

LPCA General Meeting Minutes - April 8th, 2026

Held at the Marine Corps League

Preliminaries:

- Pledge of Allegiance
- New Neighbor Introductions
- Membership report:
 - Please take time to fill out the form online if you have already paid. Link is on the website.
- Treasurer Update:
 - General Fund: \$68,320
 - Parks Fund: \$3,877
 - Dog Park: \$3,311
 - Main expenses this period were related to the festival.
 - PayPal payments for \$5 annual memberships now accepted (and checks to PO Box); cash will be accepted at meeting, and checks can be mailed to Locust Point Civic Association, PO Box 27097, Baltimore, MD 21230-0097
- Please renew your membership for 2026.
- Minutes Review/Vote:
 - Minutes were posted for review on the LPCA website. The approval vote was tabled until printed copies are provided at the meeting.

Committee Reports/General Updates

Safety:

- A BPD Southern District representative was in attendance. Updates were provided by Matt (Safety Committee) and Officer Rivera.
- Dirt Bike Activity:
 - There has been an escalation of dirt bike activity in the neighborhood, which was brought to the attention of Councilman Blanchard and Officer Rivera.
 - A dirt bike tip line is available. The tip line is intended for reports of storage, loading, or fueling of dirt bikes when parked — not for active riding incidents.
 - If you witness active dirt bike riding, call 911 immediately. If you feel safe to do so, take a photo for additional information.
 - Last weekend, a large group was observed unloading and riding in the area.
 - Councilman Blanchard is working on establishing a dirt bike task force, drawing on lessons from Philadelphia's task force (which is larger than the entire South Baltimore Police detachment).
 - There is a Community Relation Council (CRC) for the South Baltimore Southern District focused on coordination efforts.
- Incident Report — UA Parking Lot (Saturday):
 - A community member requested that Officer Rivera review or comment on the Saturday incident in the Under Armour (UA) parking lot.
 - Officer Rivera: Was not certain how many 911 calls were made, but had heard about the incident.

- A resident provided additional detail: this was the second reported incident. A U-Haul and an F-150 truck were observed pulling into the UA parking lot and unloading dirt bikes, which were then ridden on sidewalks. At approximately 1 PM, a police cruiser came to Hull Street, turned at the 1100 block, and did not respond to the activity before leaving. The incident lasted from approximately 1 PM to 5 PM.
- Officer Rivera: Will focus increased attention on the UA parking lots and will return to review any available camera evidence from the incident. He noted that the Southern District is the largest district in the city, and there are sometimes only 10 officers on patrol at a given time.
- The LPCA board received a detailed email about the incident and has been coordinating with BPD.
- One resident contacted the Mayor's office to request a report from BPD on the Saturday incident breakdown.
- Question: What should an officer do besides pursue the bikes?

Officer Rivera: When riders are off their bikes, officers can confiscate the bikes and make arrests.

- Comment: Federal Hill has experienced a similar problem. Despite community engagement with police, little seems to change. Can the driver of the U-Haul be pursued? Residents are frustrated.

Officer Rivera: Will return to the UA site to gather camera evidence.

- Question: Are electric bikes also illegal?

Officer Rivera: Electric bikes are not illegal. Additional research is needed on this topic.

- One resident noted that the trailer at the UA incident had a visible tag.
- Another resident observed that the group was large — approximately 50 to 75 riders, a mix of motorized and electric bikes, all ages — and appeared to be organized, possibly coming in from the county. Riders on the sidewalk were wearing masks.
- With spring approaching, increased activity is expected on the Fort Avenue corridor. Residents are asked to remain vigilant.
- FSK returns to school tomorrow — please slow down during drop-off and pick-up times.
- Question: Will the speed camera on Fort Avenue be reinstalled?

Response: The Department of Transportation installed the camera 8–9 years ago; it was originally intended to be temporary (approximately 6 months). The possibility of reinstallation can be explored.

- Safety Committee is engaged with local businesses to prepare for increased summer activity.
- Safety walks will be resuming — watch the LPCA website and communications for updates.
- Officer Rivera can be reached at Raul.Rivera@baltimorepolice.org.
- As a reminder, if you open a 311 ticket please email the board with the ticket number.

- Safety concerns can be sent to contacts@mylocustpoint.org.

Parks & Beautification:

- Spring Park Maintenance Day is scheduled for April 19th, 1 PM – 4 PM. Volunteers are needed — come out to help maintain the park!
- The Rectory will be open from 12 PM to 1 PM to provide coffee and donuts before the work begins.
- Trees and flowers are blooming. Please clean out gutters to encourage proper drainage and prevent street flooding.
- If you are interested in joining the parks and beautification committee in one of the targeted task forces, questions can be directed to parksandbeautification@mylocustpoint.org.

Education & Schools:

- FSK Elementary reopens tomorrow. A welcome-back celebration is planned for students, staff, and families.
- The school administration, PTO, and teachers did a tremendous job managing the transition to and from the swing space.
- Some PTO representatives coordinated temporary storage for students via the LPCA Community Grant program, as lockers have not yet been procured.
- The school's intramural sports teams have received many recent accolades for their successes, including the Flag Football team.
- Please use caution on streets near the school.

