



Village of Violetville, Inc.

A Neighborhood Wellness Association

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Village of Violetville, Inc. August Meeting Minutes

Hosted on Zoom

Date: August 3rd, 2020 7:00 PM – 8:30 PM

Guests

Caroline Hecker (Land Use Attorney - Rosenberg Martin Greenberg, LLP)

John McSherry Archdiocese of Baltimore

Nolan McCoy – Archdiocese Real estate facilities

Ryan Potter – Lawyer Archdiocese of Baltimore

Kate Bryden - Project manager/Senior Vice President - MRP industrial

D. Reid Townsend – Managing Principal – MRP Industrial

Dan Hudson – Managing Principal - MRP Industrial

Agenda

~ MRP Industrial (Seton Keough Property)

~ Resident Q&A

MRP Industrial

For presentation materials, please visit www.villageofvioletville.org/mrp

Meeting Q&A with residents

Question: In terms of being finalized, how final are these plans and how receptive would MRP be to any feedback from residents from surrounding neighborhoods?

Answer: The plans are in the early stages, but there are certain guidelines we need to follow to meet the market. There are building depths, truck, heights, and other criteria that are critical dimensions.



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Question: Was there any plan as far as the Y Training Center that is in Seton Keough?

Answer: (Archdiocese) The Y is the current tenant their lease expires June 30th, 2021. My understanding is that they are working with St Agnes to lease space in their fine arts building.

Question: Construction would start July 21st, are your tenants going to be pre-lease or are you going to start leasing out once the construction is completed?

Answer: (MRP) As we start construction it is likely that we get interest because this is such an attractive location. We would typically expect these buildings to take 12 months construction and then multiple leases. We see two buildings can vary from 4 tenants to 6 tenants and be fully operational by the summer of 2023.

Suggestion: If you need a zoning change, I suggest you tell the city that you

will try your hardest to hire Baltimore City residents to build this.

Answer: (MRP) Thank you. It is very common for our local firms to have their employee base all over the surrounding areas. It is always a focus for us to find our construction force locally because you know that they won't have

an issue getting to the site. We do look forward to contributing to the residents of Baltimore City as really the first-Class A logistics project in the city limits within the past 10-15 years. Logistics employees tend to come from a local community because the average worker will not drive more than 20 minutes. Most would prefer to take



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public transportation or some other means that is convenient. What we find is these companies typically have a job fair that starts right before they open. If they are hiring 100 associates, there would be a big interview process that would be very well known. MRP goes out of their way to make sure that it is available to all the community outlets.

Question for Archdiocese: You said there were 21 proposals submitted to the Archdiocese?

Answer: Yes

Follow up Question: Of the 21, MRP offered you the most money for the land?

Answer: The top bidders were all in the same ballpark. The price points are confidential, but there were 3 bidders that came at the same price point. All were industrial.

Question for MRP: I have a concern with your traffic leaving your facility coming from your facility with the employees coming up Benson Avenue and turning right on Pine Heights to get to Wilkens Ave. We already have a major problem here in the neighborhoods with people flying through the neighborhood because it is easier than staying on Caton to get to Wilkens Ave. That is a major concern for me.

Answer: That is something we can investigate. Since we are early in the project and we have a lot of opportunity to speak with the eventual tenants.



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What we have typically found, the facilities manager is made aware of those concerns they discuss those concerns with staff. Most of the traffic would be taking a left out of the facility.

Question for MRP: What about bus routing? Do you all plan on doing any bus routing for people?

Answer: Yes, public transportation is already available. There is an existing bus route close to the site. Per our discussion with City Planning, it is definitely something we want to talk to them about. We want to talk to them about how that bus routing is done. We have had those conversations in other jurisdictions successfully.

Question: Regarding the turn left out of the facility onto Caton, we have the Royal Farms that is being built on Benson and Caton, Royal Farms has already stated that they are not required to do a traffic study. Have you all done a traffic study?

Answer: (Caroline Hecker) The Royal Farms does not have to do a traffic study. This location will have to do a traffic study and will have to do traffic mitigation based on that study.

Question: The 20% of other bids, what types of zoning were those?

Answer: Residential group, one group was a unique group that would keep the building as it is, but it was not a plan that came together very well, and another group had a mixed-use plan.

