

EVENT PACKET

TO: VIP Guests and Press

FROM: American Communities Trust, Inc.

SUBJECT: Dedication Ceremony: Last Mile Park Pilot Site

DATE: May 2, 2022 (updated April 30, 2022 at 2:00 AM)

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This memo provides some important press information regarding the Dedication Ceremony for Last Mile Park's The Beacon. Included in this press package are your:

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PROGRAM LOGISTICS

WHAT: Dedication Ceremony: Last Mile Park's The Beacon

WHEN: Monday, May 2, 2022

- 6:30 pm to 7:40 pm: "DJ Tigga" Smith, Family Fun and Food
- 7:15 pm to 7:30 pm: Photos
- 7:30 pm to 8:00 pm: Remarks and Official Lighting

WHERE: Baltimore PumpHouse (**N. Gay St. will be closed to accommodate this event.**)
1408 North Wolfe Street, Baltimore, Maryland 21213
Parking is available off street. Limited parking is available on campus. There is **NO parallel parking** within the campus—There is pull-in parking only within the campus.

WHO: **American Communities Trust, Inc. (ACT),** ACT is a public charity that works with partners to create inclusive economic development strategies that bring growth and prosperity to low-income residents. ACT fundraised for this strategy.

Temple of God Baptist Church: Baltimore-based church located in the north-of-the-tracks neighborhoods and crucial partner in the development of Last Mile Park. First honoree as Beacon of Hope and Change!

The 45th Legislative District: State Senator Cory McCray, Delegate Stephanie Smith, Delegate Talmadge Branch, and Delegate Chanel Branch.

Abell Foundation: Seeded the concept design and community engagement work and seeded hard construction. Maryland-based private grantmaking organization with a focus on the city of Baltimore and on concentrated poverty distributing grants on issues ranging from education to environmentalism.

Bloomberg Philanthropies: Bloomberg Philanthropies focuses on five key areas for creating lasting change: public health, environment, education, government innovation, and arts & culture.

Baltimore Ravens: **Our Home Team!!!**

James and Mary Miller Charitable Gift Fund: Charitable fund that secures and directs long-term and short-term resources toward projects and organizations in order to positively influence the quality of life in those areas.

Maryland Department of Housing and Community Development: Through funding and technical assistance, the MD DHCD has worked with American Communities Trust and other key community partners to help revitalize the north-of-the-tracks neighborhoods.

US Senator Chris Van Hollen: US Senator for the State of Maryland providing guidance and assistance in navigate support and assistance from federal agencies

Amtrak: Partner in approving project while ensuring safe rail passenger service.

Steering Committee Members:

6th Branch: Project Champion. The 6th Branch (T6B) is a veteran-led nonprofit that successfully uses volunteer-based efforts to transform vacant lots into clean and active community spaces through trash, concrete and tree removals. Their adopted neighborhoods include Broadway East, Darley Park, Johnston Square, and Oliver.

Baltimore City Planning Commission: Reviewed the Last Mile Park concept designs and adopted those designs as an official city plan on April 18, 2019

Baltimore City Planning Department: City agency entrusted with guiding the physical development of the City of Baltimore. The Planning Department worked with ACT to help identify similar projects that had been successfully implemented.

Baltimore Police Department—Public Safety Partner, BPD works with ACT and its partners to know where their hot spots are and to ensure that ACT's work helps advance public safety and violence reduction.

Baltimore Department of Public Works, DPW worked patiently with ACT and its partners to ensure the project could be successfully implemented around existing underground utilities.

Baltimore Department of Transportation, DOT worked patiently with ACT and its partners to ensure the project could be successfully implemented in the right of way

City Life Community Builders: Project champion. Nonprofit that provides residents who lack jobs, family-supporting wage construction training, job readiness skills and job search skills.

Collington Square Community Association: Project champion. Nonprofit organization that provides educational, social and welfare services to persons in need, to encourage and develop civic awareness, consciousness and responsibility, and to promote social welfare in the area of East Baltimore.

