

**SAVE MIDDLE EAST
ACTION COMMITTEE, INC
ANNOUNCES MONTHLY MEETING
SCHEDULE!**

**THE SECOND THURSDAY OF EVERY
MONTH AT 6PM**

BRING YOUR NEIGHBOR

TO

**GREATER NEW ST JOHN BAPTIST CHURCH
1108 NORTH WOLFE STREET**

ON

**THURSDAY AUGUST 9, 2001
6 TO 8 PM**

DOORS OPEN AT 5:30

ITEMS TO BE DISCUSSED INCLUDE:

- **STEERING COMMITTEE REPORT**
- **COMMUNITY INPUT ON THE ISSUE OF RELOCATION IN
RELATION TO THE BIOTECH PROPOSAL**
- **COMMITTEE FORMATION AND ASSIGNMENTS**
- **S.M.E.A.C. MEMBERSHIP**

FOR MORE INFORMATION CALL 410-563-2033

SAVE MIDDLE EAST ACTION COMMITTEE MEMBERSHIP ENROLLMENT FORM

PLEASE PRINT

NAME _____
FIRST _____ LAST _____ JR/SR _____

ADDRESS _____
NUMBER _____ APT _____ STREET NAME _____

ZIP CODE _____ OWN/ RENT (CIRCLE ONE)

PHONE DAYTIME _____ EVENING _____
INCLUDING AREA CODE

MEMBERSHIP STATUS – SELECT ONLY ONE

_____ RESIDENT \$1.00 LIVE WITHIN BOUNDARIES OF ORLEANS, BIDDLE, PATTERSON
PARK, AND BROADWAY

IF YOU ARE A RESIDENT HAVE YOU COMPLETED A SAVE MIDDLE EAST SURVEY?

YES _____ NO _____

_____ BUSINESS OWNER \$5.00 NAME AND ADDRESS OF BUSINESS _____

_____ CHURCH OR FAITH BASED INSTITUTION \$5.00 PLEASE PROVIDE NAME AND ADDRESS

_____ AFFILIATE \$1.00 OR MORE I AM OUTSIDE THE BOUNDARIES FOR MEMBERSHIP BUT WISH TO SUPPORT
S.M.E.A.C.

I AM WILLING TO SERVE ON THE FOLLOWING COMMITTEE (CIRCLE ONE)

BLOCK CAPTAINS

RECRUITMENT

SANITATION

NOMINATIONS

AGENDA & POLICY

SURVEY TEAM

YOUTH LEADER DEVELOPMENT

The Following Individuals are the
Policy and Planning Committee:

Wanda Alston
1022 N. Wolfe Street
Baltimore, MD 21205
410-955-5073(day)
410-522-1802 (evening)

Rev. Reginald Clark
1108 N. Wolfe Street
Baltimore, MD 21213
410-261-5381(day)
410-483-6908

Anna Lee
1020 N. Wolfe Street
Baltimore, MD 21205
410-327-2247

William Foster, Jr.
435 N. Robinson St.
Baltimore, MD 21224
410.925.5196 (day)
410.675.6413 (evening)

Amy Menzer
140 N. Lakewood Ave.
Baltimore, Md 21224
410.539.1369 (day)
410.558.3785 (evening)

Dotty Burt-Markowitz
Stan Markowitz
425 S. Chester Street
Baltimore, MD 21231
410-327-0134

Rev. Clark will contact the
committee to set up a meeting.

David S. Neal
3405 Harford Road
Baltimore, MD 21218
410-235-8769

Kathleen Patterson
2052 E. Eager Street
Baltimore, MD 21205-1238
410.675.0234

Betty Robinson
2113 Dobler Avenue
Baltimore, MD 21218
410-539-1369 (day)
410-366-2631 (evening)

Sam R. Sawyer
929 N. Wolfe Street
Baltimore, MD 21205
410-675-4810

Thomas
~~Charles~~ Watkins
710 N. Kenwood Avenue
Baltimore, MD
410-233-0191

675-4626 FAX

Save Middle East Action Committee, Inc.

Response to the BioTech Park Proposal and update on S.M.E.A.C.

The attached document has been prepared as a response to the BioTech proposal in East Baltimore. The Save Middle East Action Committee was originally formed to provide a means for stakeholders in the Middle East Urban Renewal District to acquire accurate information on the BioTech proposal and to engage those stakeholders in the citizen participation process. Many of the persons involved in the organization were engaged in formulating community building strategies when news of the BioTech proposal broke in the Baltimore Sun. Community forums were held and a steering committee was formed to seek answers to questions brought forward by community residents. The aim of the organization has been to mobilize and engage as many residents, business owners, and churches as possible in the Middle East Area. As the process evolved it became evident that there was a general mistrust of Hopkins, City Government, and HEBCAC in redevelopment matters. It also became evident that there was a need for a membership controlled community association.

S.M.E.A.C. has filed articles of incorporation with the State of Maryland. Application with the IRS for recognition of exemption under Section 501©(3) of the Internal Revenue Code is underway. Membership is open to anyone who resides or works within the following boundaries; Broadway to the west, Patterson Park to the east, Biddle Street to the North, and Orleans Street to the South. Churches and businesses are also welcome to join S.M.E.A.C.

In conjunction with its' community building activities the organization has received a grant to fund "Project Revive". This project will continue to engage residents of the catchment area in the BioTech Proposal review process, sponsor community cleanups, conduct community surveys and interviews and involving a neighborhood youth group in our activities.

