

# Exhibit 1

## MINUTES

REGULAR MEETING

Honorable Bernard C. "Jack" Young, President

Honorable Catherine E. Pugh, Mayor

Honorable Joan M. Pratt, Comptroller and Secretary

Rudolph S. Chow, Director of Public Works

Andre M. Davis, City Solicitor

S. Dale Thompson, Deputy Director of Public Works

Bernice H. Taylor, Deputy Comptroller and Clerk

President: "Good morning. The November 1, 2017 meeting of the Board of Estimates is now called to order. In the interest of promoting the order and efficiencies of these hearings, persons who are disruptive to the hearing will be asked to leave the hearing room immediately. Memb -- meetings of the Board of Estimates are open to the public for the duration of the meeting. The hearing room must be vacated at the conclusion of the meeting. Failure to comply may result in a charge of trespassing. I will direct the Board members attention to the memorandum from my office dated October 30, 2017, identifying matters to be considered as routine agenda items together with any corrections and additions that have been noted by the Deputy Comptroller. I will entertain a Motion to approve all of the items contained on the routine agenda."

## MINUTES

City Solicitor: "Mr. President, I so MOVE."

Comptroller: "Second."

President: "All those in favor say AYE. All opposed, NAY. The Motion carries. The routine agenda has been adopted."

\* \* \* \* \*

**MINUTES**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Bethel A.M.E. Church, Developer, for the sale of the City-owned properties located at 1301, 1303, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323 and 1325 Etting Street and 505, 507 and 509 W. Lafayette Ave. in the Upton Community.

**AMOUNT OF MONEY AND SOURCE:**

\$15.00

**BACKGROUND/EXPLANATION:**

The Developer has assumed a custodial role in caring for the City owned lots for 20 years. Its Sextons, Security Staff and an outside contractor employed by the Developer have maintained the properties on a consistent basis. In addition, the Developer has kept the lots free and clear of debris, performed snow removal, and security for the properties at an expense that exceeds \$35,000.00. The Developer's plans are to consolidate and pave the lots for off-street parking for its congregation.

The City received authority to dispose of the properties by virtue of Article 13, 2-7(h)(ii)(c) and Article 28, Subtitle 8 pf the Baltimore City Code (2010 Edition).

Several of the aforementioned properties were journalized and approved for sale on 10/18/2014, 10/24/2014, and 10/27/2014.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE APPRAISAL PRICE:**

The properties were valued based upon the assessed value for each lot of \$1,000.00. The lots will be conveyed to the Developer for \$15.00.

## MINUTES

Department of Housing and - Land Disposition Agreement  
Community Development

The properties are being sold to Bethel A.M.E. Church below the assessed value because the sale will:

- stabilize the immediate community,
- eliminate blight, and
- add to the local economy by providing jobs on a temporary basis.

**MBE/WBE PARTICIPATION:**

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation; therefore, MBE/WBE is not applicable.

UPON MOTION duly made and seconded, the Board approved and authorized execution of the foregoing Land Disposition Agreement with Bethel A.M.E. Church, Developer, for the sale of the City-owned properties located at 1301, 1303, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323 and 1325 Etting Street and 505, 507 and 509 W. Lafayette Ave. in the Upton Community.

# Exhibit 2



## **Real Estate Meeting Checklist**

REO Sign: Karon Moore Asst Director Sign: Patrick Clayborn, Pastor and Brett McAlily, Officer

Developer: Bethel AME Church (Business Entity is Active and in Good Standing  
(Entity, name of principal & SDAT Good Standing printout if a business)

Project / Property: 1301, 1303, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323 and 1325 Etting Street. 505, 507 and 509 W. Lafayette Avenue

### **Prior to meeting**

- ☒ E-mail BOE Memo & Summary to Tony & Mandy by Wednesday for Friday's meeting (they must get these to Jim Majors by Thursday, 12:00 Noon)
- ☐ Send Waiver Valuation or Appraisal to Tom Jacobs prior to meeting. Date sent N/A. (Reviewed for current market applicability and confirmed)
- ☐ Info for comparables used in pricing – N/A
- ☒ SDAT - Real Property Data Sheet
- ☒ Citi-Map print-out with VBN layer on (color). Highlight relevant property(ies)
- ☒ Update CoBlam (confirm your name as App Staff) milestones & applicable notes
- ☒ Photo of subject property