Follow-up Question: Is that from the perspective of the Archdiocese? Once you all sell, you all would be vacating the property. But, for us, we bought into Violetville so we are going to be



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here for decades. When you all were planning this and identifying what would be best for Seton Keough did you have any residents at the table to make suggestions for what would positively impact us?

Answer: When we put together the desire to sell the asset, it was our intention to achieve the highest and best use of the property and we wanted to be good neighbors to our sister affiliate Saint Agnes Hospital. The answer directly to your question is, no there were no Violetville community people in the decision to sell the property.

Follow-up Question: Violetville has been working on a lot of projects with St Agnes, for example there are a lot of non-profit projects that are going to turn parts of Violetville, Saint Agnes, and we were hoping on the other side of Caton into green spaces. We have been working with Blue Water Baltimore and other organizations. So, I think it is a missed opportunity if residents were not part of the planning for Seton Keough?

Answer: (Archdiocese) We are doing in Baltimore City we are doing numerous projects with Blue Water Baltimore. We recently planted, in the last 12 months, over 800 trees on parish and school properties within the city of Baltimore. The Archbishop is very worried about the environment and sustainability. We run a lot of our facilities off of solar power and renewable energy. The city requires that about 20% of the land be set aside for forest preservation or tree easement and that will happen with the Seton Keough property as well.

Question for MRP: If MRP were to successfully acquire this property, in terms to giving back to the community, be it trash pickup,



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sponsoring a Violetville little league, what would MRP be interested in doing or would this be something that you would start up and hand off? Would you be in the superintendent position here? How does that work?

Answer: (MRP) I do not want to speak for the Archdiocese, but we were one of three at the finish. We think that one of the things that carried across the finish is that all of us live within 15 miles from the site. I drive by it every day on my way to work from Anne Arundel County, Kate lives in Baltimore City, and Dan lives in Baltimore County. We do consider ourselves a part of the Baltimore community. This will be a unique opportunity for us for your specific neighborhood. But absolutely community involvement will be a portion of our efforts here and helping you support that in any way. I grew up playing Little League baseball so your music to my ears that we could put MRP Industrial on a bunch of kids with a blue shirt someday. (Kate Bryden) And I would be happy to volunteer for trash pickup day. Just putting it out there, I am not very handy with a lot of things, but I can be put to manual labor. We are really excited to be involved and we're excited to make this a project that you're proud of. And that we are proud of as well, a good cornerstone of the community and a great employment center that contributes to the tax base. Hopefully it'll lessen all of our property taxes.

Question: That is the interesting thing because our property values have gone up a lot. We already have a lot of industrial areas and part of the reason we did not go with the new Royal Farms location is because it didn't benefit the area. District 10 is already over industrialized. For MRP and Archdiocese, did you guys consider



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other locations that have been abandoned instead of rezoning this location?

Answer: We are doing that every day. We are looking for new sites, we've done a variety of different ones. We joked with the Archdiocese, that this will be our first high school. We have taken malls and turned them into distribution, we've taken agricultural land, we've taken golf courses. A lot of it really depends on the demand. What we are sensitive to at this location, is these are actually small buildings compared to what we normally do. Our bread and butter are the big bulk distribution centers that have a low percentage of office and a high truck count. Archdiocese saw the other proposals and we believe that others were considering single large facilities here that just aren't going to bring the jobs or variation of jobs that we would bring here that would bring an office feel and an industrial feel. Office, there are not going to be newly developed offices for quite some time. This is really the modern office because its logistics and that is where the industry is headed. We are creating jobs for 20 years.

Question: Is there a requirement for these companies to recruit within the district? Or within a certain mile radius? Say for instance, one of the companies that gets one of the buildings already has their entire staff and crew, then it does not really benefit as far as new jobs.

Answer: That is difficult to assess on certain individual companies, whether its going to be a new company moving into the area, whether it's going to be organic growth, or whether it's going to be a flight to quality a company trying to be in a Class A building that is energy efficient, that fits the image they are trying to portray. I'd love to



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give a black and white answer, but it is difficult for us to foresee. What we can expect, as Dan mentioned, is that there will be a job fair 60-90 days before they open. You would have the first opportunity to get in and apply for those new jobs. The expansion in our sector is all a result of how we're all shopping, and all the goods get into our homes. While our sector remains very robust, it's because of explosive growth. With explosive growth, the vast majority of requirements become new requirements. As opposed to, a tenant moving down the street to this facility. If you look at the buildings, we've done in the last 7 years, a vast majority of them have been new facilities.