At the present time the organization has not taken a stance for or against the BioTech Proposal. We do however, reserve the right to do so at a later time. The Save Middle East Action Committee is also seeking the appointment of an independent professional housing counselor to assist residents in any relocation matters that may arise from this or future redevelopment in this urban renewal district. One of the Steering Committee members, Rev. Reginald Clark has been asked to represent us by Deputy Mayor Laurie Schwartz on the steering committee team composed of government officials, officials from Johns Hopkins, and East Baltimore residents who have been involved in the BioTech process.

The members of the Save Middle East Action Committee, Inc. steering committee are:

Violet Boardley
Rev. Reginald M. Clark
Dean Haithcox
John Hammock
Pat Tracey
Jacqueline Thomas

The issues and questions contained in this document were raised at community meetings and S.M.E.A.C. steering committee sessions. Many of these issues were raised in the presence of Deputy Mayor Laurie Schwartz and the Mayor's Director of Neighborhoods - Mr. Israel Patoka at our first community meeting. This document which will be further developed with community stakeholders will form the basis of our platform and agenda. It should be understood that it is a work in progress and all of the issues cannot be expected to be contained herein. The steering committee has heard the voice of the community at S.M.E.A.C. meetings as well as those forums that were conducted by the Mayor's Office of Neighborhoods.

There has been some misconception that those meetings sponsored by the City of Baltimore were sponsored by S.M.E.A.C. In actuality this organization has played a lead role in getting as many residents, business owners, and churches and other institutions to attend and participate in the process. The organization will continue to inform as many people as possible about future meetings held by S.M.E.A.C. as well as city sponsored forums. Residents who have been engaged in the citizen participation process have expressed a desire for a healthier, sustainable community. The definition of a sustainable community is one with:

- Economic security
- Ecological integrity and environmental quality (Lead, asbestos, demolition hazards, etc.)
- A high quality of life for all (education, health, safety)
- Public participation in decision making

Because of the number of properties with environmental problems residents want the urban renewal process to bring change from liability to opportunity - turning brownfields into greening(\$):

- Living wage job training and jobs in the environmental sector in lead abatement and asbestos removal training and hazardous waste training as well as landscaping
- Small business development and expansion through local contractor assistance to certification as asbestos/lead abatement contractors (training, insurance, advocacy)
- Site remediation
- Healthier community initiatives community outreach and education: elementary school curriculum development; development of a lead prevention and asthma project

The residents of East Baltimore want "smart" development in an urban community context:

- Transit oriented development - housing and commercial development around existing and future mass transit stops (bus, subway, MARC)
- Energy efficient housing - \$200 a year heating guarantee (as demonstrated by a project in Chicago led by Bethel New Life Church's CDC)
- Environment in the community to include defensible spaces, safe play areas for children, "greening" of the community with pocket parks, trees and shade, etc.
- Traffic calming strategies
- Convenient, accessible library, playgrounds, grocery stores, and retail shopping
- Recreational opportunities a state-of-the-art recreation facility for all ages

- "Green buildings - if built the BioTech Park should follow the model of the Chesapeake Bay Foundation Building in Annapolis, Maryland.

PRINCIPLES

We are pursuing an asset-based approach to building community. This approach represents a fundamental shift from servicing the deficits of people and communities to investing in their potential. It is a shift:

FROM a focus on deficits and problems
TO a focus on assets and strengths

FROM remedial intervention
TO capacity-building initiatives

FROM crisis oriented programs
TO preventive programs

FROM inadequate public assistance
TO jobs at living wages with benefits

FROM targeted programs for the poor
TO universal access to basic opportunities

FROM fragmented services
TO Family-centered, integrated services

FROM assistance with consumption
TO assistance with investment

FROM "expert" solutions
TO participatory research and development

FROM special interest group lobbying
TO coalitions and collaborative agendas

FROM poverty as a "social" issue
TO poverty in a global economic context

The steering committee also agrees to adhere to the principles of community building adopted by the National Community Building Network. They are:

- Integrate community development and human service strategies
- Start from local conditions
- Build on community strengths
- Support families and children
- Foster broad community participation
- Forge partnerships through collaboration
- Require racial equity
- Value cultural strengths

PRINCIPLES IN ACTION

It is the goal of the Save Middle East Action Committee to work exhaustively on efforts and initiatives that will improve the quality of life in the community. Realizing that there is decay, stagnation, and a lack of economic opportunity it is evident that urban renewal must take place. For any plan to be truly successful all stakeholders must have the opportunity to participate in the conceptual, planning, review, and execution process. S.M.E.A.C. seeks to create a context for equitable development while preventing displacement of residents, businesses, churches, and institutions. We therefore endeavor to do the following:

- Understand the economic, political, and social forces at work: assess, map, and the potential for displacement
- Build public awareness of the issues and proposed solutions among key players: government, residents, business interests, community-based organizations, churches, community development corporations, etc.
- Stabilize the economic and cultural condition of current residents
- Plan for welcoming newcomers to promote a diverse community mix
- Secure tenant stability to ensure that the most vulnerable are not displaced
- Promote diverse homeownership opportunities for current residents
- Support resident participation in strategic land use planning that envisions opportunities for community-wide economic improvement
- Build on the rich organizing traditions of low and moderate income communities to connect residents of gentrifying neighborhoods to key regional opportunities
- Expand the range of housing not susceptible to the commercial market through permanent affordability mechanisms.
- Target income and asset strategies to stabilize current residents
- Advance community ownership and control of land, housing, and infrastructure for equity purposes
- Advocate mixed-income development at every turn

PRINCIPLES IN ACTION continued

- Anchor culturally-rooted commercial, service, nonprofit and arts organizations
- Strengthen city-wide cooperation in community and economic development planning
- Ensure smart growth efforts incorporate equity criteria for transportation, land use, range of household distribution, building types, and walkability
- Craft policies to engage local, regional, state, and federal governments in addressing gentrification pressures