Cross Street Partners: Project champion that helped originate idea for artistic lighting under Amtrak bridges. Vertically integrated real estate company specializing in adaptive reuse of historic properties, brownfield remediation, sustainable design and building practices, and transit-oriented development. Its headquarters is located in the north-of-the-tracks neighborhoods.

Eager Park Neighborhood Association: Project champion. Community association that promotes sustainable, healthy, and inclusive community and enhance quality of life by leveraging resident interest and resources, advocating through elected officials, and fostering partnerships with local organizations, institutions, and businesses.

East Baltimore Development Inc (EBDI): Project champion. Non-profit community association established by community, government, institutional and philanthropic partners to help revitalize, re-energize and rebuild East Baltimore

HeartSmiles: Project Champion. Nonprofit that provides youth with fundamental skills around leadership, entrepreneurship and business ownership as a way out of poverty. ACT and its architecture and engineering team conducted a special STEM workshop with HeartSmiles youth inviting them to solve ACT's design challenge by creating their own mini-light structures.

Israel Baptist Church: Project Champion. Baltimore city-based church that is situated along Last Mile Park.

John Hopkins University: Project Champion. American private research university in Baltimore, Maryland, it is home to nine world-class academic divisions working together as one university.

Mary Harvin Transformation Center Community Development Center: Project Champion. Nonprofit corporation affiliated with Southern Baptist Church that is dedicated to providing safe, decent affordable housing and building a better community.

New Broadway East Community Association: Recipient of Special Recognition from Maryland Planning Commissioners Association. Baltimore-based charitable organization whose mission is to empower, enable and support community members in their efforts to revitalize Broadway East neighborhoods.

Rebuild Metro: Project Champion. Baltimore-based nonprofit that works with community members to revitalize homes and neighborhoods without displacing people.

Robert Stokes: Project Champion. Councilman Robert Stokes serves on the Baltimore City Council in Baltimore City, Maryland.

Southern Baptist Church: Project Champion. Baltimore-based church within two blocks of Last Mile Park.

CONTACT: Onsite contact is Akilah McVay (cell: 443.414.1320, Akilah@actimpact.org).
Media Contact is China Boak Terrell (cell: 410.989.1607, china@actimpact.org)

MEDIA: Television, print and radio media are invited to this event. Press Release to issue.

ACT's Facebook: <https://www.facebook.com/CommunitiesAct>

ACT's Twitter: <https://twitter.com/CommunitiesAct>

ACT's Instagram: <https://www.instagram.com/CommunitiesAct>

#LastMilePark

IMPORTANT NOTES

- VIPs should gather at 7:10 pm in North Gay Street, where lights are situated.
- You will have a special VIP seat reserved (seating in the street, which will be blocked).
- Photos will take place BEFORE the speaking program. BEFORE the start of the program, please join those on stage for ceremonial photos. We will make all photos available to you electronically within about one week.
- A community member will be available to you to answer any questions or provide any help needed. You can identify this person by their name badge or T-shirt.
- Catering provided by Granny's.

MAY 2ND PROGRAM AGENDA

Please arrive by **7:10 pm** to participate in the official ceremonial groundbreaking photos.

Official photos for groundbreaking start at **7:15 pm**.

Speaking program starts at **7:30 pm**.