### **Presentation at meeting (Director to present)**

- ☒ Brief description of project from the BOE Summary
- ☐ Homeownership or rental; affordable, medium-income, etc. N/A
- ☒ Assessed Value \$1,000.00 per property
- ☒ Good Standing Status (if applicable) Yes
- ☒ Appraisal or Valuation Price N/A
- ☒ Prepare handouts - BOE Summary, Photos, Plat Maps, other handouts (10 copies)
- ☒ Offer / Purchase Price \$1.00 per property for a total of \$15.00

State Rationale for price if below Waiver Valuation or Appraisal (See Appraisal Policy)

1. Stabilize the Immediate Community
2. Elimination of Blight
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

- ☒ Estimated Rehab Cost \$30,020.00 Sale price (post rehab) N/A
- ☒ Funding Sources: Bethel AME Church
- ☐ Community support: N/A

List of Properties in the City owned/rehabbed by this developer (applicable to new buyers):

500 Dolphin Street

1232 Druid Hill Avenue – Vacant House Notice Registration

1234 Druid Hill Avenue – Registration Balance \$237.80 (open)

1300 Druid Hill Avenue – False Alarm Fee \$16,825.00, from 12/13/2013; Fence installed did not conform to permit

1301 Druid Hill Avenue – Vacant Lot Registration

1303 Druid Hill Avenue

2104 Elsinore Avenue – Vacant Lot Registration

2106 Elsinore Avenue – Vacant Lot Registration

1304 Etting Street – Vacant Lot Registration

1305 Etting Street – Vacant Lot Registration

1306 Etting Street – Vacant Lot Registration

511 W. Lafayette Avenue – Vacant Lot Registration

505 W. Lanvale Street – Not Registered

1302 McCulloh Street – Vacant House Notice

1429-1431 McCulloh Street – Sanitation Citation issued 2/27/2017

Descriptive Lot – Block 0396, Lot 075 – Vacant Lot Registration



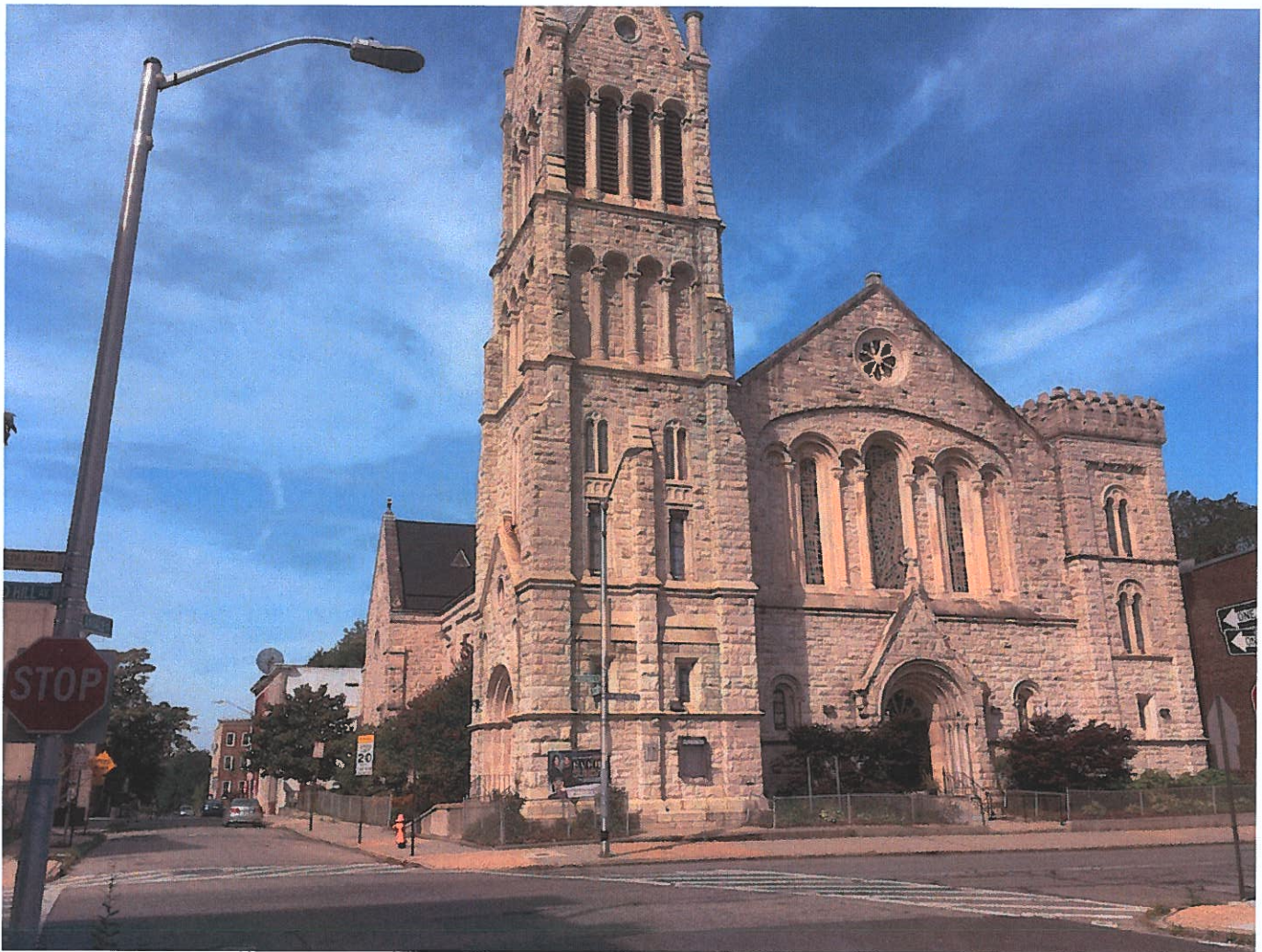
# Exhibit 3

# OIG investigating Comptroller Pratt's role in 2017 vote that gifted city-owned lots to her church

By **Ethan McLeod** - July 19, 2019

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*The front of Bethel A.M.E. Church at 1300 Druid Hill Ave. Photo by Ethan McLeod.*

Baltimore's inspector general is reviewing a vote cast by city Comptroller Joan Pratt that helped facilitate the sale of 15 city-owned lots to an influential church where she has long been a leading member.

Pratt cast the vote approving a land disposition agreement between the city and Bethel A.M.E. Church for the lots on Nov. 1, 2017, as one of five members of Baltimore's Board of Estimates, which approves