COMMUNITY ISSUES

- Recognition by HEBCAC and city government of S.M.E.A.C. as a participant in all matters regarding the Middle East Community
- Recognition by all parties involved that every resident, institution, and business is a stakeholder and should be treated with dignity and respect. It should be clearly understood that there is a high level of frustration with the way the BioTech proposal's existence came to be public knowledge.
- Open and full disclosure is requested of all plans, property purchases, and demolition activities or plans.
- Johns Hopkins is requested to provide minutes of past and future meetings with elected officials regarding the fate of Middle East.
- The persons who were selected to be on the steering committee by the City or HEBCAC as community representatives should be present at all public forums concerning this and related matters.
- How will those community representatives be held accountable for bringing information back to the community?
- What is the plan for Middle East? Where in the process does that plan stand?
- What specifically is a BioTech park?
- Why can't the BioTech Park be located in an industrial area?
- What are the boundaries for this BioTech Park?
- Open and full disclosure is requested of any health hazards of a BioTech development.

MONEY ISSUES

- Where has the money that went to HEBCAC gone?
- What specifically has happened to the Empowerment Zone funds allocated for East Baltimore. A copy of any and all audits performed on HEBCAC and/or Empowerment Zone authorities is hereby requested.

HOUSING AND RELOCATION

At our meetings residents asked numerous questions related to housing issues; How can we be guaranteed a relocation home/situation equal to what they will be leaving? How can we be guaranteed that we can stay in Middle East if that is where we want to live? Why are families dislocated and not able to get the houses that Hopkins owns? Why aren't these dislocated residents placed in the newly renovated homes owned by Hopkins? What is the plan for housing for Middle East residents? What type of relocation package will Hopkins and/or the city offer? Who decides which houses get taken?

- There must be guarantees in place to ensure that everyone being relocated will be made whole: that is, each family, business, or faith organization will receive either a building equal in size to what they are leaving and/or compensation which will allow them to move with dignity into a safe, clean, and healthy environment. It should be understood that our definition of being "made whole" includes the precept that owners of property will not be encumbered with a mortgage that is larger in any fashion (monthly payment amount or remaining number of payments than what they have now). Persons who rent in the area who move back to the area shall not have to pay more in rent than they do at present. It shall be the responsibility of the City of Baltimore, Johns Hopkins, and any and all developers involved in projects in this urban renewal area to assure the financial mechanisms for this condition.
- Any and all persons or entities dislocated by any development in the Middle East area shall be entitled to a right of first refusal on all housing opportunities.
- Block by block relocation so that no one has to be the last occupant on an otherwise vacant block with demolition happening all around them.
- Carefully planned development to eliminate the need for anybody to move more than once
- Funding by Johns Hopkins University and developers independent, professional housing counselors. S.M.E.A.C. proposes to offer housing counseling to homeowners facing displacement. It is vital that third party intervention be a part of the urban redevelopment process in Middle East. Housing counselors offer a point of view that does not favor or oppose the transaction. They examine the facts as presented and try to bring about an understanding of the entire process to the counseled person. Our counselors will also provide attention to the needs of prospective homebuyers in the areas of income, credit worthiness, and housing requirements.
- Developers and Johns Hopkins to provide \$750,000 in interest-free loans to S.M.E.A.C. for non-profit housing development. An additional \$100,000 in seed money shall be given to S.M.E.A.C. to assist in underwriting it's expenses over a two year period.
- The Mass Transit Administration should make a substantial grant available to enhance streetscapes around all transit stops - whether bus or rail

Over the next ten years a variety of housing types should be built in the Middle East area. This organization supports the HEBCAC plan of reducing housing density by a third. Developers should be prepared to demonstrate the capacity to build rental townhouses, rental apartments, tax credit rentals, Section 8 homes, affordable ownership properties, market-rate condos, and market-rate homes. Special attention should be devoted to meeting the needs of our senior citizens and persons with disabilities. Rental properties should be available with 2-4 bedrooms

and should be 16ft. in width. Townhouses offered for sale should come in varying widths between 16 and 24 feet including some with garages. We challenge developers to design some end-of-group units to be built at a 90 degree angle to the adjoining buildings creating the appearance of a single family home when viewed from the front. Johns Hopkins and the City of Baltimore should be prepared to assist present and future Community Development Corporations in capacity building and with technical assistance.

JOBS AND ECONOMIC OPPORTUNITY

- Jobs created in the development area must guarantee a living wage or better.
- A local hiring and job training program for those displaced by any redevelopment project
- Students of Dunbar High School should be guaranteed training and employment opportunities in the BioTech Park wherever it is located.
- Developers and Johns Hopkins to provide \$150,000 in seed funding to create specialized job training for community residents
- Jobs at every level in the BioTech development to be offered first to people from the Middle East community. This would include demolition, construction, and employment in the development itself.
- Licensed contractors in East Baltimore shall receive a fair share of opportunities in the development area

(1)

8/9/01 Rev. Clark

Urban renewal / Different engines —

* shared document

* flyer re. questions passed out —

Intentional neglect — The city haven't made an effort to make it an area w. good quality of life — purposely don't —

fire dept coverage questionable

Police dept / red dots in didn't happen overnight

Public participation in decision making →

Hebeac #

means you + I have a right to participate. We intend to

notify people of all processes.

living wage, job training + jobs after training.

Small business development — education, health center — health problems in its time for some benefit to come to community.

Public transit. —

energy efficient housing;

traffic too fast — need traffic calming;

grocery store — need recreation facility

Assets / ~~not~~ deficits. One stop shopping for services, etc

Can't to summarize document — jobs in Bio Tech

Housing — whatever development takes place, we believe if a person owns their own home they should ~~get~~ be made whole.

