

Reisterstown Improvement Association, Inc. (RIA) Morning Meeting

January 10, 2017 – 10:00am – 11:00am

Attendance: Kathy Gambrell, Glenn Barnes, Dan Carey, Mary Molinaro, Irwin Kramer, Herb Weiss, Justin Switzer, Marla Bosley, Kathleen Jones, Alonza Williams, Beverly Goldstein, Officer Willis, Captain Dave Folderauer, Mike Ruby, Jeff Quinn, Anna Miranda, Craig Bober, Sara Trenery, Will Anderson, Alison Noppenberger, Michele Evans

1. **Kathy called the meeting to order – Welcome All! Thank you for attending today. The Tuesday Morning meetings will be held quarterly and will focus on the Main Street business community. This is the first of four for 2017. The location and time is set to accommodate the business owner’s schedule. The regular RIA meetings are held on the last Tuesday of the month-January through November at 321 Main Street at 7pm.**
2. **Introduction of those attending** each person identified themselves and their role in RIA or the business or organization they represented.
3. **RIA has five (5) Committees. Volunteers are needed and welcome to server on any committee that most interests them. RIA appreciates new members, volunteers and ideas. Please contact the Chairperson for volunteering information and meeting times.**
 1. **Organization – Mary Molinaro – This committee works closely with other committees to plan budgets, monitor income and expenses and promote RIA at community events.**
 2. **Promotion – Carin Smith – Plans and coordinates three major, annual Main Street events that bring visitors and residents to Main Street. They are open to creating more events.**
 3. **Economic Development – Open – works with the County Planning Dept. and the Chamber of Commerce to encourage businesses to locate to Main Street.**
 4. **Design-Irwin Kramer – ideal for those who are interested in the look of Main Street and have an interest in preserving the historic character of the corridor.**
 5. **Clean, Safe and Green – Dan Carey – Coordinates the monthly Main Street Clean-Up, works closely with the police concerning community safety and assists with traffic control at annual events.**
4. **Please welcome our guest speaker – Mr. Will Anderson, Director of the Department of Economic and Workforce Development for Baltimore County.** Will introduced himself as the Director of the Department as well as Sara who works with the Northwest side of Baltimore County and therefore our point of contact. Will used to live up Rt. 30 and enjoyed shopping local in Reisterstown. He explained the he covers Jobs & Growth which are both doing well in Baltimore County as compared to the U.S. Unemployment is 4.3% which is better than the country overall and education is about 10% better. The county is unique in the country because it completely surrounds a major city. It is fiscally sound and considered well maintained and the property tax rate has remained the same. Will came to the department in 2014. He is focused on tracking business retention & growth. 94% of growth has come from within “taking care of our own” Focus on how real estate and human development play a role. They have public and private financing, small business loan program, permitting assistance, tourism, business assistance seminar, contracting & financing, have Small Business Resource Center which is a great place for business owners to get help. Another program is called BOOST for which they had a handout. They have provided \$3M out to the community over the past 3 years. To be eligible for the program the business has to be one of: located in Maryland, small business, minority-owned business, or women-owned business ranging from cyber, restaurants and real estate. The county has money for bigger financing using Bonding capacity to get loan assistance. In Commercial Revitalization areas there are CRAG grants and we told him that we as an organization have been able to use them. They have an American Job Center @ CCBC and outplacement services. Development projects nearby include Reisterstown Shopping Center purchased by Greenberg Gibbons for redevelopment, Weiss replaced Food Lion on the north side of town, Chartley Park shopping centers have a new owner and St. John’s property continue to seek people to lease their space. OM Metro Center is 85% leased in their residential section, hotel should break ground this year and more restaurants

are expected. Foundry Row opened with 90+ space leased. OM Mall – the county, government officials and community leaders are all making statements of wanting quality developments and want it today. Royal Farms bought Fuchs in OM. Lion Brothers is still for sale. The Dolfield Exchange on 795 is still on the construction list. However, it is very expensive. The county piece of the funding is complete and the project could be ready for a 2019 start. On the jobs front, retaining CareFirst corporate office was huge. The Owings Mills Circulator was ready to go. However, ITT closed their shop and they had been a big partner. Another company is needed to fill that slot to move forward.