Social:

- The LPCA Festival is scheduled for September 12th. More details to follow.

UA Community Garden Updates:

- The Maryland Port Authority has completed repairs to Pier 4 (salt docks) and has extended the lease for an additional two years. Increased ship and salt activity (larger piles) is expected as a result.
- The McComas Street crosswalk at Key Highway has finally been installed, along with a stop bar. This effort took four years of advocacy. Thank you to Councilman Blanchard and the Sheriff's Department for their support.
- Sail 250 Update:
 - It was confirmed today that Under Armour has approved hosting a ship at Tide Point as part of the Sail 250 celebrations.
 - Negotiations are ongoing regarding the specifics.
 - A Locust Point Citizens Committee for Sail 250 is being formed to support the ship and the broader Sail 250 event. Interested residents are encouraged to contact the board.
 - Fort Avenue will be closed to vehicle traffic that weekend. The LPCA is coordinating with the city and relevant departments on logistics.
- Questions about the community garden can be directed to locustpointcg@gmail.com.

Communications/Newsletter/Website:

- Please check out mylocustpoint.org for information and opportunities.
- If you would like to receive our emails, send a note to contacts@mylocustpoint.org and like our page on Facebook for updates. Send any editorial ideas or interest in volunteering on the newsletter to communication@mylocustpoint.org.

Community Improvement Grants:

- These grants are available to the entire neighborhood. Projects may beautify, benefit, or otherwise enhance the community with a preference given to those ideas with lasting impact or creating broad new connections. Please consider submitting a grant to contacts@mylocustpoint.org. The grant form is available on the website at <https://mylocustpoint.wordpress.com/about-the-lpca/community-improvement-grant/> and on Facebook.

LPCA Website:

- Please check out the website at <https://www.mylocustpoint.org>.

New/Old Business

LPCA Elections

- LPCA is seeking candidates for Recording Secretary and open board seats. Board members are expected to attend monthly board meetings.
- If you are interested in serving on the board, please reach out to any current board member.
- Current board members made brief remarks about their roles and encouraged residents to consider getting involved.

Digital Bay Update

- No update at this time. Team 46 is expected to provide an update at the May meeting.

Liquor Board Community Liaison Presentation

- Matt Achhammer, Community Liaison to the Baltimore City Liquor Board, presented an overview of the Liquor Board's structure and community role.
- Overview:
 - The Liquor Board's mission is to coordinate between stakeholders and is guided by state law. Community associations are formally involved in the process.
 - The Board was newly reconstituted this year: 3 board members and one alternate decide on license issuance and penalties.
 - Administrative staff downtown handle pre-application requirements (background checks, licensing paperwork, etc.).
 - 10 inspectors and 1 chief inspector visit approximately 1,150 establishments four times per year. They work in coordination with other city agencies (Health, Fire, BPD, etc.) and conduct targeted visits to problematic establishments.
 - As of this year, the Liquor Board is also partnering with the Sheriff's Department for additional compliance checks (e.g., sales to minors).
 - Fines have increased, with a focus on repeat offenders.

- Obtaining a License:
 - New liquor licenses are difficult to obtain. Class B licenses (minimum 75 seats, at least 40% food sales) are the primary pathway. A public hearing is required — this is the key opportunity for community input.
 - Memoranda of Understanding (MOUs) can be negotiated between the community association and a business. These get attached to the license and can be enforced at renewal.
 - License A (package goods stores) permits off-site consumption; hours are 6 AM – midnight, six days per week, with some exceptions.
- Community Involvement:
 - Hearing dockets are posted two weeks in advance of every hearing.
 - Residents can use 311 to report liquor license violations — call it in specifically as a "liquor license complaint." Average response time is 2–3 hours.
 - First incidents typically result in an abatement notice; repeat violations result in formal citations.
- Question: Who has oversight over smoke shops?

Response: Not the Liquor Board. Smoke shops fall under the jurisdiction of the Health Department and the State Commission.

- Question: The fee for a one-day event license reportedly went from \$50 to \$500 in recent years. Why?

Response: Fees across the board had not been reviewed in approximately 20 years and were updated accordingly. The increase for one-day licenses was also a deliberate policy response: some operators were using one-day licenses on a weekly basis as a workaround, and the fee increase was intended to discourage that practice. The Liquor Board is also exploring options to reduce the fee specifically for community associations.

- Question: Can you expand on MOUs?

Response: An MOU is a negotiated agreement between the Liquor Board and the licensee, facilitated by the community association. It can be basic (contact information, communication protocols) or more restrictive (specific hours, permitted items, cleanliness standards). It is attached to the license and enforceable during the renewal process.

- Question: Is the licensee responsible if a customer is drinking in public?

Response: It depends on where the container was opened. If the establishment opens the container and the customer walks out with it, it is the licensee's responsibility. If the customer opens it on the street, it is a BPD matter.