8/9/01

INPUT:

Rev - Sweet Prospect - Durham St (alley St)
Doesn't see any place for churches in new design.
impacted as resident -
Most people tend to react - when bulldozer comes
through then people will come out.
Mentioned concern about sanitation - need to work
together as a tight unit.

Scot Spencer - ① make sure meetings are open
② Use power of the press ③ re coalitions -
look @ working w/ a coalition / strengthen
ones that exist -
④ urge broadening the language →
don't just say Middle East - include
fairness idea to all communities (Oliver, gay St,
etc.) ⑤ BioTech does pose its own hazards -
genetic ^{eng.} escape into waste water systems.

Amy Menzer - concern re churches - thought city said
only one church would be affected. Surprised to
hear that we think all churches will be affected.

discussion re St. Wenedaus -
suggested looking @ Preservationists as allies.

St Prospect Rev - JTH has a 100 year option to take
property between here & North Ave.

ReCure - most churches don't belong to CURE -
199E - Hospital workers - are giving support -
will mail to their workers - No answers.

♀ ? → is there anything definite? ~~Am~~ Only hearing back
& forth. Need to go door to door & give people
hope. Don't give up! Think people are giving up.

Violet * Wants to be in a decent comm / make us whole /
Rud Clark We need people on committees / we need people up here.

Problem is no effort's been made to involve everyone.
Other meetings were city / JH

(3) 8/7/01

Old way — make deals + you never hear.

Are rights of stake holders being protected — ?

Only a few people do the work →

@ Some point city will say ~~the~~ 'what do you want?'

People need to say what they want —

Save middle East — make a media strategy —
Marsela bumper sticker or

What do you want from us?

Wants assignments between now + next meeting —

We all need to act —

David Neal —
1838

— need to stop Hopkins — in East + Baltimore

get other ministers to give us some help

talk to City Council. Need to have city

hear about us. We need help of whole

city. Think we should march to city hall.

Rev. Clark — has invited city councilmen to every mtg
but haven't shown. Doesn't know why

Eddie Brown — Deacon @ 1st Baptist — 1105 N Bway
as young person, bringing church to community
need to get youth involved.

Shoreem ↓ Burnett 1000 block N Wolfe — West of Wolfe
gone in every picture.

~~What~~ need to approach Hattie H. replan —

How will it help the residents? homeowners? seniors?

Biotech might help. Don't know.

Not knowing the renters but fear have a stake.

Stop winning, fussing + complaining — put it to good
use — tell them what we want.

Discussion of relocation committee membership —

④ Rev Clark - Is there anything else we want to see in a document?

830 N Chester St Paul Foster. Club Charisma/Democratic Club?

We ~~all know~~ need a monetary value, so we all know what our value is.

avg value is < 10,000 →

Rev Sweet Prospect - bottom line is dealing w a political issue - focus on next election.

@ arm twisting when churches were being overbooked
→ Charette was only bec. of our concerns.

