

# **LPCA Supplemental Meeting Minutes - November 17th, 2025 Held at the Freedom Training Room in the Liberty Conference Center @ McHenry Row**

## **Preliminaries:**

- Call to Order

## **Committee Reports/General Updates**

- No Committee Reports were read at this time.

## **New/Old Business**

### **South Baltimore Little League Proposal for Latrobe Park Baseball and Softball Fields:**

- South Baltimore Little League (SBLL) is hoping to renovate the fields behind FSK so they can be used by the League as well as Volo City adult sports and Digital Harbor softball and baseball teams.
- **At the previous meeting a motion was tabled to draft a letter of support from the LPCA regarding the SBLL proposal to the city.**
- **Discussion Resumed**
  - Brendan O'Brien and Kevin Lynch from SBLL presented.
  - SBLL is looking for additional fields to accommodate the league's growth. They could have over 700 players this season.
  - To accommodate divisions with more than 4 teams, more fields are needed for the league.
  - SBLL has approached Baltimore City Recreation and Parks (BCRP) and made a proposal this afternoon. The fields behind FSK Elementary are unplayable in their current state and need renovation. SBLL would like to use their own money to renovate those fields by March.
  - They have pulled together stakeholders from the last 10 years, including Little League, SBYSL, Volo, Digital Harbor Baseball/Softball, and FSK.
  - The estimated cost is approximately \$50,000 to make those fields playable. The stakeholders would pay for the renovation and would receive some preference in the permitting process over the next few years.
  - The stakeholders contributing to the renovations are primarily local, from Locust Point and South Baltimore.
  - SBLL is seeking the support of the community.
  - Some items came up in the last meeting, and SBLL has tried to address them:
    - **Parking:** The proposal is to use the fields Monday through Thursday and Saturdays. They are hoping there is enough parking along Decatur Street and at the school, and they will communicate to families to avoid parking on residential streets.
    - **Noise:** They hope the noise will just be cheering for baseball. There will be no speakers or any additional uses.

- Trash: They will ask BCRP to put out a few extra trash cans, and the SBLL grounds crew will make regular sweeps to pick up trash and put in new liners as needed. They will ask the same of the other stakeholders.
- Soil Contamination: They do not have a plan for remediation. SBYSL is currently using those fields. On the softball field, they would like to cut the infield back to support a 60 or 70-foot base path. If there is opposition to disturbing the soil, they would leave it alone.
- Question: Is SBYSL part of the stakeholders?

Answer: They should be one of the stakeholders in the long run, but the immediate spending doesn't really have an application for them. However, it would be useful to have them on the community calendar.

- Question: Is the land Latrobe Park or FSK property? Alcohol is not explicitly permitted on school grounds.

Answer: They're not sure. There is a question between BCRP and Baltimore City Public Schools (BCPSS) about who runs the 90-foot field. Comment from community member: The school property ends at the light pole at the back of the school.

- Question: You spoke about being a partner to the community on things like replacing the lights. Could you clarify that?

Answer: They meant if they are going to be using the fields frequently, they will be advocates for the park, advocating for things like fixing the lights and other improvements as the park sees increased usage.

- Question: Would there be any additional fencing between the fields?

Answer: No fence would be added between the fields.

- Question: What about the existing fence?

Answer: The fence is relatively new. They would need to work with the city or the school on that. Comment from the community: There is already a 311 request in for the fence.

- Question: Have you talked to the city about the bathrooms? They are frequently closed.

Answer: Thank you for the reminder. They will follow up on that.

Comment from the community: The bathrooms are open more now. LPCA Parks and Recreation committee has worked with BCRP to have them open more (8 AM to 6 PM unless there is an event, in which case they won't close them until after the event is done).

- Comment from the LPCA Parks Committee: The chairperson thinks the park should be used by the people who want and need it.

- SBLL Comment: Main usage would be from March 1st through July 4th, perhaps a little longer if teams are successful in state tournaments.

- Question: Would you commit to coming back to LPCA if issues arise?

Answer: They intend to be fully responsible for everything that happens when they are using the fields.

- Question: Are there plans for concessions?

Answer: Concessions are not in the proposal.

- Question: Can you discuss the meeting between Zac and BCRP?

Answer: There were 9 people from BCRP and other stakeholders at the meeting. It was the first time they had heard the proposal. There were concerns about the ability of the public to use the fields. Other issues involved things they normally don't allow, such as doing daily maintenance on the fields.

- Question: When you had the meeting earlier, were there any next steps?

Answer: There will be another meeting after the holiday. Nicole Green is going to take it to the CEO of Recreation and Parks. Councilman Blanchard seems interested, as do FSK and Digital Harbor. Regardless of the outcome, Digital Harbor Softball will start to practice on the SBLL field.

- Comment: Latrobe Park is public space and gets a lot of free-form use. This proposal will increase the structured usage of those fields, so there will be less impromptu use. In a sense, the community would be giving up a property right to use Latrobe Park freely.

- Question: In the stakeholder request, it mentions a right of first refusal over a certain number of years. Does that extend to just the season they are playing?

Answer: Yes, that is the intention. They really don't know the exact figure of the proposed renovations but would work to define those. The general idea is that if the stakeholders are fixing the fields up, they should be able to recoup those costs via access. Also, the fields can be permitted at any time, regardless of whether the renovation is occurring or not.

- Question: Regarding the off-season, would you still maintain those fields?

Answer: By mid-July they would stop dragging them every day, depending on rain. They would not do everyday maintenance but would not allow the fields to fall into disrepair.

- Clarification: You are restoring an area of the park for its intended use?

Answer: Correct. SBYSL doesn't use that section of the field. They are trying to expedite use in the spring. Recreation and Parks have a list of fields to renovate

over time, and Latrobe is on that list to receive upgrades in the next few years. They want the community to use the fields for pickup games and practices.

- Comment: A resident thinks it's a great idea but has questions about Volo and their usage, hours of usage, and their template for their social games. The plan isn't specific about many things, so they have concerns. They would prefer to wait until those specifics are available to signal full support but would love to signal general support of the concept.

Reply from SBLL: Volo was on the call today. SBLL made the proposal because they have the biggest immediate need. Volo does rent fields from SBLL and would likely welcome additional fields. Volo did not have any requests for Recreation and Parks or SBLL. They have signaled they would like to schedule on Thursday nights. They did use the fields before they fell into disrepair.

- Question: How much revenue did the city lose from permits?

Answer: Mid-week permits are \$35 for 2 hours. Weekend permits are more. They would have to do the math. They would also ask that the city waive the permitting fees for SBLL during the agreement period. They had a bad situation at Solo Gibbs field where they agreed to fix up the fields for 2 years, but the fields were ruined after year one because the city used them for parking cars during Ravens games.

- Question: What are the times the fields are available for permitting?

Answer: Typically it would be after school, 5:30 PM until there's no more light, about 6-8 PM on weeknights. They're not sure what the end time would be for the softball fields because they have lights. The large field has no lights and would not be used after dark.

- SBLL commits to share notes and report back after their meetings. They are happy to report in regularly.
- Question: Is there a role for corporate sponsorship on this project?

Answer: They will be asking for some big-ticket items down the road, so they are not asking for corporate sponsorship at this time.

- **The discussion was closed.**
- **A quorum was present at 26 LPCA members. The vote was recorded as 19 in favor, 0 opposed, with residents abstaining. The motion is carried**
- **The LPCA will provide SBLL with a letter of support regarding their proposal to the city regarding the fields at Latrobe Park.**

**Meeting was adjourned at 8:18 PM**