Q&A followed:

- a. Glenn asked Will to explain the circulator for others who might not understand. It is a plan to provide transportation from the metro to work, school, or shopping. TRowe Price and CareFirst ran their own transportation. This is a pilot program that can provide “that final mile.”
- b. Irwin said that we heard from an Executive Director of a city Main Street and asked what programs Baltimore County has to offer. Will said that the Architect on Call is program offered free if you complete the project in a certain period of time and that they offer low interest loans or tax abatement on improvements to property. There are no straight out grants giving money like the city offers.
- c. Kathleen from Chartleytowne was interested in the programs with housing. Will said they have staff trained and computers available to search, can be a referral source and work with the planning department
- d. Mike Ruby asked about incoming businesses such as the German Grocer LIDL. Will and Sara both said that the business is very secretive about their plans and it does appear they are not coming to the Northwest side. Harris Teeter is very data driven. The location has to fit their very specific criteria or they won’t consider it. So much reorganization in the area makes it hard
- e. Irwin said that we need to fill the chair of our Economic Development with someone who can liaison with the county departments and navigate the system. Kathleen expressed encouragement saying they have 1200 residents in one group and 1600 in others who are interested in community involvement.
- f. Herb asked if there is a conflict getting new people into town and have them cannibalize the local businesses putting them out of business. Both Will and Sara said that while there is sometimes tension between economic development and planning there is a good dialog between the two departments. The goal of the county is to “assemble pieces of old & new and preserve the charm” of the town. 60% of the county funding comes from property tax. Businesses want high skilled workers. There are strategies in place; but, sometimes those looking for jobs don’t have the necessary skills.
- g. Glenn talked about tax breaks for small start up businesses like are sometimes offered to larger companies. What can we do to help small businesses. Java Mammias just announced they are closed for the winter season and expect to reopen in the spring.

5. If you have suggestions for future speakers or would like to focus on specific concerns, please share today or contact RIA. I will try to find the appropriate guest to address issues that interest you.

--Justin informed everyone about the 2 new readers opportunities available for loan from library. They have Chromebooks which are notebook computers that you can use in a branch or take home. They also have Playaway Locks which are eReaders pre-loaded with ebook titles. No internet connection is needed to read.

--Kathy thanked Brad for hosting our meeting.

6. The goal of all our Main Street events is to have fun and bring residents, shoppers and visitors to “Stop, Shop, Stroll & Dine”

7. The next RIA meeting is Tuesday, January 31 at 7pm. We will vote on a new slate of officers for 2017. All eligible members are encouraged to attend and vote. (you must be a member for the past 6 months to vote). The nominating committee is accepting nominations for the position of President, Vice President, Secretary and Treasurer. If you would like to nominate someone or yourself, please contact Kathy Gambrill, Mary Molinaro or Dan Carey.

8. Future morning meetings are April 11, July 11 and October 10. All take place at Reter's Crab House & Grille, 509 Main Street, Reisterstown at 10am. They will last one hour.

Thank you for attending today and we look forward to seeing you soon.

Phone Numbers for 2016 Officers and Board Members

Glenn Barnes – President / 410-833-5400 or 443-695-2308

Kathy Gambrill - Vice President / 410-979-8885 or 410-833-6551.

Kim Drapkin - Treasurer / 443-289-4447

Mary Molinaro - Secretary– Board / 410-908-0724 or 410-526-7190

Linda Percy - Board /410-833-2062 or 410-244-6634

Dan Carey - Board / 410-833-3820

Maggie Herman - Board / 410- 833-5019 or 410 – 453 – 0490

Mark Stewart – Board / 410-241-1057

Irwin Kramer Board / 410-581-0070

Carin Smith – Board /410-746-2354

Charles Brittain – Board / 410-526-4443

Herb Weiss – Board / 410-526-5300

Pat Brooks – Board / 410-833-8215