Need to get politically active & set a fire cracker under

went on march vs Hopkins 7/31 - supported Milton Wars - only 4 churches showed up.

~~~~~ What's city council position?  
Councilman Jack Young -

City + state got idea of BTP so community would benefit. Kids @ Dunbar could get jobs.

Will support whatever residents support.

made whole - Another house, no mortgage or same as now - renter, same rent.

if residents are vs it, he won't support it.

Admin can get other city council persons to intro it.

HEBCAC boardwalks Pottsm Pk to Preston to east side Bl'way to Orleans Young not sure.

Mr. Livingston - Hebcac reloc. won't be applic

↳ if reloc in Hebcac, get value of house 22,500 toward new home - if home costs

more can get up to 40,000 of addtl \$,

if you stay 10 years don't need to pay it.

Jack Young - wants same treatment given to ME as Wagner's Point <sup>upto</sup> \$85,000. Said this to Joanne Lopes + Laurie Schwartz -

⑤ Jack Young - says he wants people to stay.

Wants people to get the new houses.

→ says the reason they took the houses out  
bec.       ? to protect.

♀ → you can get value + go wherever you want.  
Values now \$1000 / used to be 10,000

Jack  
Young

E Baeto - valuable property - close to  
Inner harbor, subway, 83, JH, subway

♀ ~~described~~ described disinv. process -  
vacants, city + Hopkins -

Violet - Some of us will have to move twice/  
Mr Livingston will move again (3 times)

Jack Young - wants housing to move 1st

Pat How can we be assured that it happen?

Young let Council men know that we'll be  
moved to new housing before

houses up + down Caroline St - plot wh. <sup>beds own</sup>  
(1000 block Caroline)  
doesn't care about tearing everything down.

**Marisela** - give us a different story -

Young - never played game / doesn't talk w/ forked  
tongue. Man of his word. Told the truth.  
Can only be held accountable for his vote,  
offended by her comment. Won't tell a lie  
in God's house. Not leaving - sister moved off  
of 900 block Durham St, didn't want to move.

⑥ Rev Clark —

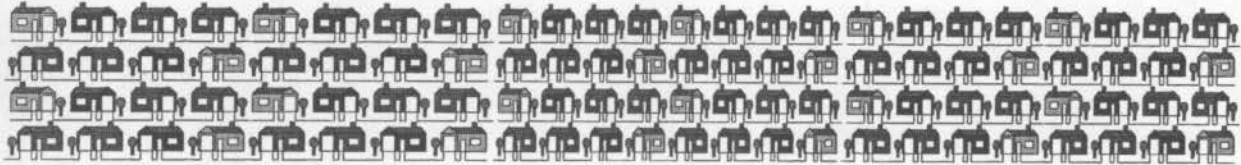
How citizens can get more involved?

Citizens gather info + present plan to  
city

Bring anything to Jack Young —  
if residents don't like it, he won't  
like it.

Pat





## SAVE MIDDLE EAST ACTION COMMITTEE

1108 North Wolfe Street  
Baltimore, MD 21213

July 31, 2001

Dear Member:

On June 14, 2001, you made a decision to join SAVE MIDDLE EAST ACTION COMMITTEE (SMEAC) by paying dues. Your action of paying dues indicated that you agree that it is time for the residents of Middle East Baltimore to be involved in the fate of their communities. Your membership also makes a statement that now is the time for each of us to make a commitment to improve our relationship as neighbors, to improve the look of our communities, and look forward to investigating means to improve the potential enrichment for all people in our communities.

There is a lot of work to be done, and your help is needed. On Thursday, August 9, 2001 the Steering Committee would like to hold the first membership based meeting of SMEAC. Please come out, bring your family and neighbors. SMEAC does not want to speak for the residents of Middle East Baltimore, we want to hear from them and want them to share in these efforts of making Middle East Baltimore the best place it can be.

SMEAC General Meeting to be held:

Date: Thursday, August 9, 2001  
Time: 6:00 p.m. – 8:00 p.m.  
Location: Greater New St. John Baptist Church  
1108 N. Wolfe Street

Thank you for being a member of SMEAC.

Sincerely,

Patricia Tracey  
Steering Committee Member

**DRAFT - IN PROCESS (July 31, 2001)**

**Community Organizing Plan for Save Middle East Action Committee**

**I. Building a base in the community**

A. Organizing residents around the Bio-Tech Park issue.

1. Identify things that people agree on most passionately and will take a stand on.
2. Educate/inform people on the Steering Committee document
3. Decide who can give the people what they insist on
4. Build a campaign to win agreements from those who hold the power.

B. Organizing residents around their other neighborhood concerns

1. Since most of these concerns are well known, the challenge is to find ways to address them and plan events in which community members can participate. Activities should be open to all. This will help build relationships for working together on the Bio-Tech issues. This could be a combination of actions to get certain problems solved or clean-ups, block parties, events for youth, beautification projects and/or whatever else residents decide on. Start with one or two activities.
2. Build a block structure through these activities.
3. Hold the city accountable for services, etc.

**II. Build a coalition of groups in neighborhoods surrounding Middle East**

Once SMEAC has decided on its strategy and has a relatively short statement of unity, principles or demands, call a meeting of the neighborhood leaders surrounding Middle East or close enough to feel the effect of the Bio-Tech park development (this would include neighborhoods around Patterson Park as well as neighborhood directly north, south, east and west of Middle East). Ask for their support/endorsement. This will also mean deciding what it is you want them to do (sign a statement of support, write or call the Mayor, their other elected reps, educate their members on what is happening, make contact with churches in their area, whatever you decide your strategy is)

**III. Build a coalition of groups in city-wide**

Once SMEAC has decided on its strategy and has a relatively short statement of unity,

principles or demands, make individual appointments with organizations, labor unions, preservationists, low and moderate income housing advocates, churches, etc. around the city and ask for their support/endorsement. This will also mean deciding what it is you want them to do (sign a support statement, send a delegation to the Mayor, put pressure on people at Hopkins, call and write their elected reps, educate their members on what is happening, make contact with other groups like themselves, come to a rally, -- whatever you decide your strategy is)