various city spending decisions each week. She did not abstain from the vote, board minutes show.

Pratt has been a member of the church for more than four decades, is one of its trustees and has done taxes pro bono for its non-profit community center, [Bethel Outreach Center](#), for at least four years.

The church, whose congregation has included other high-profile Baltimoreans, including former mayors Kurt Schmoke and Sheila Dixon, received the lots at a steep discount. The spending board agenda said the appraised value for the 15 properties on Etting Street and W. Lafayette Avenue, behind the church, was \$1,000 apiece, or \$15,000 total. But the city was offering to sell off each one for just \$1–\$15 in all—so the church could “consolidate and pave the lots for off-street parking for its congregation.”

The board agenda noted Bethel has been caring for the lots for 20 years, with its caretakers, security staff and an outside contractor clearing debris, removing snow and monitoring them at a cost of more than \$35,000 to the church. It made the case that selling them would “stabilize the immediate community... eliminate blight, and... add to the local economy by providing jobs on a temporary basis.”

The voting members—Pratt, then-Mayor Catherine Pugh, then-City Council President Bernard C. “Jack” Young, Department of Public Works Director Rudy Chow and City Solicitor Andre Davis—moved to approve the deal as part of the board’s routine agenda, a list of items that don’t receive individual attention or discussion at board votes. The sales were finalized about three months later, according to property records.

The move effectively eliminated any potential tax revenue the city could recoup on the 15 lots, since they were gifted to a tax-exempt religious organization.

A neighbor who lives nearby on Druid Hill Avenue, who asked to remain anonymous so as not to compromise the investigation, said they were also contacted by OIG investigators about the transaction and Pratt’s involvement with the church last week.

A source at City Hall familiar with the matter, but not authorized to speak on it publicly, also confirmed the inspector general’s office is investigating the sale.

### **A mistake, the comptroller says**

The Board of Estimates regularly approves spending decisions en masse on the routine agenda without discussing them individually; matters that do receive individual attention are categorized “non-routine” and are often discussed publicly when the board meets Wednesday mornings.

