

LPCA General Meeting Minutes - September 18th, 2025

Held at the Knights of Columbus

Preliminaries:

- Pledge of Allegiance
- New Neighbor Introductions
- Treasurer Update:
 - No update was provided this month.
 - 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.

Committee Reports/General Updates

- No Committee Reports were read at this time.

New/Old Business

PUD Modification: City Council Bill 25-0082 (Zac Blanchard):

- Legislation is currently in council to adjust the PUD
- The current plan is to sell the property to Cristo Rey Private School
- The legislation was introduced in July
- The legislation changes the parcel designation to allow a school to be built and strips residential use from the property
- There was an issue with the number of homes listed (91) in the original legislation; an amendment was filed to decrease the count to 76 homes
- As currently written, the amendment permits the school to be built on the lot
- **A motion was made to support the legislation. The motion was seconded.**
 - **Discussion was opened**
 - Community Member: Expressed support, noting the school isn't prepared for the traffic they're looking to add on Key and Fort. Asked if this is a done deal with the school and if they are ready to proceed.
 - Mark Sapperstein: The school is under contract to buy the property. Over the last few months they have presented to multiple groups to answer questions. There are 3 more hearings on this legislation, with aim to close on the real estate transaction by end of year. Design, permits, and construction would take an additional 2 years.
 - Follow-up question: Asked if they are under contract and prepared to pay, and what happens if they can't close.
 - Mark Sapperstein: They do have the funds and ability to close. In the case they don't buy it, he would come back to the community and revert to the old zoning (industrial zoning, townhomes, other options).
 - Question: Would you be able to do a long-term lease?
 - Mark Sapperstein: Not interested in holding the property.

- Question: Do we feel confident they have the funds to complete the renovations?
 - Mark Sapperstein: Feels confident they do.
- Community Member: Noted that if this legislation goes through and the sale falls through, after a year he would not need community approval anymore.
 - Mark Sapperstein: If he finds out earlier than December that they pull out, he would ask for the legislation to be pulled.
- Community Member: Commented that Cristo Rey is very well funded and they are not concerned.
- Mark Sapperstein: They have been bringing in trustees from around the country to view the building. Their board voted unanimously to approve.
- Question: Asked about the athletic fields and whether they mentioned renting them out. Expressed concern about Cristo Rey potentially reselling the property down the road.
- Community Member: Served on the board and has been around for years. Concerned that the school is not invested in Locust Point. The neighbor moved out of Federal Hill because of growth. Locust Point is a quiet neighborhood. Parking is and has been a concern with residents coming into the neighborhood. Concerned that more people from outside the neighborhood will not care about it. 350 students plus staff is a lot. Worried about resale value.
- Community Member: Finds it hard to understand that most of the kids in the neighborhood will go out of neighborhood for high school, while out-of-neighborhood kids will come into the neighborhood.
- Question: What happened with the townhomes?
 - Mark Sapperstein: Regarding impact to the community - existing use would have a 500-car garage and office space for 140,000 square feet, bringing 1,400+ people into the neighborhood. Townhomes would have reduced the use to 240-270 cars 24/7. The school would have no nights, weekends, or summers - only 5 days a week. The school has come in to work with the community regarding parking and field access.
- Community Member: Former employee of Under Armour, noted they would not utilize local services. Was one of 300-600 people coming in and out twice a day. Going from that use to the school, feels the lesser traffic pattern is the school option. Is in support of the school as a smaller footprint.
- Question: Where do you live, Mark?
 - Mark Sapperstein: In the county.
 - Response from Community Member: Has lived here for 69 years. Grew up with trucks and wasn't affected by them. Does not feel the school will be a benefit to the community.
- Community Member: Feels discussion is focused on the school, not the PUD. If the school outgrows their campus, they will own the property and could sell it to whoever they want, which could create issues later. Discussion should focus on the use, not Cristo Rey specifically.
- Community Member: Questions what is the best use of this property and doesn't think a school will fulfill that.
- Question: Were there a certain number of seats being held for neighborhood residents?

- Mark Sapperstein: School model has a 30K tuition limit. They would give priority to neighborhood applicants who met their criteria
- Community Member: We are here to vote on a school in general, not Cristo Rey specifically. The question is whether we are in favor of a school or not. The PUD is getting amended.
- Community Member: Disagreed - we would not be here in this room if not for Cristo Rey. Understands that Cristo Rey could pick up and sell to another private secondary school, but there are only so many schools fitting the bill. Feels that people are here to vote on the existence of Cristo Rey.
- Question: Is it fair to say the options are either a school or more townhomes?
 - Mark Sapperstein: If the school sale falls through, he would not pursue another school. He would come back to the community.
- Community Member: Had a phone call with Zac, would need to hear a compelling reason to oppose the legislation regardless of LPCA support.
- Community Member: If a school comes in, it is incumbent on the community to pursue that relationship.
- Community Member: Uncomfortable with how broad the legislation is. During the UA negotiation there were controls added to the agreement. Would like to oppose the legislation and insist on getting those controls in the legislation.
- Community Member: We have opposed things in the past. The Goodier building was approved and only fell through due to COVID; they have now sold. Just noting the precedent.
- Question: Originally you were going to do townhomes - what happened?
 - Mark Sapperstein: Was not able to pull together the layouts, parking, etc. with the task force itself. Had Cristo Rey at that time and decided to pursue that instead.
- Question: Didn't we approve the townhomes at some point?
 - Response from the board: A recap of the task force events was given.
- Question: Do we have quorum?
 - Response: Yes.
- Community Member: Cristo Rey is not here at the meeting. Owner-occupants have a vested interest. Families at the school will be there for 4 years then new families will arrive. There will be many changes over the years even if we know them now.
- Question: Does anyone know people who live near Cristo Rey?
 - Self-answer: Knows people across from the school and they moved out due to unresolved issues with the school.
 - Comment from another Community Member: The same issue exists with renters.
- Community Member: Please pay your dues if you have not.
- **Discussion was closed**
- **Motion Vote: In Favor - 36, Opposed - 22 - Motion Carries**

Meeting was adjourned at 8:23 PM