: Improve educational and economic outcomes through services and supports delivered directly to youth and their families.

MOU with BCPS:

The MOU provides site control for the housing planned on the school sites at 1601 Lombard Street and 100 S. Caroline Street. Site control is a threshold issue with the CNI grant. The MOU has been approved by the Solicitor's Office for legal form and sufficiency.

Partnership Certification and Letter of Commitment:

The City is expected to commit in writing that should the grant be awarded it will provide support for the necessary elements of the grant.

The Partnership Certification identifies the commitment as follows:

- Commitment to the POS Transformation Plan and Implementation Schedule.
- Commitment to Work Collaboratively.
- Leverage of Available Funds.
- Acting as Co-Applicant
- Certification of Site Control
- Commitment of Funds as identified in the Letter of Commitment.
- Coordination of City Activities.
- The City, via the DHCD, will serve as the Neighborhood Implementation Entity (NIE). The NIE is responsible for implementation of the Neighborhood component of the POS Transformation Plan.

**AGENDA**

**BOARD OF ESTIMATES**

**11/08/2017**

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

Article 5, Subtitle 28 of the Baltimore City Code Minority and Women's Business Program is not applicable.

(The Memorandum of Understanding and the Partnership Certification and Letter of Commitment have been approved by the Law Department as to form and legal sufficiency.)

**12:00 NOON**

**ANNOUNCEMENTS OF BIDS RECEIVED**

**AND**

**OPENING OF BIDS, AS SCHEDULED**