Pratt said in January that her staff regularly flags items in the routine agenda that may pose a conflict of interest for her, and which she should therefore abstain from voting on. But in this case, she said her team did not catch the proposed sale to Bethel A.M.E.—they failed to search for “A.M.E.” with periods in the acronym, she said—and it slipped by her team unnoticed.

She chalked it up as an honest mistake.

“I always abstain on things that relate to Bethel because that’s my church,” Pratt said. “It was just an oversight. I always abstain. Somehow it didn’t get caught.”

The OIG's review of the parking lot sale comes amid a broader investigation of contracts that came before the Board of Estimates over a roughly two-year period when Pugh was at the helm, which the *Baltimore Brew* reported in April. That review requested details on spending board members' outside employment, business ownership and board memberships with private, educational and religious organizations.

A spokesperson for the comptroller said Wednesday that Pratt has not been contacted by the OIG about the parking lot deal, specifically. For the larger investigation, "the inspector general's office asked for board affiliations, and she is in compliance with that request," the spokesperson said.

Pratt's role at Bethel is well-documented. A 2015 story in *The AFRO* said that year marked her 40th as a member. She's also served as a *steward* there in the past, and her spokesperson divulged that she is one of the church's trustees.

The city's comptroller of six terms has also volunteered her financial services for Bethel A.M.E. regularly. Tax filings for *Bethel Outreach Center*, listed at the same address as the church itself, indicate her accounting firm Joan M. Pratt CPA & Associates has done the organization's taxes annually from 2014 through at least 2017, the latest year for which documents were available. Pratt said she volunteered those services.

Pratt and Dixon are among the powerful group of Baltimoreans connected with the 234-year-old institution on Druid Hill Avenue, which Janette Smith, steward and director of church growth, said has an active membership of 1,331. Typical Sunday service attendance ranges from 650 to 750 between Bethel's two morning services.

(Previous estimates of as much as 17,000 were not "reflected in church attendance or other engagement," Smith said she found when she began working for Bethel in 2016. Those former members are still honored by being listed in an "archived historical roll," she said.)

The church for years has been a battleground for *political endorsements* from its leadership. Through its relationship with developer The Cordish Cos., it was able to *secure a cut* of the profits from Pier Six Pavilion's overhaul in 2006. Bethel's influential longtime pastor, Rev. Frank M. Reid III, who gave endorsements in major elections and helped broker that deal with the Cordish Cos., *left to become a bishop* for the African Methodist Episcopal Church in 2016.

As of 2017, its subsidiary Bethel Outreach Center counted Councilman Eric Costello (11th District), Baltimore City Circuit Court Judge Cynthia Jones, since-*retired* Baltimore Police commander Lt. Melvin Russell, Upton Planning Committee executive director Wanda Best and Cordish Cos. COO Zed Smith as members of its board, per tax filings.

Pratt in January noted the likelihood that the transaction would have gone through even if she had abstained from the vote.

“It was gonna pass anyway. It wouldn’t have made a difference,” she said. “I didn’t have to vote on it. It was on the routine agenda, so it just kind of got approved with everything else.”

Inspector General Isabel Mercedes Cumming said she could not confirm nor deny whether her office is looking into the sale of the parking lots.

Rev. Patrick Clayborn, who took over as Bethel A.M.E.’s pastor after Reid left, said Monday that he has “no knowledge” of the investigation into Pratt’s vote and has not been contacted by the OIG.

Word of the broader review by Cumming’s office surfaced in April after Pugh’s infamous “Healthy Holly” scandal, which began with *The Sun*’s exposé on her sales of what turned out to be nearly \$800,000 worth of her self-published children’s books to the University of Maryland Medical System and politically connected businesses and nonprofits.

Reporters eventually dug up that Pugh had voted to approve lucrative contracts for organizations and companies that purchased copies of her literature promoting children’s fitness and nutrition.

*The unpaved lots at Etting Street and W. Lafayette Avenue, located behind the church. Photo by Ethan McLeod.*

## Upset neighbors



Some of the church's neighbors along Druid Hill Avenue were upset to learn about the property deal—namely that it had already been approved by the city before they learned of it.