- **Prayer** – Reverend Paula Williams, Temple of God Baptist Church (1 min)
- **Welcome** – William Richards, Residents (1 min)
- **Presentation of Beacon of Hope and Change Award** — China Boak Terrell, CEO of American Communities Trust (2 min)
- **Remark from Honoree** (2 min)
- **Recognition of Artists** — Charity Kenyall and Yo-Yo Famba, HeartSmiles (1 min)
 - *Artists stand in a row next to Podium.*
- **Recognition of Funders and Amtrak** —
 - Ella Durant [and TBA possible], Board Chair for City Life Community Builders (1 min)
 - *Funders stand in place. Amtrak representative (if available) stands next to Podium.*
- **Remark and Official Lighting CONFIRMED** – Mayor Brandon Scott, Baltimore City (2 min)
 - *Official Lighting: Mayor Scott and Sen McCray lead VIPs in pulling ribbons from light totems. DJ plays selection.*
- **Remark CONFIRMED** – Asst. Sec. Carol Gilbert, MD Dept. of Housing and Community Dev’t (2 min)
- **Remark CONFIRMED** – Hon. Cory McCray, Maryland State Senate, (2 min)
- **Remark CONFIRMED** – Hon. Stephanie Smith, Maryland House of Delegates (1 min)
- **Remark CONFIRMED** – Hon. Talmadge Branch, Maryland House of Delegates (1 min)
- **Remark CONFIRMED** – Hon. Chanel Branch, Maryland House of Delegates (1 min)
- **Remark CONFIRMED** – Councilman Antonio Glover, District 13, Baltimore City (1 min)
- **ATTENDING ONLY** – Councilman Robert Stokes, District 12, Baltimore City
- **Thank you from the Community & to the Community—**
 - Jackie Addison, East Baltimore Resident (1 min)
 - Chris Ryer, Director, Department of Planning (1 min)

*Sending Representative: US Senator Hollen, Council President Mosby, Comptroller Henry

STRATEGY OVERVIEW

Last Mile Park is planned as a one-mile urban ecological and public art trail that will loop through Amtrak's eight overpasses. The overpasses lie between the north-of-the-tracks neighborhoods to the north and EBDI, Eager Park, and the Johns Hopkins University communities to the south.

The trail will take pedestrians on a tour of sculptural art, permanent artistic light installations, and green infrastructure while providing engaging information on the narratives and culture of East Baltimore and its residents. The project integrates the northern and southern neighborhoods around the railroad track, promoting one unified community. The pilot cost shy of \$600,000.

The Last Mile Park Strategy helps our communities—

- Continue transforming the last mile entering Baltimore into gorgeous, connected communities visible from Amtrak;
- Increase public safety through improved lighting and activation of new public space;
- Support economic activity with a new destination and experience for both Baltimore residents and Maryland visitors;
- Connect underserved communities with amenities within a few blocks of their homes; and
- End the economic isolation of a more than 100 acres of Black Baltimore, by connecting it with the 88-acre EBDI.

Without Last Mile Park, the economic value of investments in the north-of-the-tracks neighborhoods cannot be fully realized. Such development includes the **Baltimore Pumphouse** (under construction), **Southern Streams Health and Wellness Center** (in pre-development and recent recipient of \$5 million congressionally-directed funding), **Hoen Lithograph Building** (completed 2021), and **American Brewery Building** (completed 2008), among many newly rehabilitated homes.

Additionally, the Last Mile Park Strategy directly responds to the Greater Baltimore Committee (GBC) Economic Development Committee, *Trestle Park Report* (2017). That report evaluates ways to clean and up and light the rail under-passes to add color and pageantry to the existing bridges. Last Mile Park also supports citywide initiatives involving the planning and connection of open spaces. These include Green Tracks, The Green Network Plan, and the City Council Open Space Task Force, among others.

In April 2022, the State of Maryland named the pilot site for Last Mile Park a **Priority Transit Corridor**. This means that the Maryland Department will make design enhancements and investments to improve bus travel. The pilot site that ACT and its partners are dedicating are well timed for this intersection's designation as a Priority Transit Corridor.

In every strategy, ACT seeks to create opportunities for Black and minority-owned businesses. The artistic team leading this effort is minority led. Additionally, at least 65% of all design and construction spending has gone to Black- and minority-owned firms.

Last Mile Park is gorgeous infrastructure grounded in fairness and empathy. With this first step, we all help to build a collective future for Baltimore's tale of two cities.

TALKING POINTS

Last Mile Park is about fair infrastructure, public safety and economics.

