

LPCA General Meeting Minutes - November 12th, 2025

Held at the Francis Scott Key Elementary

Preliminaries:

- Pledge of Allegiance
- New Neighbor Introductions
- Treasurer Update:
 - General Fund - \$89,821
 - Parks Fund - \$3,877
 - Dog Park - \$3,311
 - Last month there was \$9000 in new donations for the banner project, \$3,000 came from the parks account for the banner project.
 - Festival expenses are closed. The event had a net of over \$12,000, the best net yet. The tips collection yielded a \$1,750 donation to the South Baltimore Youth Soccer League/
 - Additional expenses this month were for park maintenance and the holiday party.
 - 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 2025.
- Minutes Review/Vote:
 - Printed minutes were available for the General August, September Supplemental Meetings, and October Meetings.
 - Ane correction was suggested in the September Minutes: that the school moved from Fell Points not Federal Hill. *[Upon review, the comment in the September Supplemental Minutes was that the resident had moved from Federal Hill, not that the school moved from Federal Hill, this has been clarified in those minutes.]*
 - A motion was made to approve the minutes in bulk with corrections. The motion was seconded. The motion was carried unanimously.

Committee Reports/General Updates

Safety:

- A BPD Southern District representative was not in attendance.
- Updates from the Southern Districition BPD meetings
 - Information on attending the meeting is available on the LPCA website.
 - For Liquor Board violations such as underage drinking or hours violations, you can call 311 or use the app. If your report is tagged as a liquor board issue, it will be redirected to the Liquor Board Office (LBO), and an officer should be dispatched within 2 hours.
 - There have been upticks in larcenies, including payments from phones to squeegee workers, car thefts, and package thefts from vehicles. Theft protection devices are available for Kia vehicles.
 - The city is adapting ideas from Philadelphia regarding dirt bike enforcement, with tweaks being made for local implementation.

- A Digital Harbor High School student found KKK flyers in the community. School officials are working with the community to facilitate a conversation, and they believe they know who distributed the flyers.
- There have been 5 homicides in the Southern District in the last month. Four perpetrators have been apprehended and those cases are closed. A suspect has been identified in the 5th case.
- 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:

- Thank you to everyone who came on October 19th for Fall Maintenance Day. Over 50 volunteers attended and mulched, cleaned, straightened, and edged throughout the park. The park looks amazing.
- Comment from a visitor: A group from England recently visited Fort Avenue and said it was one of the most beautiful parks they had seen in a small community.
- Halloween Decoration Contest: Two prizes were awarded. First place went to 1424 Fort Avenue, and second place went to 1636 Fort Avenue. Congratulations to the winners.
- Parks and Recreation provided a Longhouse update: The project is back on their front burner, and we should be seeing some action soon. They are hoping to put the project out for bid in January.
- Question: What is the plan for the Longhouse?

Answer: The city will be putting a new roof on the long building with the mural. It's a historic building built in 1904, so there's a lot of red tape to go through even to touch the roof. The project includes a new roof, and the surroundings are being upgraded. They will create an opening in the wall with 2 windows and a door, add bench seating and some small garden spaces, and install erosion controls between the field house and the long house. Some of the overhead beams also need to be replaced. The project has been in the works for 3 years.

- Reminder: There are lots of leaves on the ground. They can back up water drainage, so please rake the leaves in front of and behind your house.
- Thank you to the park team of 8 people. They do a lot of great work, and the community appreciates their efforts.
- 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:

- The FSK annual giving campaign is underway. The school is hosting a fundraiser tonight at Little Havana, which is their biggest fundraiser of the year. The school would appreciate donations and thanks the community for past support. Information is available on the school website.
- On December 6th from 9 AM to 1 PM, FSK will host a Holiday Extravaganza with vendors, food trucks, and LPCA passing out wreaths.
- Lito's Pizza will host a fundraiser on November 25th from 4 PM to 9 PM.

- On Sunday, December 8th, Good to Great will host a Happy Hour Fundraiser from 3 PM to 9 PM, with 10% of proceeds going back to the PTO.

