



323 Sollers Point Road
Turner Station, MD 21222
www.turnerstation.org

President: **Gloria E. Nelson**
Secretary: **Maurisha Graves White**
Treasurer: **Joyce Curbean**

TSCT Virtual Community Zoom Meeting November 30, 2020

Gloria Nelson, President - Welcome

Opening Prayer – Pastor Eric Johnson, Union Baptist Church

Topic – “Housing Initiatives”

Amy Menzer - Executive Director, Dundalk Renaissance Corporation (DRC) - DRC is planning a housing strategy for Turner Station with TSCT and Baltimore County Planning Department. DRC has worked with Turner Station and done direct renovations, the curb appeal project with facades and landscaping on Sollers Point Road, incentive grants for homebuyers, senior home repairs and a housing renovation loan program. Tasha is our Housing Initiative Program Manager. We have a Market Boost Partnership Program where we partner to improve homes for purchase. We work to build equity/wealth for families. We are looking for properties to buy. Our goal is the housing on Main Street as well as throughout the community. We are applying for grants with the state and the county. We are also partnering with Eastside Community Development Corporation who will be building new construction. There will also be a potential partnership providing advice and support with Saint Matthew.

Tasha James Greshman - DRC's Housing Initiative Program Manager – We are excited to lift the community and see the change we envision. Mary Coleman is helping us with our outreach to seniors who need help. We have a good partnership with Anthony Parran (Pete) at Eastside Development Corporation. The revitalization of Turner Station is happening, and it has good momentum.

Joe Fraker - Baltimore County Department of Planning - The county is partnering with Eastside and DRC on the future home renovations in Turner Station in addition to the Avondale Road properties, etc. The Housing Survey done in 2018 outlined steps for revitalizing housing and the charrette laid the groundwork for what we will do. There are numerous vacant properties in Turner Station. We plan to revitalize the housing stock on a scatter site basis. DRC, Eastside, and the County will get up and running. We are looking for properties to acquire to build four new homes. We plan to focus on Main Street and other homes throughout the community. The county has programs for existing homeowners. The State Rehab Loan Program is for low-cost loans for hazardous condition repairs for lead paint, safety hazards, etc. It will be an ongoing process for the next couple years.

Gloria Nelson - Turner Station Charrette and the Housing Survey are on the TSCT webpage. Please identify the lots where you are planning to build homes so we can share the information with the community.

Anthony Parran - a.k.a. Pete, Executive Director of Eastside Development Corporation. Maxine Waterhouse is Eastside's Director of the Board.

There is a small percentage of home ownership in Turner Station. I have been working with home ownership for three decades and my motivation is to bring apartments to purchase. People will learn it is better to own than to rent. Owning a home is not much responsibility if you buy in the right way from the right people. We want people to be successful in homeownership. We will have workshops for first time homeowners. They may need to work on credit saving and affordability issues. When housing is done, they will be ready and willing buyers. Workshops are held on Tuesdays, 5 - 8 PM on Zoom. Information is gathered and assessed, followed by eight hours of required pre-settlement classes with HUD approved counselors that is good for one year. We have a good contractor with experience in Turner Station infrastructure and we have looked at properties they are considering working on with Marcia Williams.

Maxine Waterhouse - We are blessed to get Anthony Parran. He is sincere, experienced and has connections to be successful. Anthony previously worked for 1 ½ years at Eastside.

Gloria Nelson – We need a flyer for the community that include when workshops are available.

Anthony Parran – We are getting the website available.

Gloria Nelson – We want our residents ready.

Chris Wood - Lyon Homes CT Development Partner - We are expecting to close financing and will proceed with our mid-December target date. We have had setbacks for the last 10 months. The rehabilitation of Lyon Homes was in the Turner Station Charrette and we met with the community first at a TSCT meeting to understand what the community wants. Phase One was from 2017 to 2018. There was a comprehensive renovation with good construction quality. We cut BGE by 2/3 and brought the property up to modern standards. It is lovely inside. There is new insulation, infrastructure, plumbing and electricity. There are completely new kitchens, no lead paint or asbestos. People are out of their homes for 7 to 8 months for the rehab work. The first half was 62 units, and the second half is 64 units for a total of 126 units. Most Phase 1 residents moved out to temporary locations onsite and offsite and they were gone for 8 to 9 months. The Phase 11 residents will move back August or September 2021.

Anthony Parran - Are people moving out or are they renters?

Chris Wood– Yes. All renters are moving back as renters.

Anthony Parran - We hosted home ownership classes at the Sollers Point Multipurpose Center. Eastside Development will have a workshop on December 10th.

Gloria Nelson- Lyon Homes and Day Village are rental properties.

Chat Question:

What is the minimum credit for the loan program?

Anthony Parran– It depends on the lender and the program available. First time homeowner homebuyers need a credit score of 640 for the Maryland Mortgage Program. Don't exhaust all your savings. Have 1 to 2 months of reserves.

Gloria - We have great partners who will be reaching out to partner with Chris and everyone.