Important parts of organizing:

1. *Have a structure where people can participate broadly*, and make input and suggestions. This in turn allows people to be creative and will lead to SMEAC building solid trust and relationships. This includes deciding on a regular way to add people to the steering committee. c.
2. *Establish a regular meeting place and time – 2<sup>nd</sup> Thursday, 6 p.m.* Publicize this broadly through flyers, etc.
3. *Develop a recruitment strategy* – one part of this is door knocking whenever possible to build relationships, learn what's happening. Decide on which blocks to work first. Key is to tie the blocks benefitting and the block losing from this together at the beginning.
4. *Activate the committees you have set up as soon as possible* – Committees identified so far are Block captains, housing, recruitment, agenda and policy, sanitation, survey team, nominations, youth leader development.
5. *Decide on a research plan and develop a research committee.* Some of the topics might be to learn about organizing in other cities, Bio-Tech Parks, property ownership in East Baltimore, models for mixed income housing, redevelopment without displacement, laws governing relocation.
6. *Decide on a regular method of communicating information* – community newsletter? ( with stories of what people are saying as well as information people need to know to make good choices)
7. *Build the support network(s) above.*

# Save Middle East Action Committee, Inc.

## RELOCATION PRINCIPLES (DRAFT)

All of the relocation points here were raised at community meetings and S.M.E.A.C. steering committee sessions.

At our meetings residents asked these questions related to relocation issues:

How can we be guaranteed a relocation home/situation equal to what they will be leaving?

How can we be guaranteed that we can stay in Middle East if that is where we want to live?

Why are families dislocated and not able to get the houses that Hopkins owns?

Will dislocated residents be placed in the newly renovated homes?

What is the plan for housing for Middle East residents?

What type of relocation package will Hopkins and/or the city offer?

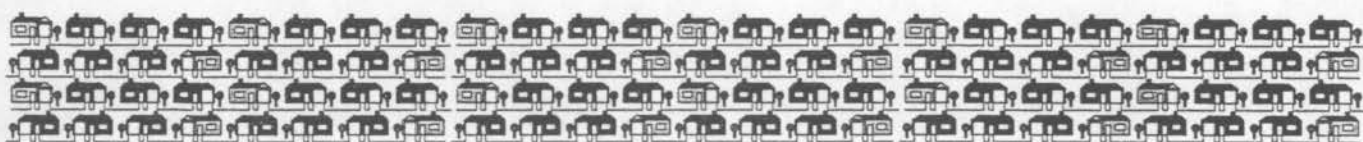
### PRINCIPLES

- There must be guarantees in place to ensure that everyone being relocated will be made whole: that is, each family, business, or faith organization will receive either a building equal in size to what they are leaving and/or compensation which will allow them to move with dignity into a safe, clean, and healthy environment.

It should be understood that our definition of being "made whole" includes the idea that owners of property will not have a mortgage that is larger in any way (monthly payment amount or remaining number of payments than what they have now). Persons who rent in the area who move back to the area shall not have to pay more in rent than they do at present. It shall be the responsibility of the City of Baltimore, Johns Hopkins, and any and all developers involved in projects in this urban renewal area to assure that finances are available for this.

- Any and all persons, businesses, churches, etc. dislocated by any development in the Middle East area shall be entitled to a right of first refusal on all housing opportunities.
- Relocation should occur block by block so that no one has to be the last occupant on an otherwise vacant block with demolition happening all around them.
- Development should be carefully planned to eliminate the need for anybody to move more than once
- Johns Hopkins University and developers should fund independent, professional housing counselor(s) for the community. S.M.E.A.C. proposes to offer housing counseling to homeowners facing displacement. It is vital that third party intervention be a part of the urban redevelopment process in Middle East. Housing counselors offer a point of view that does not favor or oppose the transaction. They examine the facts as presented and try to bring about an understanding of the entire process to the counseled person. Our counselors will also provide attention to the needs of prospective home-buyers in the areas of income, credit worthiness, and housing requirements.





# **SAVE MIDDLE EAST ACTION COMMITTEE**

THE NEXT MEETING SPONSORED BY THE MAYOR'S  
OFFICE OF NEIGHBORHOODS & THE MIDDLE EAST  
COMMUNITY ORGANIZATION CONCERNING THE  
BIOTECH PROPOSAL WILL BE HELD

**MONDAY JUNE 18, 2001  
AT 6 PM**

SCHOOL 101 ELMER HENDERSON ELEMENTARY  
1101 N. WOLFE STREET  
(USE THE BIDDLE STREET ENTRANCE)

YOUR ATTENDANCE IS IMPORTANT  
BRING YOUR RELATIVES AND NEIGHBORS

GET THE FACTS FIRSTHAND

HELP US TO HOLD ELECTED AND APPOINTED OFFICIALS  
ACCOUNTABLE!

**PROTECT YOUR RIGHTS BY TAKING PART IN THE PROCESS**

FOR MORE INFORMATION CALL REV. REGINALD CLARK OF  
THE SAVE MIDDLE EAST ACTION COMMITTEE  
410-563-2033 OR 410-483-6908

Date:

Hi, my name is \_\_\_\_\_ and we're representing Save Middle East Action Committee. We're residents and employees in Middle East who are trying to find out about what will happen to people in this area that has been targeted for redevelopment. We're hoping to put together a plan that is designed by people like you who are directly affected by the redevelopment. Can we ask a few questions?

Name:

Address:

Phone #:

Own                  Rent                  Vacant

1. Do you know about the proposed bio-tech park?

If yes, where did you find out?

2. Have you been contacted by anyone (city, Hopkins) about selling your house?

If yes, what do you think about how you were contacted?

How much did they offer you?                  Do you think it's an OK price?

Did they offer you money to move?                  How much?

Are you happy with the arrangements?                  If no, what will you do?

If not contacted, what will you do?

3. Where would you find out information about moving?

4. What would you want to happen to your house and the neighborhood?

Stay                  Move                  Renovate neighborhood