In a letter signed by about a dozen people sent to the council president's office in November 2018, they voiced concerns about Pratt's role in the vote, and about losing the city-owned lots that they've used as auxiliary space for years—parking during street-cleaning days, storing vehicles used for commercial businesses, hosting birthday parties and more.

The neighbors had asked that the spending board review the prior approval of the sale, but they said the council president's office responded that it was already a done deal.

As for their concerns, church officials maintain parishioners were already parking in the lots during Bethel's well-attended Sunday services and other events, and that the sanctuary has already been caring for them for years.

And neighborhood groups pushed back against the claim residents weren't informed about the sale, saying they did the proper outreach. At a community meeting at the church this past January—roughly 15 months after Board of Estimates approved the deal—Marble Hill Community Association president Atiba Nkrumah said his organization had surveyed neighbors about the project in 2017.

Upton Planning Committee member Jules Dunham Howie (also an elder at Bethel and a Bethel Outreach Center board member, per its most recent available tax filing) made a similar argument, saying Bethel had shared its plans for community review on multiple occasions in 2017. Both the Upton Planning Committee, which serves as an umbrella group for six community associations, and the Marble Hill Community Association thus gave the project their blessing.

Addressing individual concerns about parking, Bethel officials said they would let neighbors park there during street-cleaning days and snow emergencies. (Abandoned cars and commercial vehicles would be prohibited moving forward, they said, noting they “should not be parked there even now.”)

Rev. Clayborn concluded the gathering by characterizing the conflict as “growing pains” that they could move past. He preached the need for both sides to work together.

“I do believe that the church does not want to inhibit the growth of the residents, and I do believe that the residents don't want to inhibit the growth of the church. We all want to grow. The question is, *How do we grow together?*”

Bethel A.M.E. officials detailed the plans to neighbors at the January meeting, showing a paved parking lot with squat, brick walls around two sides and no gate restricting access to the front.

Nearly a year and a half out from when the \$15 sale was finalized, the church hasn't moved on its construction plans. Smith said Bethel has been raising funds for the project, which is “in progress.” As of this morning, the properties behind the Druid Hill Avenue church remain unpaved, albeit used for their intended purpose as parking.

*This story has been updated with additional comment from Bethel A.M.E. steward and director of church growth Janette Smith. A previous version of this story incorrectly said Kurt Schmoke is an active member*



# Exhibit 4

Board Member	Entity	Page/Item
President Bernard C. "Jack" Young	Baltimore Substance Abuse Systems, Inc.	
President Bernard C. "Jack" Young	Office of the City Council President	
President Bernard C. "Jack" Young	City Council Bill	
President Bernard C. "Jack" Young	City Council Travel	
President Bernard C. "Jack" Young	Elected Officials Salaries	
President Bernard C. "Jack" Young	Elected Officials Retirement System	
President Bernard C. "Jack" Young	Living Classrooms Foundation	
President Bernard C. "Jack" Young	Office of Councilman James B. Kraft	
President Bernard C. "Jack" Young	Office of the President	
President Bernard C. "Jack" Young	Ordinance of Estimates	
President Bernard C. "Jack" Young	Supplementary Appropriation Bond	
President Bernard C. "Jack" Young	Supplementary Appropriation General Capital	
President Bernard C. "Jack" Young	Supplementary Appropriation General Operating	
President Bernard C. "Jack" Young	Supplementary Appropriation Loan	
President Bernard C. "Jack" Young	Supplementary Federal Fund Operating Appropriation	
President Bernard C. "Jack" Young	Supplementary Special Fund Operating Appropriation	
President Bernard C. "Jack" Young	William B. Henry II, Councilman	
Comptroller Joan Pratt	A.M. & Son Electric, LLC	
Comptroller Joan Pratt	Addie Connor	
Comptroller Joan Pratt	AEGIS Security	
Comptroller Joan Pratt	Allen & Son Moving & Storage	
Comptroller Joan Pratt	Alston & Byrd	
Comptroller Joan Pratt	AM & Son Electric, LLC	
Comptroller Joan Pratt	American Contracting and Environmental Services, Inc	
Comptroller Joan Pratt	Anthony Kalloo	
Comptroller Joan Pratt	Associated Black Charities	
Comptroller Joan Pratt	Associated Building and Maintenance, Co. Inc.	
Comptroller Joan Pratt	Ball & Breckenridge Trucking, Inc	
Comptroller Joan Pratt	Baltimore Street Holdings, LLC	
Comptroller Joan Pratt	Banks Contracting Co., Inc.	
Comptroller Joan Pratt	Barbara A. Robinson	
Comptroller Joan Pratt	Benjamin L. King Jr.	
Comptroller Joan Pratt	Benedetto, Inc	
Comptroller Joan Pratt	Bethel AME	
Comptroller Joan Pratt	Bethel Outreach	
Comptroller Joan Pratt	Black and Veatch	
Comptroller Joan Pratt	Blue Ribbon Committee (BRC)	
Comptroller Joan Pratt	Boyd Transportation, Inc.	
Comptroller Joan Pratt	Brenda Thompson	
Comptroller Joan Pratt	Brighton Development Group, LLC	
Comptroller Joan Pratt	Brighton Manor	
Comptroller Joan Pratt	Casi, Inc.	
Comptroller Joan Pratt	Channel 75	