Social:

- The Holiday Party will be on December 10th at Knights of Columbus, 5:30 to 8:30. There will be food, drinks, a DJ, and a silent auction (proceeds going to the banner project). If you have connections for donations for the silent auction, please reach out to Caitlin. There will be a Toys for Tots drop off as well. More details to follow.

UA Community Garden Updates:

- Banner Project:
 - A contractor has been selected and will handle the installation. The contractors have installed many banners before and have completed a site tour. Everything is set to proceed.
 - Fundraising is underway. Information is available on the LPCA website.
 - There are some issues obtaining the mounting brackets, which are sourced from outside the US. The installation timeframe is currently expected to be January.
- Information about the Compost Program is available on the LPCA website if you are interested in participating.
- There is a possible donation of the former garden spot to be used as a garden again. LPCA is working with Baltimore Green Space through their approval process to take over the property from Mark Sapperstein, if he follows through on that commitment. The organization is looking for donations to reimplement the garden. There is also a bond initiative in the State Legislature that could provide funding.
- Question: Will existing gardeners be grandfathered in?

Answer: Yes, existing gardeners will be grandfathered in, but we are hoping to expand the number of plots so more signups can be accommodated. Please get on the waitlist.

- Question: What is the model? Is there a fee?

Answer: The current model is free. We currently have individual plots only but are looking to offer shared plots as well. We are seeking fundraising support and looking to give back to the community. LPCA has donated \$3,000 per year to the garden.

- Question: Will the beehives be returning?

Answer: We are looking into it and talking to the former operators as well as exploring other options.

- Question: How can people make donations for the garden?

Answer: You can contact Dave. The garden finances are part of the LPCA budget, so donations go to the Community Association.

- Security at the festival was provided free of charge by the Sheriff's Department, which saved at least \$2,500 for LPCA. Thank you to them, they have been big supporters of the Baltimore community.

- Questions 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

Digital Bay Update:

- No update.
- Ross Seidman from Senate President Bill Ferguson's office: The office is continuing to go back and forth with Digital Bay representatives. They are waiting on proof of funds from Digital Bay. Comptroller Liernan and the Board of Public Works are following the community's lead on whether to approve the sale, since there is a state grant involved.
- Question: Is there any update on the opening of Dimples restaurant?

Answer: Dimples opened this week but does not have a liquor license yet.

State Delegate Robbyn Lewis:

- Delegate Lewis attended the LPCA festival and said it was a wonderful event.
- She introduced Fabiola, her staff member who can be contacted through her office.
- Her Chief of Staff is Levke.
- District 46 encompasses 40 neighborhoods all around Baltimore Harbor, from Brooklyn around to Greektown/Bayview.
- Delegate Lewis lives in Patterson Park and has been in Baltimore for 26 years. She was recruited by Johns Hopkins School of Public Health.
- State legislators have day jobs. She works for Chesapeake Habitat for Humanity and focuses on public health issues.

- She serves on the Environment and Transportation Committee and is the subcommittee chair for Land Use (zoning and housing laws). She is one of two car-free state legislators (has not owned a car since 2014 when the Red Line Light Rail was canceled). She is among the 30% of city residents who don't own a car.
- She is the House Chair for the Joint Committee on Program Open Space, a state program that helps fund our parks.
- Upcoming Legislative Session:
 - Team 46 includes Delegates Edelson and Clippinger, Senator Ferguson, and Comptroller Lierman.
 - The session runs from January to April.
 - They expect to address issues around the economy, state budget, employment, food security, public safety, and concerns about troop deployments in U.S. cities.
 - Their first duty is to pass a balanced budget.
- Delegate Lewis encouraged residents to reach out with concerns to Team 46 and said she is available for constituent services. Contact information was distributed.
- Question: What legislation are you sponsoring this year?

Answer: Legislation has not been drafted yet. She plans to introduce transit-related bills, including an idea to improve bus service by planning a bus division/facility for repairs and maintenance. She may also put in a healthcare-related bill. As a subcommittee chair, she has responsibility for all bills coming through her committee. Housing legislation will be a major focus. Governor Moore has a bill to increase housing supply, as many 18-24 year olds are leaving the state because they cannot afford housing.