<p>Fairness in infrastructure matters.</p>	<p>Currently, the divide between EBDI/Eager Park and the north-of-the-tracks neighborhoods is a visual representation of the tale of two cities in Baltimore. On the south side of the railroad overpass, there is wealth, a sprawling four-acre park with an events stage, a new playground and splash park for children.</p> <p>Today, thanks to all our partners, we are doing two incredible things:</p> <ol style="list-style-type: none"> 1. We're changing the standard for what's possible and what must be fair expectation in Black working-class neighborhoods. 2. We're letting the families who live north-of-the-tracks know that the publicly-funded amenities less than one block from where we stand are absolutely for them.
<p>Today's investment helps keep Baltimoreans safe.</p>	<p>The data is replete that public art, well-maintained outdoor spaces, and good environmental design help reduce violent crime and gun violence.</p> <p>We are so grateful for our partnership with Baltimore Police Department. In every strategy, including this one, they brief us on their hot spots and how our work can build on what they are doing so that we make every resident safer.</p> <p>Today, thanks to all our partners, including the Baltimore Police Department, we are building a safer community. We're lighting the streets and we're activating them with <u>world-class</u> art and community tributes.</p>
<p>It's about economics, economic, economics!</p>	<p>With our beautiful lights and world-class art, we are guiding consumer spending from some of our wealthier communities on the south side to the new businesses that are being established in the north-of-the-tracks neighborhoods.</p> <p>Today, thanks to all our partners, we declare an end to the economic isolation of the north-of-the-tracks neighborhood. In addition to working hard at breaking down systemic barriers, we are making sure that money can "walk" into these neighborhoods in someone's pocket.</p> <p>We are breaking down Baltimore's Berlin Wall. We're celebrating one unified community.</p>

<p>Thank you for helping us celebrate these first steps!</p>	<p>From the bottom of our team’s hearts and the hearts of our many partners, we are so proud to champion environmental fairness and black wealth with each of you!</p>
<p>RESEARCH</p>	<ul style="list-style-type: none"> ▪ Properly designed and maintained outdoor green space has the potential to reduce violent crime and gun violence, to make communities safer and keep residents healthier. <p>—See Hessam Sadatsafavi et al. 2020. The Impact of Green Space on Violent Crime in Urban Environments: An Evidence Synthesis. <i>International Journal of Environmental Research and Public Health</i> doi:10.3390/ijerph16245119.</p> <ul style="list-style-type: none"> ▪ "As this experimental study has shown, direct changes to vacant urban spaces may hold great promise in directly breaking the urban cycle of violence, fear, and abandonment and doing so in a cost-effective way that has broad, citywide scalability." <p>—See Branas, C. et al. 2018. Citywide cluster randomized trial to restore blighted vacant land and its effects on violence, crime and fear.</p>

ABOUT “THE BEACON”

PI.KL Studio – Artist-Designers (MBE)

- Kuo Pao Lian, Principal
- Courtney Richeson, Project Lead

Seymore Welding & Mechanical - Fabricator (MBE)

