



*Maryland Department of Planning
Maryland Historical Trust*

*Martin O'Malley
Governor*

*Anthony G. Brown
Lt. Governor*

*Richard Eberhart Hall
Secretary*

*Matthew J. Power
Deputy Secretary*

Maryland Historical Trust

NOTICE

The regular meeting of the Maryland Historical Trust Board of Trustees will be held on Tuesday, January 31, 2012, at the Annapolis & Anne Arundel County Conference & Visitors Bureau, John C. Astle Conference Room, 26 West Street, Annapolis, MD 21401.

Board Meeting	2:00 p.m. – 4:00 p.m.
Awards Ceremony	4:30 p.m.
Governor Calvert House, 58 State Circle, Annapolis	
Reception to Follow in the Governor Calvert Ballroom	

This notice given December 12, 2011.

J. Rodney Little
Director

Please respond by e-mail skeyser@mdp.state.md.us or phone (410) 514-7603 by January 17, 2012.



Maryland Department of Planning
MARYLAND HISTORICAL TRUST

BOARD OF TRUSTEES' MEETING

January 31, 2012

Annapolis & Anne Arundel County Conference & Visitors Bureau

John C. Astle Conference Room

26 West Street, Annapolis, MD 21401

Board Meeting 2:00 p.m.

AGENDA

**Committee Only*

- Y1 CALL TO ORDER
- Y2 APPROVAL OF MINUTES
- Y3 COMMITTEE REPORTS
- Y100 Management & Planning
- Y101 Changes to the Bylaws of the Maryland Historical Trust
- Y102 Ad Hoc Committee on the West Side – Report
- Y103 Litigation & Legal Issues
- Y104 FY2012 Budget & Legislation – Report
- Y200 Capital Programs
- Y201R Change to the FY2012 African American Heritage Preservation Program (AAHPP) Grant to Loving & Charity Hall
- Y300 Survey, Registration, Community Education & Museums
- Y301 Interim Actions of the MHT Executive Committee

MARYLAND HISTORICAL TRUST
BOARD OF TRUSTEES' MEETING

January 31, 2012

Annapolis & Anne Arundel County Conference & Visitors Bureau
John C. Astle Conference Room
26 West Street, Annapolis, MD 21401
Board Meeting 2:00 p.m.

Pursuant to notice, the regular meeting of the Board of Trustees of the Maryland Historical Trust was held at Annapolis & Anne Arundel County Conference & Visitors Bureau, John C. Astle Conference Room, 26 West St., Annapolis, MD 21401.

Trustees present: Messrs. Wetherill, Edson, Buchanan, Poffenberger, and Turner, and Meses. Yerges and Wharton-Henley

Ex Officio: Matt Power, Deputy Secretary of Planning

Area Representatives present: Messrs. Brown, Azola, Callan, Camlin, Charlton, and Eshelman, and Ms. Tilghman

Assistant Attorney General: Philip Deters

Staff: Rodney Little, Michael Day, Anne Raines, Susie Keyser, & Shannon Marino

Guest: Commissioner Ted Mack, African American History and Culture

**Committee Only*

Y1 CALL TO ORDER

Mr. Wetherill, Chair, called the meeting to order at 2:00 p.m. A quorum of Trustees was present.

Y2 APPROVAL OF MINUTES

Mr. Buchanan made a motion, seconded by Ms. Yerges, that the December 1, 2011 minutes be approved as submitted. The motion was approved unanimously.

Mr. Wetherill encouraged the MHT Board members to say hello to their legislatures at the MHT Awards Ceremony scheduled for 4:30 p.m. at the Governor Calvert House, 58 State Circle, Annapolis.

Y3 COMMITTEE REPORTS

Y100 Management & Planning

Y101 Changes to the Bylaws of the Maryland Historical Trust

The MHT executive committee, Mr. Wetherill, Mr. Buchanan, Mr. Edson, Ms. Yerges and Mr. Little, MHT Director and Mr. Deters, Office of the Attorney General, met on January 13, 2012 to discuss amendment of the Bylaws of the Maryland Historical Trust. All of the statutory citations were incorrect, the bylaws were out of date, and some of the language had not changed since 1961. Proposed changes to the bylaws were mailed to the MHT Board Members prior to the meeting. All of these draft changes were discussed during the Board meeting.

Additional Changes to the MHT Bylaws made during the Board Meeting on January 31, 2012:

Changes to the bylaws during the Board meeting on January 31, 2012 in Section 6 included deleting "a vote may be taken by mail".

Article V, Section 2, Term limits was discussed, and it was determined that officers should be limited to three two-year terms. The officer positions are chair, vice-chair, and treasurer. Between now and the next meeting thought will be given to the language for the staggering of the officers' terms.

The Trustees agreed to change Article XI, Amendments of bylaws, by a *majority* affirmative vote.

Ms. Tilghman made a motion to approve the draft MHT Bylaws as amended with additional changes discussed during the Board meeting. The motion was seconded by Mr. Turner and unanimously approved.