- Question: The MTA tracking system has been down for a while. When will it be fixed? Also, we have two bus systems (Circulator and MTA) that stop at different stops. Could they be aligned?

Answer: Regarding bus GPS tracking, Delegate Lewis spoke with MTA Administrator Polly Arnold on a bus tour with high school students. She understands there is a tech issue with the app, and MTA is working with the vendor to resolve it. It's not a hardware issue—there was a hack. The hack has been contained, and they are working on stronger firewalls. She's not sure when the issues will be resolved but would be happy to follow up. Regarding coordinating the buses, the Circulator is run by the City and MTA buses are run by the state. She could work to get the two agencies to coordinate with each other.

- Question/Comment: Thank you for coming. I would encourage you and Team 46 to get aligned on the Digital Bay issue. This was an egregious misuse of tax dollars and should not happen. I don't feel confident that there are checks and balances in place for the grant program to prevent this in the future.

Delegate Lewis: Agreed, it should not have happened. We will work through it.

Ross Seidman added context: The session in which the grant was awarded had an immense influx of federal dollars (one-time funding). There was a decision to deploy those funds as quickly as possible. There are checks and balances, and there are opportunities to tighten the legislative bond process. This is not an excuse for what occurred, but he wanted to clarify that it was a unique situation.

- Question: Is the new group applying for a grant? Does the Digital Bay issue need to be resolved first?

Answer: No, the new group is private and not applying for a grant. Yes and no—the money is probably not coming back, and a lawsuit would be difficult to win. The situation will likely involve a Board of Public Works (BPW) hearing to approve the sale from Digital Bay to the new party. Team 46 hopes to meet with the new group and have an MOU in place before that hearing. Part of the BPW approval process involves determining if grant money was part of the original transaction. It's possible that repayment of funds could be a condition of the sale. LPCA is a stakeholder in those conversations.

- Question: Is there a timeline for this process?

Ross Seidman: There has to be a contract for sale first. Once ratified, notice is sent to BPW. BPW reached out to Digital Bay (they must be notified 60 days before the sale) to remind them of the process. During that time period, there would be a chance to negotiate before it goes to BPW for approval or denial.

- Question: Where does community approval work into that process?

Answer: We have no official role. The BPW is made up of 3 people who want the situation to be resolved, including Comptroller Brooke Lierman. Comptroller Lierman has indicated she will follow the community's lead.

- Question: Would the community have input on a change of use for the property?

Answer: The liquor license is a large part of the property's value. Ross added that it's a private sale between two parties, so the state does not have control over the use.

- Comment: LPCA will work with the new buyer as the process moves forward.
- Comment: Regarding the water taxi, it would be great to see it expanded. It seems like we have an opportunity with the Port Covington development.

South Baltimore Little League Baseball Baseball

- Brendan O'Brien and Kevin Lynch from South Baltimore Little League (SBLL) presented a proposal. They have an upcoming meeting with Baltimore Recreation and Parks.

- SBLL has doubled in size since the pandemic and now serves over 600 kids. They currently have 3 fields, but there is not enough space.
- They tried to use Patterson Park, but those fields have drainage issues and take 4 days to become playable after rain.
- SBLL would like to ask Recreation and Parks if they can expand to the fields behind Fort Smallwood Key (FSK) Elementary School. SBLL will come to the meeting with stakeholders (FSK, Digital Harbor Baseball, and Volo Sports primarily). SBLL would front the money to renovate the fields, ask the city for a portion of the renovation capital, and then SBLL and Digital Harbor Baseball/Softball would maintain the fields. They would ask the city for some exclusivity on scheduling for those fields.
- If approved, they would start renovation in the spring and begin using the fields.
- **A motion was made to draft a letter of support from LPCA regarding the SBLL proposal to the city. The motion was seconded.**
 - Discussion was opened.
 - Question: Will there be evening usage?

Answer: Fields are typically used until daylight. There are lights on the back fields, so usage normally goes until about 8 PM or a little after.

- Question: Would it be mostly Little League?

Answer: Digital Harbor would use the fields in the early afternoon, SBLL in the early evening, and Volo after that.

- Question: Do you have this written out?

Answer: Yes, there is a letter to Parks and Recreation.