- Kevin Seymore, Owner

M.C. Dean - General Contractor

- Thomas McFall, Operations Manager

Flux Studio - Lighting Consultant

- Glenn Shrum, Founder + Principal

Sixty Forty Design - Fabrication Consultant

- Ryan Carver, Founder

Tarantino Engineering Consultants – Structural Engineers

- Brian Carver, Founder

STV – Civil Engineer

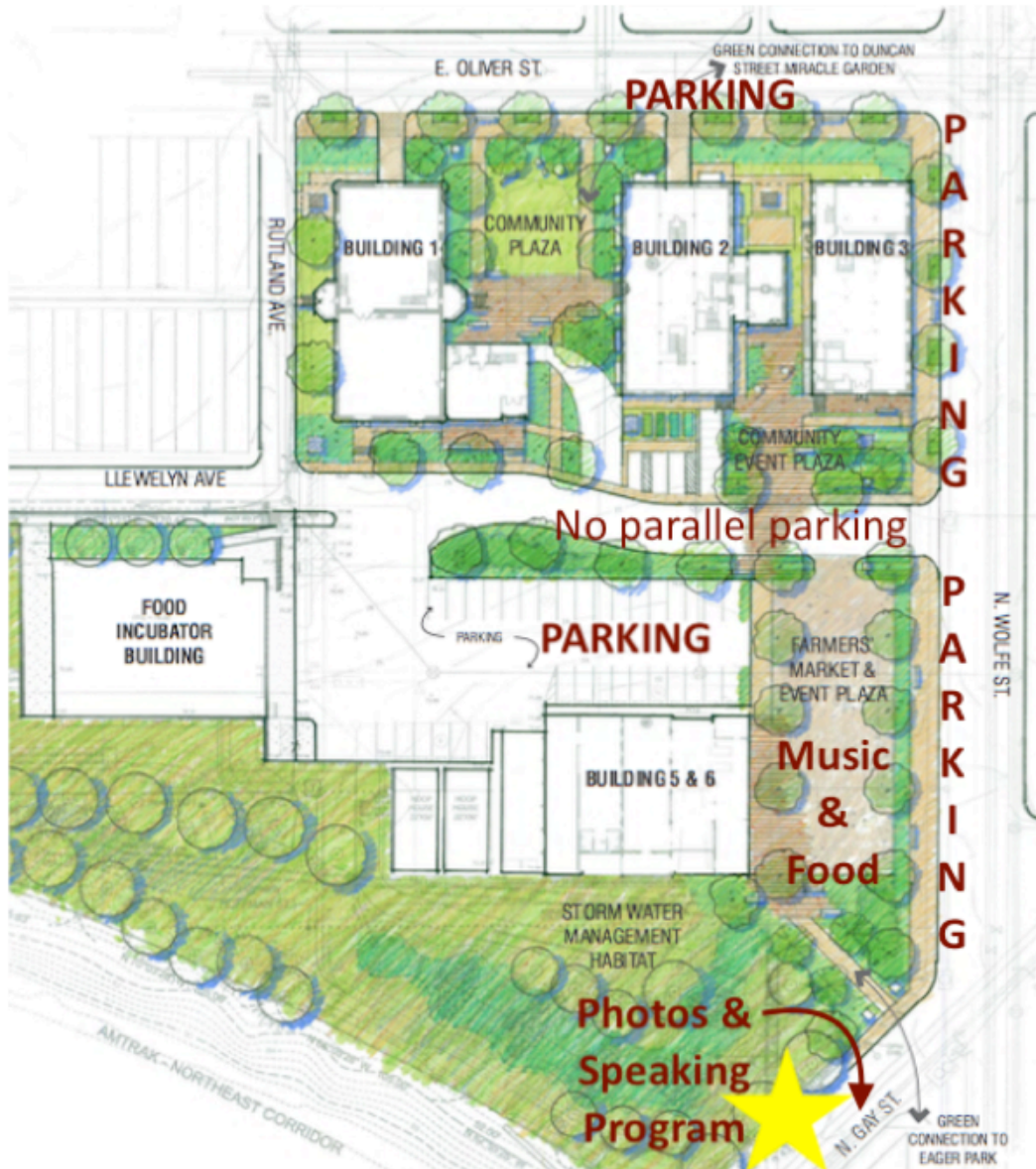
- Addison Palmer, Vice President

The Beacon serves as the inaugural permanent artistic light installation for Last Mile Park, an eventual one-mile, urban public art trail. The Beacon comprises 16 light totems, with one totem dedicated each year to an individual or organization that has been a beacon of hope and change serving East Baltimore.

The Beacon is an installation of lights that serve as an illuminated gateway, welcoming all to the north-of-the- tracks neighborhoods of East Baltimore. Privileging the pedestrian experience, each light is constructed of an inner and outer perforated shade creating a moire visual effect that is compounded by the glow of blue and orange LED lights.