Y102 Ad Hoc Committee on the West Side – Report

There has been no notification from the City of any further action on the West Side. The Trust is expecting a request from the Baltimore Development Corporation for review and approval of several projects which are likely to be non-controversial but involve an expenditure of State capital bond bills; and therefore, are subject to MHT review. These will be bond bills for acquisition of properties.

Y103 Litigation & Legal Issues

Mr. Deters reported that the Superblock appeal was heard by the Court of Appeals on January 6, 2012. This was on a motion to dismiss by the City, the developer, and MHT which was granted by the Circuit Court and appealed to the Court of Special Appeals. The Court of Appeals took the case on certiorari. The Attorney Generals' Office is waiting for disposition by the Court of Appeals. If they were to agree with the Circuit Court, then MHT would be out of the case. If the Court of Appeals reverses, then effectively the case goes back to the Circuit Court for trial. Urgency of this was made clear to the court by the City which made the argument that the contract the City has for the development of the Superblock has been extended multiple times and expires in April. Mr. Deters said it was hard to determine what the court will do on the

motion. If the Court of Appeals remands back to the Circuit Court, the case may go on for up to two years.

Y104 FY2012 Budget & Legislation – Report

Mr. Little informed the Board that the Governor's budget is out, and once again the Trust will not receive funding for the Capital Grant Program. MHT did not ask for funding because MHT does not have adequate staff to administer the program. MHT will be receiving a small replenishment for the Loan Program. Funding for the Museum Assistance Program was zeroed out. The Heritage Areas Program will receive about \$1.6 million; this program was cut back to avoid staff layoffs. The Sustainable Communities Tax Credit Program will be level funded at last year's level of about \$7 million for Commercial Projects. On the owner-occupied residential side, there is no cap; and funding will depend on how many applications are submitted. MHT has seen a drop off in owner-occupied residential projects because of the state of the economy.

Mr. Little mentioned that MHT is not proposing any legislation this session. The Trust is starting to track some bills that the Trust may want to influence. There is a bill proposed to require green building standards for buildings that receive \$250,000 or more in State money. MHT is seeking some executive requirements for historic properties. In the rehabilitation of historic properties, it is not that difficult to achieve the LEED silver standard. However, there are some cases where it is difficult to meet green standard. Discussion ensued.

Investment Committee

The MHT Heritage Preservation Fund Committee Chair received the year-end closing statement for the Fund. Despite all of the ups and downs, the Fund is up 2.7% this year. There is \$2 ½ million in the account.

Y200 Capital Programs

Y201R Change to the FY2012 African American Heritage Preservation Program
(AAHPP) Grant to Loving & Charity Hall

The MHT Capital Grants Administrator, Anne Raines, explained that the proposed change has already been recommended by the Maryland Commission on African American History and Culture. This is a change to the grant agreement requested by the grantee. MHT asked the Commission to recommend or not recommend the changed scope of work, based on their original rating and ranking of the projects in fiscal year 2012.

Ms. Raines said she thought the Commission is justified in concluding that the revised project would have ranked as well. The Commission has already passed a resolution to approve this change. Through this grant, the Trust is able to take an easement on the entire parcel.

Amendment to Scope – FY 2012 AAHPP Grant for Loving & Charity Hall, Montgomery County

Mr. Edson made a motion to approve the following resolution, seconded by Ms. Yerges, and the resolution was unanimously approved.

WHEREAS, the Maryland Historical Trust Board of Trustees on October 26, 2011, concurred with the Maryland Commission on African American History and Culture in the recommended list of awards for the FY2012 African American Heritage Preservation Grant, which included a grant in the amount of \$50,000 to the Warren Historic Site Committee, Inc. for interior flooring, woodwork, and finishes; repair / reconstruction of stairs; construction of stairs and ramp; painting; and electrical and fire suppression systems for the Loving and Charity Hall, located at 22625 White's Ferry Road, Dickerson, MD 20842 (Montgomery County).

RESOLVED, that the Maryland Historical Trust Board of Trustees concurs with the Maryland Commission on African American History and Culture that the scope of this grant be amended to include architectural, engineering, and consulting services.

Background: The Warren Historic Site Committee, Inc. received FY2012 AAHPP funding, as well as other state and county funding, for the bricks-and-mortar construction elements of this rehabilitation project. After receiving notification of their FY2012 AAHPP award, the group realized that none of the funding sources could be used for the necessary pre-construction design and consulting services. The building is in perilous condition structurally, and the project requires the services of an engineer and architect in order to move forward. The project will not proceed unless the AAHPP funds can be used for architectural and engineering services.

Y300 Survey, Registration, Community Education & Museums

Y301 Interim Actions of the MHT Executive Committee

**APPROVAL OF ADDITIONAL 2012 MARYLAND PRESERVATION AWARD
January 17, 2012**

MHT Executive Committee: Wetherill, Buchanan, Edson, Poffenberger, and Yerges

Ms. Yerges made a motion to approve the following resolution, seconded by Mr. Edson and the resolution was unanimously approved.