- Question: Would there be any impact to the South Baltimore Youth Soccer League (SBYSL)?

Answer: There's not much overlap. Baseball happens on Sundays so as not to interfere with soccer. SBYSL is not a stakeholder because they don't use the infields for soccer. SBYSL and SBLL coordinate schedules because so many players participate in both sports.

- Question: It sounds like you need our support before January. Is there something we can do to indicate partial support?

Answer from the board: The LPCA has moved away from issuing indications of partial support. It is ambiguous and has led to miscommunications.

- Comment: Since this proposal was not announced ahead of time, some members would prefer to wait before voting.
- Question: What is the cost estimate?

Answer: Back-of-the-napkin estimate is \$50,000 to get the fields into playing condition. The fields would be converted into multi-use fields that can accommodate Little League, softball, intermediate, and 90-foot infields. The biggest ask is to allow the organization to work on and maintain the fields.

- Comment: This sounds great, but playing devil's advocate, these fields are public now.
- Comment/Questions: Right now the fields are unused and the city cannot maintain them. No one would be using those fields without a program like this. Also, soil sampling has been done and there are contaminants on the site. Are you aware?

Answer: Yes, they are aware of the contamination. They don't have specific plans for mitigation yet, but during the infield renovation they will bring in clean soil to replace contaminated soil. They do not intend to touch the grass areas.

- Question: What is the length of time for this arrangement? Are there any existing programs like this?

Answer: There are no current programs exactly like this, but Federal Hill Park is jointly maintained by the city and users. This model is used frequently in the counties. Last year, the 12-year-old team made it to the state tournament in Salisbury, which operates on a similar model. They haven't decided on the exact length of time but were thinking maybe 3 years initially. They would like to continue as long as they can maintain the fields.

- Question: What's the timeline?

Answer: They would like to be using the fields this spring. Registration begins on September 1st.

- Comment: There are some safety issues with fencing and dugouts that would be nice to get cleaned up.

Response: SBLL would like to be an advocate for improving the park.

- Comment: This sounds like a great idea for Little League and Digital Harbor, but parking could be an issue.

- Question: When is the meeting with Councilman Blanchard & Parks and Recreation?

Answer: Next Monday.

- Comment: Some members would like to have a special meeting to discuss this further.
- **Privileged Motion: A motion was made to table the original motion. The motion was seconded.**
 - 19 members voted in favor of tabling, 5 voted against.
 - The motion to table passed.
- The motion was to draft a letter of support from LPCA regarding the SBLL proposal to the city was tabled.
- **A motion was made to hold a special meeting of LPCA to continue discussion of this item. The motion was seconded.**
 - There was no discussion.
 - **23 members voted in favor, 0 opposed.**
 - **The motion carried.**
 - **The special meeting will be held Monday, November 17th at 7:30 PM. A location will be secured.**
- Comment: A resident expressed that LPCA should feel comfortable voting as a membership during regular business meetings. Business should not be delayed when a quorum is present.
- Question: Can you define exclusivity?

Answer: As a sports league, he can log into the city's permitting system and see all available fields to request permits. He would ask that these fields don't show up on the permitting software so SBLL can control the schedule from March through June on weeknights. He would be happy to make the schedules available to the community.

- **Privileged Motion: A motion was made to extend the meeting by 10 minutes. It was seconded and passed unanimously.**
- Brendan added that he would be happy to coordinate with all stakeholders for scheduling.
- Question: When would the documentation be available?

Answer: They will pull it together this week and send it to the board.

- Question: When is the meeting with Parks and Recreation? Is it public?

Answer: The meeting is on Monday with Councilman Blanchard & Parks and Recreation, Digital Harbor, FSK, and Volo. It is not a public meeting.

Upcoming Events:

- The LPCA Holiday Party will be held in place of the December meeting on 12/10/2025 at the Knights of Columbus.

Motion and Second to Adjourn the Meeting

- **A motion was made to adjourn the meeting and was seconded.**
- There will be a Special Meeting of the LPCA on Monday, November 17th @ 7:30PM where discussion on the tabled motion of support for the SBLL proposal will resume. Location is to be determined.
- Our next meeting will be in January 2025.

Adjourned 9:09 pm