Other \_\_\_\_\_

5. Would you call us when someone approaches you about buying or relocating you? We would like to know how much they offer you and if they will be helping with relocation cost?

We're having a rally on May 17, 6 PM at 1108 Wolfe St at the New Greater St. Johns church. We'll be coming up with a plan of what community residents want to see happen with this new redevelopment project proposed by Hopkins and the city.

## Betty Robinson

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**From:** Reggie Clark [rclark@carrollfuel.com]  
**Sent:** Thursday, June 14, 2001 9:31 AM  
**To:** Dburtbalto@aol.com; betty@cphabaltimore.org  
**Cc:** alhall@jhmi.edu; RDEACON@ssw.umaryland.edu  
**Subject:** Re: Keeping in touch

S.M.E.A.C. has been working on identifying it's true mission and purpose. The steering committee has decided that we should be a true community association, incorporate, and seek 5013c status. The Community Law Center is helping us on this.

We have decided that we will be a membership organization with membership open to everyone who lives or works in the area bounded by Broadway, Patterson Park, Orleans, and Biddle. These are the same boundaries as MECO. There has been a few (a very few) people who question why we can't just let Ms. Gorham handle everything. My response has been that MECO has failed in it's responsibility to get the residents, business owners, and faith community involved on a large scale in the past in the area of citizen participation in the urban renewal process. I further pont out that there is a need for a membership based and run community association.

We will be having a meeting tonight to share our mission and structure. We will also be establishing our standing committes. Dean should have called you to let you know about this meeting.

At the meeting put on by the City last month they stated that the next meeting would take place at the school on the regular MECO meeting night. I have been informed by a few people who were at another group's meeting at MECO's building that Ms. Gorham was telling people that the next meeting was going to be at Rutland Ave. I then contacted Laurie Schwartz's office. They sent somebody to talk to Ms. Gorham and she said she was going to have the MECO meeting at 6 PM on June 18th and she would discuss issues "with the people she has been working with". The liaison from the Mayor's Office of Neighborhoods, Davon Barbour, says the City will make it's next presentation as schedule at the school. That means that there will be 2 simultaneous meetings. I stressed to Mr. Barbour by phone and e-mail that this type of close to the vest information sharing is exactly what precipitated the formation of our group. He says that at this point that he has the responsibility to hold forums with the community at large. While he would not share the agenda for Monday night he did say that the dates and format of future meetings concerning the biotech proposal would be shared.

Betty Robinson has shared a wealth of information with us and we are using that in our effort to develop a position paper. On my trip to Florida I made a lot of contacts with people who have been through this situation who have said that I made continue to contact them for documents or advice. I was able to tour the empowerment zone of Central Miami. I saw the effects of gentrification with one million dollar houses directly across the street from "shotgun houses". We saw villages centers that were great successes and we saw one that was pretty much like HEBCAC.

While I was in Florida I was contacted by Lauren Abramson of the Community Conferencing Program. She said that Ms. Gorham asked that she talk to me and that she was willing to be a facillitator of a meeting between us. I brought that to our steering committee and we will attempt to set that up after the meeting on June 18th. Some other people,

including Nathan Irby, have been telling me that someone asked them to talk to me to "straighten me out". It is obvious that we are upsetting the "apple cart" and challenging the status quo. We must press on in our goal of engaging as many people in the process as possible. Ms. Gorham appears to want to work only with the limited group that she has done so with in the past. I believe that we are on the right track, we're now ready to start developing alternative plans, and we are heading towards forming a development corporation after the incorporation of S.M.E.A.C. We need to form strategic alliances with surrounding groups because they will be affected by any development in our area as well.

We have applied for a small grant from the Casey Foundation to gain funds to complete and tabulate our surveys, organize neighborhood cleanups, secure a phone line, and cover some of our other expenses. We are now ready to seek funding from other sources as well.

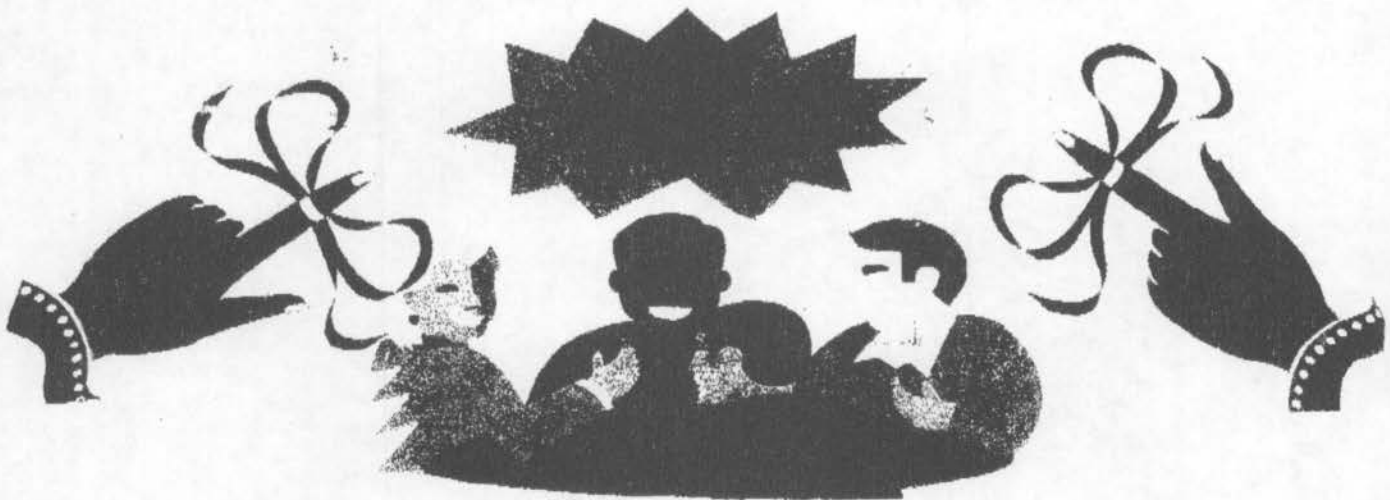
Lastly the East Harbor Community Development Corporation has agreed to assist us in our efforts.

Hope to see you soon!  
Rev. Reggie Clark



# IMPORTANT MERGER BROADWAY EAST AND WEST

NEIGHBORHOOD MERGER!!  
BROADWAY DEVELOPMENT  
FOUNDATION, AND THE  
MIDDLE EAST ORGANIZATION.



There's CLOUT in numbers and we need numbers since so many of the original members of the BDF have moved or are deceased. Look for additional information in the near future.

L. Gorham

GYJones

## *Middle East:* **Reliving the Middle Passage**

*In the spirit of self-determination*, some of us, who were borned /raised in the catchment area formerly identified as 'middle east', have reached a 'culturally correct consensus' that the area should be renamed:

### **The MIDDLE PASSAGE**

[ most of our youth understand that residents are lucky to survive beyond twenty-one mid the conditions we endure in this designer ghetto environment]

1. A CONVERGENCE OF THE POVERTY, GRIME , DRUGS , PUBLIC/GOVERNMENT NEGLECT coupled with **the SHAMELESS level of unmet needs of children** here: Needs *which wink* as *prima facie efforts* posture to address such issues;
