

**MIDTOWN COMMUNITY BENEFITS DISTRICT MANAGEMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES Wednesday, November 4, 2015
MICA – 1601 MT ROYAL AVENUE – 6:30 PM**

Member's Present: Polly Duke, Brent Pertusio, Steven Howard, Steven Johnson, Joe Palumbo, Melvin Mercer, Mike Molla, Don Donahue, Liam Flynn,

Staff Present:

Michelle Wirzberger, Executive Director, Midtown Community Benefits District
Peggy Smallwood, Deputy Director, Midtown Community Benefits District

Visitor(s) Present:

Kory Gedin, Madison Park resident
Antony Gross, Senior Vice President, Jones Lang LaSalle Inc.
Gene Klein, CPA, Handwerger, Cardegna, Funkhouse & Lurman, P.A.
Josh Zimmerman, CPA, Handwerger, Cardegna, Funkhouse & Lurman, P.A.

Joseph Palumbo, Chair called meeting to order at 6:35 pm.

Approval of the Minutes

Chair asked for a motion to approve September minutes.

Don Donahue noticed that the minutes had the wrong date on them. He asked that the date be changed.

Steve Johnson moved to approve September minutes with the correct date.

Brent Pertusio seconded motion.

All in favor. Motion passed.

Reports

Michelle Wirzberger, Executive Director's Report

- MCBD completed the move into their permanent space at 1120 North Charles Street. The staff assisted with the move as well as maintained services throughout the district.
- 815 N. Howard Street has received two preliminary offers for the purchase of the building. Tony Gross, Senior Vice President of JLL was present to explain the current market and the offers that have been made on the property. The first offer was for \$135,000 with a settlement within two months. The second offer was for \$150,000 with a settlement date of at least 9 months away.

Chair asked for motion to allow Michelle Wirzberger and the broker to negotiate a sale price of the property at 815 N. Howard Street.

Steve Howard moved to accept the motion.

Don Donahue seconded the motion.

Chair opened the floor for discussion. Discussion followed.

Chair asked for a vote on the motion.

All in favor. Motion passed.

Chair asked for motion to approve a grant up to \$68,000 from the MCB D to the MCF to cover closing costs and satisfy the remainder of the mortgage on the sale of 815 North Howard Street at no less than \$135,000.

Friendly amendment was made to the motion to move forward with the sale of the building as quickly as possible.

Steve Johnson moved to accept motion.

Eric Costello seconded the motion.

Chair opened the floor for discussion. Discussion followed.

Chair asked for vote on the motion.

All in favor. Motion passed.

Gene Klein, CPA & Josh Zimmerman, CPA from HCF&L, P.A., Review of 2014 Audit.

FY 2014 Audit reviewed and copies are on file at the MCB D office.

Gene Klein and Josh Zimmerman, auditors address questions and concerns from the board members. MCB D Board of Directors reviewed and accepted FY 2014 audit.

Steve Johnson moved to accept annual budget audit as presented.

Steve Howard seconded motion.

All in favor. Motion passed.

Steve Johnson, FY2016 First Quarter Report

Low and high expenditure line items discussed. Spending is less than projected.

Mike Molla, Governance and Nomination Committee Report

Mike Molla presented the 2016 slate of at-large board members accepted and approved at the Fall Town Hall meeting held on Wednesday, October 28th.

Joseph Palumbo – Bolton Hill

Melvin Mercer – Charles North

Adrian Harpool – Madison Park

Vicky Aloneftis – Mount Vernon – Belvedere

Election of institutional representatives to the 2016 Term of the Midtown Board of Directors

The governance committee typically nominates the institutional members at the November meeting. However, there has been turnover at both MICA and UB. At this point, the committee is uncertain who will represent the respective organizations on the Midtown Board. The committee will make the recommendation for those two board members at the January Board Meeting.

The Governance Committee has conferred and after careful consideration, the committee nominated Jennifer Mielke, Peabody/Johns Hopkins University.

Chair asked for all those in favor of approving the Governance Committee's nominee Jennifer Mielke to the Board of Director for 2016.

All in favor. Motion passed.

Executive Session - Executive Director's Annual Review

Next Meeting: Wednesday, January 6, 2016 @ 6:30 pm