The design team sought to capitalize on the colors emitted at dusk, the point of transition from day to night and the point at which the lighting installation comes to life. The colors pull from their surroundings, the city and the sky. The amber reflects the warmth of the lights of Baltimore City just beyond, whereas the blue reflects the coolness of the last remaining bits of sky just before it goes dark.

SITE MAP



RENDERING AND PHOTOS

(Next pages)

LAST MILE PARK

“The Beacon”

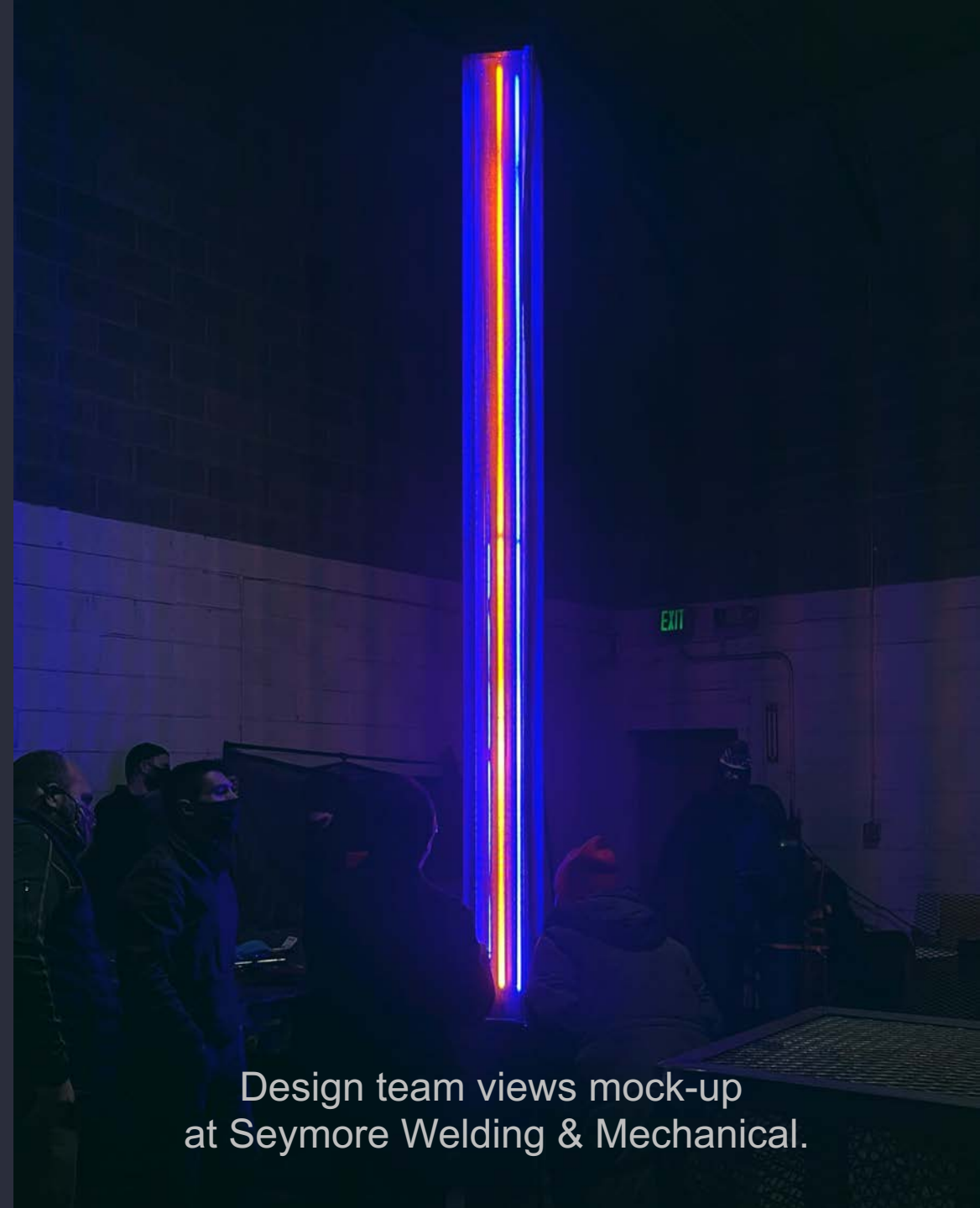
16 light totems, with one totem dedicated each year to an individual or organization that has been a beacon of hope and change serving Baltimore

“The Beacon is an installation of lights that serve as an illuminated gateway, welcoming all to the north-of-the-tracks neighborhoods of East Baltimore.”