- Question: A new business on Key Highway is reportedly serving liquor-infused ice cream. Who is responsible for that?

Response: Products with an alcohol content under 5% fall under "infused products" regulations and are governed by the Alcohol, Tobacco, and Cannabis Commission — not the Liquor Board.

Candidates for Baltimore City Sheriff — Primary Preview

- With the primary election in June, two candidates for Baltimore City Sheriff each gave a three-minute presentation, answered two to three questions, and delivered closing statements.
- Each candidate will get 3 minutes, then questions will be read 2 to 3 questions which they can be respond, closing statements.
- Sabrina Tapp-Harper
 - Baltimore City native; attended city schools and grew up in East Baltimore; currently lives downtown.
 - B.S. in Criminal Justice from Coppin State University; M.A. in Applied Behavioral Science from Johns Hopkins University.
 - 26-year BPD veteran, retired as a Major. Served in five of nine districts across a wide range of investigations and administrative roles.
 - Believes her experience in both BPD and the Sheriff's Office uniquely qualifies her for the position.
- Sam Cogen (Incumbent)
 - 30 years in law enforcement; began as an intern in the Sheriff's Office.
 - Vision for the office: to serve as a true third public safety entity in Baltimore City, alongside BPD and the Fire Department — not simply a courthouse-based operation.
 - Former president of the South Baltimore Neighborhood Association.
 - During his current term, focused on community outreach and proactive enforcement to improve quality of life.
 - Evictions are down by one-third since the start of his term, in part due to the Renters' Bill of Rights. The Sheriff's Office now includes social workers and appeals specialists to intervene before evictions occur.
- Questions:
 - Question (to Cogen): How should the Sheriff's Office engage with community associations?

Cogen: It is very important that the Sheriff's Office listens first rather than telling communities what they need. The office should identify specific needs in each community and work to address them, with the broader goal of making Baltimore safer.

- Question (to Harper): Same question — community association engagement.

Harper: It's about relationships, and those relationships must be created and sustained over time — not just activated in a crisis. Commissioner Worley was her captain; they are still in contact. Relationships must be in place before they are needed.

- Question (to Harper): How should the Sheriff's Office interact with the Mayor's office to address public health issues in the city?

Harper: The Sheriff's Office must have a working relationship with the Mayor's office and BPD in order to activate shared resources — including around recruitment and retention of law enforcement personnel. Those lines of

communication must remain open.

- Question (to Cogen): Same question — working with the Mayor's office on public health.

Cogen: Cooperation is essential. There are visible tensions between the State's Attorney's Office and the Mayor's office; he would have disagreements from time to time as well (for instance, regarding deputy salaries — the new contract is a 17% raise). He has strong working relationships with Commissioner Worley, DoT, Animal Control, and other agencies. The Sheriff's Office must navigate city-state dynamics on behalf of residents. He will not cooperate with ICE.

- Question (to Cogen): What could the Sheriff's Office do better?

Cogen: The office should be twice its current size. With city buy-in, the Sheriff's Office could serve as the primary event management entity for the city (stadiums, Fells Point, Federal Hill). He would like to see the office proactively knock on doors when an eviction is filed, connecting residents with services before eviction occurs. Growing the Sheriff's Office into a full third public safety organization would be the focus of his next term.

- Question (to Harper): What could the Sheriff's Office do better?

Harper: The budget situation is no secret — the office is \$2.4 million over budget. She would order a forensic audit to address that immediately. Having commanded the Northern District (a larger organization), she has the experience needed to manage a complex organization's finances.

- Closing Statements:

- Cogen: He retired and came back to run for Sheriff because of a genuine belief in the moral dimension of public service. He has worked to find out what communities actually need and make tangible improvements. Evictions were a crisis; the office has worked to change that. He will continue to take the office beyond the courthouse and into the communities it serves.
- Harper: She began in Baltimore City as a cadet and has four decades of law enforcement experience locally and nationally — including a visit to the White House on domestic violence issues. For Baltimore City, it is about love and community, and she is seeking to make a lasting difference..

Cristo Rey Update

- No official information is available at this time. There has been no action from the relevant party's office. The LPCA will follow up with Councilman Blanchard.

Tide Point Update

- As of the last update, negotiations regarding Tide Point are ongoing. Under Armour is expected to own Tide Point through the Sail 250 event.

Ice Queens

- Representatives from Ice Queens were in attendance and addressed recent community concerns.
- Ice Queens acknowledges that teen gatherings have at times been difficult to manage. The business has been working to engage with the crowd, address littering, close early when needed, and pick up trash to the best of their ability.
- They are working in coordination with BPD and other organizations.
- Ice Queens welcomes direct conversation: if residents have concerns, they are encouraged to come in and speak with management. Anonymous complaints on social media are not productive.

Motion and Second to Adjourn the Meeting

- **A motion was made to adjourn the meeting and was seconded.**
- Our next meeting will be on May 13th, 2026.

Adjourned 9:00 pm