TEAM REPORTS

Beautification Team – Edythe Brooks

We had a Carver Manor Clean-up on October 17th. We had 37 participants. We opened with prayer with Donald Jones and had refreshments, tools. We trimmed trees and bushes, cut grass, picked up trash, repaired a fence and painted fences. There is a rat problem. We gave out 3 metal trash cans that were donated by Home Depot. We filled a 30-foot dumpster that the county supplied. Lyon Homes assisted us by removing a sofa and chair that was dumped after the cleanup. We are awaiting two public trash cans for the area. Thanks to Mary Branch and the many volunteers who helped.

Code Enforcement – Edythe Brooks

Per Zoom Meeting with Adam Whitlock, Coordinator - TSCT's goal is to have people improve the care of their property, not to receive fines. The work is ongoing with 50 properties which were addressed. Almost all the properties received correction notices. We noticed a lot of activity in the community with people cutting grass, trimming bushes and trees and moving junk. About a dozen went to contractors to correct the violations. There were several who received citations, a fine and hearing dates. There will be a rat eradication which we are awaiting a date and a list has been given of rat holes.

Gloria Nelson – Michael Thompson is TSCT's new Vice President.

Michael Thompson - Community Service -I attend Johns Hopkins Research Committee Zoom Meetings. They have weekly Covid-19 Meetings. They are getting ready for the coming vaccine and are discussing how to introduce it to the community, what is best and how to get increased participation? It will be put on the website which is open to the public. You can call in and listen to the Johns Hopkins scientists and hear the Covid-19 News of what is going on in Maryland and in the U.S.A.

Infrastructure Reports read by Michael Thompson for Larry Bannerman who is on vacation: –The Sollers Point Road yellow line has been removed which should deter car

mirrors from being damaged. There are new speed limit signs, and the stop signs are larger and have better visibility. The changes have decreased the speeding problem. The water leak was repaired at Fleming and Main Streets. BGE trimmed the trees on the powerline.

Chromium Remediation Meeting – Thanks to Leah Kelly and Anna Rule there will be continued testing for cyanide at the Port. The relining for the storm drains is ahead of schedule.

Fleming Park Photo Contest - Three children received rewards. Their photos are on social media and on our website.

Several organizations are working on the flood issue.

Welcome to Ben Washington, our new TSCT member!

Housing Team – Gloria Nelson

We had three presenters at our Zoom meeting. We are focusing on Main Street. None of the property owners are interested in selling. We will contact those who are beginning to repair their properties. There are many property owners who aren't from our community. The Housing Team asked Joe for the county's assistance with the tax sale properties. Investors are buying the properties. We will work with the Department of Planning to obtain the properties. There are a lot of LLCs who own property in T.S. that sometimes bring problems to the community. We want to get a handle on that.

The Housing Team is looking at the rental properties and plan to identify all the rentals that must be reported to the county. Only 77 are registered. We need to ensure that the properties meet county standards. It will help build up our community. We will work with Joe and the Department of Planning.

Announcements:

Gloria – NeighborSpace acquired Chestnut Park. We cleaned the neglected garden throughout the summer. Giving Tuesday is an annual fundraising campaign for nonprofits. NeighborSpace selected our project for their campaign. We matched a \$750 donation and exceeded it in one day. Now we have \$3875. Our goal was increased to \$4500. The first goal was for the design of Chestnut Park and the additional money will be used for planting. Please go on the TSCT Website or on the NeighborSpace Giving Tuesday Campaign. We can meet this goal by tomorrow. It is a worthwhile project that will benefit the community.

The US Army Corps of Engineers and the Flood Team granted money for flood plain management service. Jason obtained the grant money for the March/April 2021 study for flooding prevention for Turner Station!

Sollers Point Library:

There is a curbside print pickup service, free meals for children, mobile hotspot checkout and one-hour public computer appointments.

The **Food Distribution** sponsored by Baltimore County Recreation and Parks and the Maryland Food Bank is available every Saturday at 10 a.m. It has usually gone in 30 minutes. They plan to increase the amount of food given due to the increased need.

TSCT Monthly Food Distribution – December 8th, Tuesday, 3-4:30 p.m.

Dan Spack, Ecologix – The cargo balance is bouncing back after Covid-19. There is a two-page press release today which I will email to you.

Ervin McDaniel, BGE - We are continuing to build the Key Bridge power line. At Bear Creek we are replacing the existing lines along the State Highway Administration work below the overpass.

Colonel Brady McCormick, Maryland Transportation Authority – The next meeting we will introduce you to the new Central Meeting Commander and the new Lieutenant.

Pat Carroll, Bayview – We will send the flier about the two Blood drives and the newsletter to Larry and Gloria.

Courtney Speed, Henrietta Lacks Legacy Group — *Henrietta Lacks was inducted in the National Women's Hall of Fame!* Her cells are being used for Covid-19.

Gloria Nelson – Keep Arkia and her family in prayer in the loss of her mother. She is a champ hosting tonight's meeting. TSCT placed two banners in Turner Station - "Happy Holidays! Wear your mask, wash your hands, Watch your distance!"

Next community meeting – January 25, 2021

Closing Prayer – Pastor Johnson