GUILFORD ASSOCIATION BOARD –JANUARY 8, 2019 MEETING MINUTES

January 8, 2019

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Joshua Angulo-Bartlett, Doug Borg, Curtis Campbell, Carl Coscia, Anthony Gill, Clarke Griffin, Jeremy Hoffman, Tom Hobbs, Chris Lyon, Kelly Maher, Brandon McCullough and Lynda Riley.

BOARD MEMBERS ABSENT: Cathy Boyne, Tim Chriss, Elizabeth Comer, Sarah Crowe, Lee Miller, Steve Murphy and Bill Rienhoff.

GUILFORD OFFICE MANAGER: Amethyst Spivak

WOLF SECURITY: Brian Wolf

JOHNS HOPKINS UNIVERSITY: Jennifer Mielke, Director of Local and Community Affairs, Christina Presberry, Executive Director of Campus Safety and Security, and Jarron Jackson, Acting Senior Director of Security

SAFETY COMMITTEE VOLUNTEER: Fred Besche

PRESIDING: Tom Hobbs, President

The minutes from the October 9, 2018 meeting were approved.

**Election of Officers**:

The Guilford Board of Managers elected the following officers:

President – Thomas Hobbs

Vice President – Margaret Alton

Treasurer – Lee Miller

Secretary – Lynda Riley

**Financial Statements**: Tom Hobbs

The Guilford Association is in a strong financial position with a cash balance of $388K as of December 31, 2018, but with some large December bills still outstanding. As of January 8, 2019, 283 or 41% of properties have paid their mandatory maintenance charges. Late letters will be sent in February and liens will be filed in March.

Substantial capital expenditures are anticipated in 2019 to fix the drainage problem in the Sunken Park and to repair walls on the east side of Guilford near Greenmount. Ave.

**Security**: Tom Hobbs, Chris Lyon, Curtis Campbell and Brian Wolf

There may be a $15,000 carryover of GSP funds from 2018 because of a substantial influx of money from our fall solicitation. It was decided to ask for additional funds in the middle of 2019.

The Wolf Security cars have been patrolling 24/7during the holidays. At some point patrol hours will be decreased due to funding. Historically we have experienced the most crime during the summer months, especially August when we will want to increase patrol hours. Officers are currently armed. Only two people have expressed concerns about armed Officers.

**Johns Hopkins Security Team**: Jennifer Mielke, Christina Presberry and Jarron Jackson

Johns Hopkins University (JHU) has requested that legislation be introduced by the Maryland General Assembly that will permit Hopkins to have its own police force. JHU is seeking Guilford’s support. If approved, JHU would be the only private institution in Maryland to have its own police force. Morgan State, Coppin State, Towson, University of Maryland, University of Baltimore and UMBC have private police in force. In three to five years JHU would like to have about 100 police officers covering Homewood, JHU Hospital, Peabody, Bayview Hospital, Keswick and North Avenue by the Parkway Theater.

Currently, JHU has three levels of security: leve1 includes unarmed officers who patrol the campus on Segways; level 2 are contract security wearing yellow vests.; level 3 consists of off-duty Baltimore City and Baltimore County police officers and Maryland sheriffs. Given the understaffing of the Baltimore City police department, JHU cannot ensure they have adequate coverage of armed officers.

The most frequent criminal activity that occurs on campus or just off campus is theft and theft from vehicles. The criminal activity that most concerns JHU is violent crime, robberies and aggravated assaults. JHU representatives discussed the interim report concerning security needs at the Hopkins’ campuses and responded to Board questions.

The Board motion to support JHU in developing its own police force was passed with 18 for and two abstentions (present members and proxies).

**Insurance:** Tom Hobbs

Our insurance carrier recommends increasing our Business Catastrophic Insurance from $1 million to $5 million. The annual rate would increase from $546 to $1848. (??? Is this right) Tom will find out what is covered in General Liability versus Catastrophic Business Liability insurance.

We currently have $2 million in Director and Officer coverage.

It is recommended that we add Cyber Liability coverage at a cost of $125 per year.

**Traffic**: Carl Coscia

The proposal for the 39th Street traffic calming would create one through traffic lane in each direction, a center designation for turn movements and two bike lines against the curb area on the north and south sides of the street. In the city’s proposal no on street parking is proposed. We have asked for a modification of the plan so that parking would be allowed on the south side of the street and a two-way bike lanes created on the north.

**Architecture:** Tom Hobbs

There were one hundred applications for architectural changes in 2018. Neighbors are investing a significant amount of money in maintaining and updating their properties in Guilford.

We are in litigation with owners of five houses due to neglect or unauthorized architectural changes. Four of the properties are located on Greenmount and one is on St. Paul Street.

**Parks**: Margaret Alton

The Sunken Park needs to have a new drainage system constructed due to the high water table. A new drain will be built along the north side of the walkway and water will be sent to the main drain in the center of the park. The cost for the design, permits, construction and restoration may be about $40,000.

**North Baltimore Neighborhood Coalition**: Howard Friedel and Lynda Riley

The North Baltimore Neighborhood Coalition (NBNC) began around 1997 and is composed of eleven to twelve neighborhood associations that surround Loyola University. Loyola University works with these neighborhoods to ensure they are good neighbors and, in turn, the associations work with Loyola University to help them with their expansion plans. Loyola has agreed to not purchase any buildings within the boundaries of Guilford. Loyola also does not allow any students to live within Guilford and will work with homeowners if they have a problem with students parking in front of their houses.

The proposed master plan indicates major construction along Cold Spring Lane directly across from Guilford. The first project will be a three-story addition to Beatty Hall. This building will be an innovation and collaborative learning center. Construction is expected to begin in early 2020 and be completed in fall 2021.

Loyola wants the triangle property between Cold Spring Lane and Old Cold Spring Lane which is currently being used for offices and parking for the reservoir construction to become a permanent parking lot. This property is zoned residential so Loyola will need the agreement of Guilford for it to become a permanent parking lot..

Other construction projects include elevating and moving the Diane Geppi Field to create one or two levels of underground parking (dependent on the water table), constructing a four-story building called an Engagement Center (student union building) on the current parking lot that will include classrooms, meeting rooms, bookstore and a large space to hold the entire freshman class (more than 1000 people) and tearing down the outdated dormitory at the corner of Cold Spring Lane and North Charles Street and constructing a new dormitory that will be ADA compliant. Loyola’s agreement with the NBNC needs to be renegotiated and extended. Anthony Gill will represent Guilford in those discussions.

**Guilford Elementary and Middle School Building**: Tom Hobbs and Anthony Gill

The Guilford Elementary and Middle School (GEMS) is expected to close at the end of the 2019-2020 school year. The school will merge with Walter P Carter School located at St. George’s and East 43rd Street. The GEMS building is located within Guilford and its only permissible uses are single-family houses or an educational institution. The building could be used as a charter school.

The Guilford Deed and Agreement provides Guilford control over the use of the building and any architectural changes.

**Crown Castle**: Fred Besche

Crown Castle is installing almost 600 small-cell fiber optic nodes in Baltimore, but none in Guilford. These nodes will enhance cellular service and may facilitate outdoor security camera videos to be networked throughout the neighborhood.

It was suggested that The Guilford Association meet with Mary Pat Clarke and Bill Henry to determine why Guilford was excluded from the installation of the nodes and see how Guilford can be included.

**Newsletter**: Jeremy Hoffman

The next newsletter will be issued in February.

Respectively submitted,

Lynda Aalpoel Riley