Suggestion: (Resident 1) As someone was saying, there were 21 proposals and a majority of them were industrial use like this. The others were probably residential. I'm thinking with industrial use, the trucks are coming out and leaving the area. A residential area, you've got cars coming in at night and going shopping and it would add congestion to our area. One problem I see with this, when the trucks come out of the industrial park and they see the Royal Farms on the other side of Caton, they're going to make a b-line across to make a left into the Royal Farms. That is going to cause an issue. Someone has to work with the city or state to have an entrance or exit on Caton Ave. (Resident 2) I almost wish that Royal Farms wouldn't have gone for the Benson/Caton location and only gone for the Joh/Caton Ave. Having both an exit and entrance on Benson. Like you said the trucks trying to make a left turn into there, someone is getting into an accident.



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Answer: (Caroline Hecker) I represent the Royal Farms so I can speak to that. There is not going to be diesel at that location. The trucks won't be able to use that Royal Farms location for fuel. It will be entirely regular passenger vehicles. That is why Royal Farms wanted the other location for diesel.

Statement: I almost wish they would say let's cancel Benson/Caton and sell it and do the other location (Joh/Caton). The other location would have been better for us.

Answer: I think if the other location would have become available a year ago that would have been the way it worked out. But there won't be diesel fuel at the Benson Avenue location. You won't have to worry about the trucks coming across.

Question: I remember when they were looking at the development of the Gibbons Commons campus. On the bottom right corner, adjacent to your site, there were all sorts of storm drain easements, wetland easements? Does that carry over into your property? I can't remember the details.

Answer: (MRP) There is wetland actually directly between our site and the Gibbons Commons site. And there is also a little bit of wetland on this site that currently has a culvert that goes over it that allows the road to go over it without disturbing it. It would not be our intention to disturb more of the wetland. We would slightly reconfigure one of the roads, but our intention. Getting permits for wetland is actually really difficult and many times not necessary. We just want to avoid that when possible and minimize our environmental disruption.



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Question: DO you see this as being 100% industrial for large trucks coming and going all day? Or is it flex space where there may be actual use that community members could drive to and not necessarily shop, but use the services or use the stuff within your buildings? Or what is the market driving towards?

Answer: (MRP) It's difficult to have a crystal ball to see the exact component. But having experience in developing these buildings along I-95 corridor, very often there is a will-call component. Not true retail, but a retail component to it. But it's also not the 53-footer, slang for the 18 wheelers, that are using this on an hourly basis. There are going to be off hours, off hour receiving, off hour shipping. But the draw of this location is the local deliveries and to be able to get on I-95 and 695 and be able to take 2 or 3 turns to multiple locations from a home base from the Baltimore City limits.

Question: So, do they plan on going on Wilkens Ave to get to 695? Or would they only take the exit to get onto 95?

Answer: They would take the left out and take the 95 exit and take the 695 exits. Or head further down 95 to hit points further south in Columbia and Elkridge, down into Laurel. Typically, there is a break point then, where users will shift from a Prince Georges County location and use the DC beltway up north. So that Beltsville/Laurel tends to be a breakpoint for this type of distribution center and these sizes.

MRP Closing Statement:



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Thank you for making this time. Thank you to all of you who took the time to listen to our proposal and our passion for this project. And making it a success for the city and for your community and for our future tenants (hopefully local and regional employers). We really ask for your support as we move this forward. We have a really, narrow window of time to keep things moving so we can create these construction jobs and create those full-time jobs in 2021, 2022, and 2023. We really want to make an impact, especially as the world seems to be more uncertain by the day. We are committed to this and ready to see this through and be in communication with you throughout the process. You have my contact information. you can get in touch with us as you need to. We would really appreciate your support.

Village of Violetville, Inc. closing:

Thank you to MRP Industrial. The way we are going to do this is we're going to survey everyone. Some residents were unable to attend the meeting, but they will be able to review all the documents. Based on what most of the community says, they want to support this project, Village of Violetville, Inc. will offer a letter of support. If the majority does not support, we will notify MRP Industrial of that decision as well.