

Re: Grove Park Improvement Assn declares "No sale" to awardee nursing facility

Terrence Thrweatt <terrence.thrweatt@ubalt.edu>

Fri 1/13/2023 1:47 PM

To: Savage, Sherrell (City Council) <Sherrell.Savage@baltimorecity.gov>; Karen Braden <kbraden410@gmail.com>; Schleifer, Isaac (City Council) <Isaac.Schleifer@baltimorecity.gov>

Cc: Ward Family <sspward@comcast.net>; alan.bull@verizon.net <alan.bull@verizon.net>; Vermel Wells <vermelwells@gmail.com>; Katelyn Keegan <Katelyn.Keegan@gmail.com>

Bcc: Alexis Taylor <ataylor@afro.com>; Fern Shen <fern.shen@baltimorebrew.com>

Ms. Savage,

Thank you for copying me on this communication. In the meeting with Communicare on 09 November 2022, it was shared that the community requested a school and community multipurpose center. It was further explained during an exchange between Ms. Braden and Ms. Norelli (CommuniCare), during that same video conference, that Communicare did not make an effort to reach out to the Grove Park Improvement Association's leadership (GPIA). Additionally, what Communicare presented in the November video conference is *different* from what they presented to the community in March [during RFP proposals], and from what the RFP evaluation panel rated in April and May. You are also aware that no member of the community was on the panel, as DHCD explained, in that call. We voiced our concerns during that meeting and during the RFP presentations (evidenced by the video that Ms. Baccala shared and the poll taken afterwards). DHCD blatantly ignored these concerns. This concern was also voiced during the RFP presentations and Grove Park relied on the assurances from DHCD that our community's wishes would be followed, which encouraged GPIA participation.

Throughout this property disposition process, GPIA has been clear with all participants that the community desires a school and community multipurpose center. This desire is further evidenced by the email exchanges and records that DHCD has provided to me via the PIA. In fact, Commissioner Kennedy received Ms. Braden's recommendation regarding which nonprofit we would like to work with and the service that we would like provided- before making her decision. We understand that by DHCD standards, BEAM Academy did not present a strong enough financial backing. So, an alternative should have been selected in line with the community's wishes and DHCD standards. *That would have yielded Concord as the more palatable choice.* The DHCD poll and Concord's proposal and property portfolio supports this.

Lastly, it is true that GPIA suggested that the Baltimore Collegiate School for Boys relocate to a school built for middle schoolers. That was for four reasons: (1) Seniors in our neighborhood have been physically harassed by Grove Park and Calvin Rodwell middle schoolers and their parents (2) Students and parents have physically violated the property of residents on the blocks of Elderon and Kennison (3) We had other charters interested in the building (4) Baltimore Collegiate, *itself*, was interested in a *larger* location that would accommodate *growing* boys and *sports* activities. That past transaction is not relevant to the current RFP and property disposition process as Baltimore Collegiate did not participate in this RFP. Mr. Schleifer being our councilman should have knowledge of that. To move forward with our professional relationship, let's dispense with the falsehood: Grove Park is not against seniors. We have seniors fighting to be able to save *their* community and age-in-place in the community setting that they have built up over the past 40-50 years. They are fighting to stay in the homes that they have built versus being institutionalized and subject to the care of others, who are often overworked. We have seniors that are fighting to maintain our neighborhood as a *residential* community. We do not want the *commercialization* of Grove Park- that Communicare presents. Additionally, it is not likely that a Communicare location in Grove Park would meet state policy as this part of 21215 already has a saturated market for senior care needs. GPIA is also very confused by Planning's contradiction of their community master plan, their neighborhood vision plans, and their violation of the Baltimore City Code.

We are expecting Mr. Schleifer, who is our elected representative, to (1) speak up and vote for what our community wants and (2) provide a reply to the residents and representatives of the community. I have

reached out to Mr. Schleifer, in his professional role, since 06 November 2022 by email. The ethics complaint filed in December by someone else does not hinder him from speaking on this matter; it does not hinder him from speaking to constituents; and it does not stop him from doing his job to represent our community. He has not provided a reply to me, a constituent who did not file the complaint, before or after the complaint was filed. By my count, three emails were sent to him prior to the ethics complaint. In fact, had he done so, he would have learned that I have been in communication with different stakeholders to provide (1) a location for Communicare to meet their business goals as presented in the meeting (2) provide a solution that meets the goals of GPIA to have a school and remain residential (3) Increases employment and development in 21215 to build our tax base.

As a member of the Ways and Means Committee and one of the more vocal members of the Baltimore City Council, Mr. Schleifer is quite frankly missing an opportune political moment and abdicating his fiduciary duty to effectively advocate for what his constituents want- instead of non-Baltimoreans from Columbia, Fallston, and Cincinnati. We still have time to resolve this matter, it has not been finalized by the BoE nor the Ways and Means Committee.

There is still time to act in partnership with the Grove Park community.

Thank you.

Terrence Thrweatt Jr.