RESOLVED, that the Maryland Historical Trust Board of Trustees approves a recommendation from its Survey, Registration, Community Education, and Museums Committee to amend Resolution X201R, adopted by the Board on December 1, 2011, to add a Preservation Partnership award for Bosley Hall/Old Towson Jail.

BACKGROUND:

The nomination for Bosley Hall was originally submitted by Tom Liebel (the project architect) as an award to the Azola Companies. Marty Azola, an area representative to the Board, is

President of Azola & Associates, Inc. The Committee was impressed with the project and wished to recommend it for award; however they did not at the time because Board members and area representatives are not supposed to receive awards according to published requirements in the awards nomination materials. After further research, it was determined that property is owned by Baltimore County and leased to Towson Jail Associates, LLC, the majority owner of which is the Small Deal Fund. Azola & Associates was only the contractor for the project. The Committee, therefore, determined that the Board could present a Preservation Partnership award to Baltimore County for the project and is making such a recommendation to the Board.

The original list of awards was approved on December 1, 2011.

THEREFORE, the final list of 2012 awardees will be as follows:

EDUCATION & COMMUNITY ENGAGEMENT

Excellence in Media and Publications Award

- *Annapolis: City on the Severn* by Jane McWilliams
- *The War of 1812 in Charles County: A Virtual Tour*
- Montgomery County GIS Mapping

Excellence in Community Engagement

- City of Cambridge and Morgan State University – Cambridge City Hall Renovation Plans

LEADERSHIP AND SERVICE

Outstanding Individual Leadership at the Local Level

- Louis S. Diggs, Baltimore County
- Elizabeth Scott Shatto, Frederick County

Outstanding Organizational Leadership at the Local Level

- Four Rivers Heritage Area, Anne Arundel County

PROJECT EXCELLENCE

Preservation Partnership Award

- Bosley Hall/Old Towson Jail, Baltimore County
- Ridgely Rosenwald School, Prince George's County

Community Impact Award

- Betterton Community Center, Kent County
 - Frederick Visitor's Center, Frederick County
- Excellence in Commercial Rehabilitation Award**

- La Banque de Fleuve, Harford County

STEWARDSHIP

Outstanding Stewardship of an MHT Easement Property

- Holly Hill, Anne Arundel County

Outstanding Stewardship of Historic Properties by a Government Agency

- C&O Canal National Historical Park

**MARYLAND HISTORICAL TRUST
EXECUTIVE COMMITTEE TELECONFERENCE
January 26, 2012 at 2:30 p.m.**

MHT Executive Committee: Wetherill, Edson & Yerges

Staff: Rodney Little

Ms. Yerges made a motion to approve the following resolution, seconded by Mr. Edson, and the resolution was unanimously approved.

RESOLVED, that the Maryland Historical Trust board of Trustees approves an expenditure of up to \$4,000 to support the Friends of JPPM's sponsorship of the Park and Museum's 1812 Bicentennial activities.

Background

The Friends of Jefferson Patterson Park & Museum, Inc. is a membership non-profit organization, which exists to develop and enhance the Park and Museum, a program of the Maryland Historical Trust.

The Friends support archaeology and education interpreting the entire expanse of human history in the region through grants, private and corporate sponsorships, fundraising, community and political outreach, and special events. In cooperation with the State of Maryland, Calvert County and other local governments, and Park and Museum staff, the Friends participate in the development and implementation of unique volunteer, educational, and community events and activities that provide financial and program support to the Park and Museum.

The Friends will be supporting many educational outreach activities related to the upcoming War of 1812 Bicentennial. In an effort to engage more visitors, the Park and Museum will be expanding its annual 1812 Reenactment to encompass non-military aspects of the period. By focusing on life at home in the early Nineteenth Century, the Park and Museum hopes to attract and engage more visitors. Hosting this larger event will require considerably more funding, all coordinated through the Friends. MHT Board funds will be used to support these initiatives.

Tax Credit Discussion:

Mr. Azola commented that the reduction in commercial project funding for the tax credit program is hurting many businesses. Some projects have been denied for the third year. If the tax credits are not funded, there are many projects including the West Side (24 blocks) that will suffer. The Director reminded the Board that there were many notable projects approved under the State Tax Credit. These included Centerpoint, the Hippodrome, and the Atrium Project. Most of these projects were approved when the aggregate State Tax Credit commercial project appropriation was not capped and competitive. Since 2006, the Trust has been trying to come up with ways to revitalize the tax credit program, including rethinking the cap. Mr. Azola added that in Baltimore City there is a 20% commercial vacancy rate, and the normal vacancy is 8-10%. Landlords are renting space for half price. The cost of rehabilitation is climbing. Out of this year's \$7 million commercial project tax credit appropriation, 6 commercial projects were funded out of 47 applications.

The meeting adjourned at 3:20 p.m.

Harrison Wetherill, Chairman

J. Rodney Little, Director