2. Augmented by media trends which privy the general public 'insider views' on the lifestyles in our community, YET, the children and ELDERLY held Hostage in this community, todate, [ 5 years after 100 million dollars in Empowerment Zone monies] have NOT benefited from a percentage of the monies generated by vulture capitalist nor proposal/media authors with a wealth of information and statistices, but, seemingly, a **POVERTY of SOCIAL OBLIGATION**
3. Has drafted some of us to declare this three day Charette: **East Baltimore's latest Charade.**  
**A Questionable Process: A Prelude to a Community BILL OF RIGHTS**

1. Why weren't ALL Property owners in this area notified by MAIL of this Charette?  
Why weren't ALL Business Owners in this area notified by MAIL?

Doesn't the city have the addresses of these overlooked populations ???  
Monument Street Merchants are NOT the Only business stakeholders in the Middle Passage.

2. Why would the convenors of this Charade show us a video ( at the elementary school meeting) which depicted what residents could expect to experience in an authentic Charette.

Why would the convenors distribute fliers to the community announcing the operational hours of the Charette being from 3-8pm. YET hold closed focus group meetings on a daily basis unbeknown to the larger community? WHO selected a " steering committee" to represent our community without consent/or input from those of us they SUPPOSE to represent???

4. Why has MR. JAMES KANE, 80 year old, lifetime middle consistent participant of this Charette, and probably the sing the AM Track land strip ( 1001-1015 N. Chester St.) been O' convenors of a 'closed' senior citizen focus group???

5. Does Anyone know why the Pennsylvania Design Group, o Black engineers/or architects back home in Pennsylvania???

*distributed at  
Charette by  
a community  
person*

\* live w. dignity while  
redev. goes on →

produce a <sup>clear</sup> set of conditions

housing counselor

- ① relocation / jobs, etc  
people made whole, etc

have voting on people's top  
priority

- ② Appts with -

Johnny Golden

Bob Moore / Bernard Sims

City council persons =

Where do you stand?

State delegates

DATA needed

Property info

MAP(S) blown up

Bio tech park info

Right of First Refusal / Made whole  
MUST find funding for Mes

Fund housing counselor



428 7/25/01  
NIA Redmond  
410 534 2472

- ① Caroline -
- ② 830-12 → 366 0600 x 104
- ③ Dennis Donaldson

Call Dave Casey asap!

~~Hidden Budget of structure~~

- Build base in neighborhood
- ① Organize residents around Bio Tech Park & what effect it will have  
Process for developing a set of demands.
- ② Organize residents around current neighborhood issues.
  - A. ~~offers~~ offers opportunity to work together,
- ③ Build city wide support organization
- ④ Build coalition of neighboring areas -

- \* Comm. newspaper -  
get stories of what's happening / provide up dates
- \* regular meetings - every other week now?  
Schedule is known every month later

\* Structure where people can make input

\* research committees

10% - 15% affordable housing in city

\* activate committees ASAP

have steering comm chairs become SC members (altho some may already be on them) → look over list, have SC members

Divide report

- ① development objectives
- ② relocation objectives
- ③ operating principles / philosophy

CHHC meeting  
fall 2000

Urban Renewal areas

BWay East

Oliver

Required to meet w  
Comm. in urban  
renewal areas

Johnston Sq

HB1?

Middle East

How about making demands?

Insisting on certain things -

When people are moved out in what happens?  
How much appraisals are?  
Moving costs?

over-investment?

HEBCAC promise - that people being moved, if to  
another house in the neighborhood, would  
receive it for same as what they ~~have~~ owe.

How much does Hopkin's own?

90 have people in them. - rentals?

mtg said \$6,000 = avg value.

Avg 5,000 - 8,000. Mr. Livingston  
Man ~~for~~ from Chapel St -  
offered 5,000 for renovated house; House w  
holes, etc got \$5,000

Now in renovated house on Wash. St. He was made whole! CAC, w/ tow carpet, powder room downstairs. Don't settle. Property of your choice, comfort, amenities same mortgage, same taxes, etc

Are the properties available?

Meeting - disrespect for comm.  
not prepared to answer people's concerns

#HEBCAC lost funding bec. They didn't renovate enough. \$ spent was supposed to be 1st time home buyers.

### Demands

1. Insist on open plan
2. Make homeowners whole
3. Open presentation of all plans in the future
4. Urban boundary
5. JH leverage \$ for community renewal.

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Get copy of UP-TO-DATE Letter  
for Dec 21.

2 day training to become a sampling technician.

Article on drug & / alcohol test.  
Bring more info on under age drinking

Bob/Bernard →  
get someone on reloc comm.

\* ① Mtg w Bernard Sims/  
Bob Moore

SHEAC → letters for churches  
flyer

② Others on Reloc. Comm?  
Don't coop w it?

Email R.C. Burton

\* ③ indep planner, lawyer  
housing counselor

Making Connections  
Team = scribe  
FLIP CHARTS

④ City S.C.?

1803-1805 Biddle?  
1200 Rutland

MUST FIND FUNDING  
Right of First Refusal

1100 blk Gay St

\* Tues July 31 6PM \*

Sandy Gibil NCBN Comm

6 PM 2nd Thurs.

re social + eco isolation

How to add other people to S.C.?

Aug 9th

\* 2nd or 3rd Thursday

\* (Relocation) ideas

\* gene membership roll  
flyer - issue = relocation

Start committees



1199

Could they give SMEAC an organizer?  
join as insti?

members as affiliates?

members ~~as~~ ~~in~~ as members

→ help w listening survey  
Canvas members

\* Take lead on building city wide support

Betty - left stuff re. relocation

~~Contract for TRK & PADO~~  
7 Save ME 8/24/01

Final presentation  
next month.

Surveying vacants  
for relocations

Getting relocation  
packages together.  
Comm has not met.

Pratt Institute -  
will come to  
work on comprehensive  
plumre social  
services -

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2 scenarios -  
are leaning toward  
East-West bec impacts  
fewer homeowners.