Terry Thrweatt, JD, MBA (pr: [threet](#))

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alt. email: tthrweatt@gmail.com

From: Savage, Sherrell (City Council) <Sherrell.Savage@baltimorecity.gov>

Sent: Friday, January 13, 2023 10:47 AM

To: Karen Braden <kbraden410@gmail.com>; Schleifer, Isaac (City Council)

<Isaac.Schleifer@baltimorecity.gov>

Cc: Ward Family <sspward@comcast.net>; Terrence Thrweatt <terrence.thrweatt@ubalt.edu>;

alan.bull@verizon.net <alan.bull@verizon.net>; Vermel Wells <vermelwells@gmail.com>; Katelyn Keegan

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Subject: Re: Grove Park Improvement Assn declares "No sale" to awardee nursing facility

[**EXTERNAL EMAIL: This message originated from a non-UBalt email system. Hover over any links before clicking and use caution when opening attachments.]**

Good morning Karen,

Thank you for your email and for the opportunity to talk a few days ago.

Being the new staff member from the Councilman's office who will be working with the Grove Park Improvement Association, I wanted to clarify some items from your message below as we move forward in our relationship.

When I was oriented to my role, the Councilman shared with me that he has been in consistent communication with you as he is with all associations in his district, and he has made every effort to be responsive in a timely manner. He shared with me that Chaquetta worked closely with the Association during her time with his office and he has spoken to you regularly as well; whether it was via phone and/or text message regarding any concerns from the community. The disposition of the Grove Park Elementary School has been a topic of your conversations as well. He made me aware that throughout the process related to the school, from the time it was a part of the 21st Century School renovation program, he has had regular communication with you throughout the entire process including communications you've had as recently as right before Christmas.

I'd like to request as we move forward in forging our professional relationship, that you and members of the Association refrain from stating that the Councilman hasn't been communicating with you. The Association is aware that the Baltimore City Office of Housing and Community Development was responsible for facilitating the process regarding next steps for the school building. The professional panel was selected by staff from the office of Housing and they followed a strict rubric to select the vendor that would be awarded the Grove Park ES property. The Councilman, nor any other elected official, did not have a role in that process. According to the planning department When a school from another part of town was proposed a couple of years ago you and Mr Ward opposed it. Planning is confused as to why you are now asking for a school.

I agree that there is a high level of frustration with this situation. I think it would be in the best interest of our relationship, for us to find a way to move forward and turn the frustration into productive action that will benefit the community. I know the Councilman has been supportive of the community association since the day he took office. I would like to continue to foster the relationship the Association has with him as

I work with the Association, but let's make sure misinformation is not being shared that is counterproductive.

I was a part of the Zoom call with the Office of Planning and CommuniCare and during that call it was shared that the Association did not raise any concerns when the process was shared with you all previously. Your concerns regarding the process were only brought forward when the panel selection process yielded a vendor who would provide a community asset for seniors in the area instead of the ideas suggested by the other businesses who participated in the process that were more in line with the interests of the Association.

In the past, you have personally praised the Councilman for helping Grove Park on many occasions. I hope moving forward, as we continue to build a strong working relationship, that we will work together to continue to build on the great work that has already been achieved through this partnership and continue to have Grove Park be a strong community in the City.

Have a great weekend!

Sincerely,

Sherrell

Sherrell Savage

Director of Constituent Services

Office of 5th District Councilman Isaac "Yitzy" Schleifer

100 Holliday Street, Room 505, Balto, MD 21202

Office: [410-396-4819](tel:410-396-4819) Cell: [410-241-1427](tel:410-241-1427) Fax: [410-396-6800](tel:410-396-6800)

Email: sherrell.savage@baltimorecity.gov

From: Karen Braden <kbraden410@gmail.com>

Sent: Wednesday, January 11, 2023 11:31:02 PM

To: Schleifer, Isaac (City Council) <Isaac.Schleifer@baltimorecity.gov>

Cc: Ward Family <sspward@comcast.net>; Terrence Threweatt <TERRENCE.THRWEATT@ubalt.edu>; alan.bull@verizon.net <alan.bull@verizon.net>; Vermel Wells <vermelwells@gmail.com>; Savage, Sherrell

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11Jan2023

Dear Ms. Savage,

thank you for our brief conversation earlier, I apologize but I was totally disappointed that Councilman Isaac "Yitzy" Schliefer for our District decided not to respond to my prior requested email regarding his position to us all.

It's a shame that the Councilman "Yitzy", states according to you, that, now he can't talk or txt me or others due to the Ethics Complaint. It becomes an unacceptable excuse because Yitzy has been unresponsive regarding this matter to the Community members since September. We were hoping to collaborate on this unfair process that does not adhere to our master plan.

*This has a high level of frustration between the Community and our Councilman that shouldn't be happening right now ..

Karen M. Braden,

President of Grove Park Improvement Assn & our GPIA Executive Council members etc

On Tue, Dec 20, 2022, 7:22 PM Karen Braden <kbraden410@gmail.com> wrote:

20December2022

Dear Councilman Isaac Yitzy Schliefer representing our District in the Northwest area:

I, President, Karen M. Braden of the Grove Park Improvement Association and the Grove Park Executive Council members and community residents stands with me and have said from the beginning "No sale" of the property 5545 Kennision Avenue Baltimore MD 21215 to CommuniCare nursing facility.

Councilman Yitzy what is your position on this very important and urgent matter, please respond to all, so we will all know how say you..

Urgent respond requested,

Karen M. Braden of Grove Park Improvement Assn & NWPD CRC liaison etc etc