—Kuo Pao Lian,
Co-Owner + Principal, PI.KL

“Privileging the pedestrian experience, each light is constructed of an inner and outer perforated shade creating a *moire* visual effect that is compounded by the glow of blue and orange LED lights.”

—Courtney Richeson,
Design Lead, PI.KL



Design team views mock-up
at Seymore Welding & Mechanical.

LAST MILE PARK

BROADWAY EAST, BALTIMORE



ABOUT AMERICAN COMMUNITIES TRUST

American Communities Trust (ACT) is a 501c3 public charity, whose mission is to create inclusive economic development strategies that bring growth and prosperity to low-income residents. ACT's philosophy is that economic development for low income residents must empower without displacement or dispossession. ACT's initiatives include serving as master developer for the Baltimore Pumphouse, an adaptive reuse strategy designed to bring jobs and investment to the working-class north-of-the-tracks neighborhoods of Baltimore, Maryland.

Since its founding in 2008, ACT has worked primarily nationally on mission-aligned consulting work related to community benefits. ACT has worked with a diverse client base of private developers, financial institutions, and government agencies in more than 30 US cities. ACT partners with nonprofits and for-profits alike to create community investment strategies that maximize community benefit, encouraging long-term partnerships and accountability. For nonprofits, in particular, ACT develops strong financing strategies to help close funding gaps on capital strategies. To date, ACT has advised clients on community benefits for strategies totaling \$800 million.

About China Boak Terrell, CEO

An alumna of Johns Hopkins University and a former foster mom, China Boak Terrell has a blend of community and corporate experience and demonstrated leadership in guiding teams in building thriving communities.

With 20 years of experience in the private and public sectors, China has served as a corporate lawyer leading multi-million dollar transactions; business developer; liaison and advisor to agency heads, elected officials, and corporate leadership team members; and General Counsel for the District of Columbia's legislative committee on human services.

Since joining ACT as CEO in 2016, China has raised over \$13 million for the Baltimore Pumphouse. That strategy included extensive environmental remediation, site work, and the opening of the first two buildings. Under China's guidance, ACT ensured 47% of all construction spend was for minority businesses, compared to 27% required. ACT achieved a local hiring rate of at least 26% on Phase 2, while the hiring percentage on Phase 1 was even higher. China also recruited black-owned tenants for 42% of the square footage and raised over \$1.5 million in incentives for black-owned businesses.

Working in partnership with residents, China is helping to secure the return of traditional business and retail to the north-of-the-tracks neighborhoods. Also in partnership with residents, China is co-developing Last Mile Park, a one-mile urban ecological and public art trail that will integrate the north-of-the-tracks neighborhoods and Eager Park communities. With their partner, The 6th Branch, they spearheaded a resident-led coalition to develop a comprehensive Greenprint and green streets design for the Broadway East neighborhood.

China graduated from The Johns Hopkins University with her Bachelor of Arts in International Relations. She graduated from the University of Minnesota Law School *magna cum laude* with her Juris Doctor. She also has a Master in Public Administration from the Harvard University John F. Kennedy School of Government.

China is published through Harvard's Joint Center on Housing Studies on the topic of supportive housing for the homeless. Through Harvard's Dubin Leadership Seminar, China has been a leader on issues of police legitimacy, securing and producing the first national interview with former Chicago Police Chief Garry McCarthy following the tragic shooting of Laquan MacDonald. China is a member of the bars of Maryland and the District of Columbia.

China is married to an incredible human being. They live in Bolton Hill with their five-year old daughter.