Comptroller Joan Pratt	Charles Runkles	
Comptroller Joan Pratt	Christian Yother	
Comptroller Joan Pratt	Chukuemeka Okora	
Comptroller Joan Pratt	CMMD Enterprises, Inc.	
Comptroller Joan Pratt	Colles Corprew	
Comptroller Joan Pratt	Coppin Heights Community Development Corporation, Inc.	
Comptroller Joan Pratt	D & L Foreclosure Cleanup, LLC	
Comptroller Joan Pratt	David Neverdon	
Comptroller Joan Pratt	D & T Welding Contractor, LLC	
Comptroller Joan Pratt	David S. Sutton	
Comptroller Joan Pratt	Denise Lowery	
Comptroller Joan Pratt	DeQuan's I Enterprise, LLC	
Comptroller Joan Pratt	E&J Developer Management Services, Inc.	
Comptroller Joan Pratt	EA Engineering, Science and Technology	
Comptroller Joan Pratt	East Baltimore Street Holdings, LLC.	
Comptroller Joan Pratt	Echo House Multi-Service Center, Inc.	
Economic International Construction Co., Inc.		
Comptroller Joan Pratt	Eddie and Sylvia Brown, LLC	
Comptroller Joan Pratt	Elected Officials Salaries	
Comptroller Joan Pratt	Elected Officials Retirement System	
Comptroller Joan Pratt	Employees' Retirement System	
Comptroller Joan Pratt	Empowerment Academy	
Comptroller Joan Pratt	Empowerment Center	
Comptroller Joan Pratt	Empower U, Inc.	
Comptroller Joan Pratt	The Empowerment School	
Comptroller Joan Pratt	East Harbor Family LLC	
Comptroller Joan Pratt	Eric Booker	
Comptroller Joan Pratt	Etta Services	
Comptroller Joan Pratt	Fannie R. Thomas	
Comptroller Joan Pratt	Fire and Police Employees' Retirement System	
Comptroller Joan Pratt	Fred Wright Contract	
Comptroller Joan Pratt	Gayle Guilford	
Comptroller Joan Pratt	Gladney Transportation	
Comptroller Joan Pratt	Greater New Hope Baptist Church	
Comptroller Joan Pratt	Harrison Egebirmolen	
Comptroller Joan Pratt	Harrison Healthcare	
Comptroller Joan Pratt	Heavenly Grace Assistant Living Facility, Inc.	
Comptroller Joan Pratt	Henry Ford, II	
Comptroller Joan Pratt	Horton Mechanical Contractors, Inc	
Comptroller Joan Pratt	Integrity Realty and Investment, LLC	
Comptroller Joan Pratt	J.A.M. #13 Corporation	
Comptroller Joan Pratt	J.M.E Details	
Comptroller Joan Pratt	James Hurtt	
Comptroller Joan Pratt	Jayfus Doswell, Ph.D	
Comptroller Joan Pratt	Jose M. Elizdalde	
Comptroller Joan Pratt	Joseph Forrest	
Comptroller Joan Pratt	Jul Enterprise	

Comptroller Joan Pratt	Kayco Environmental	
Comptroller Joan Pratt	Kendra Ausby	
Comptroller Joan Pratt	Kenneth Banks	
Comptroller Joan Pratt	Kevin Butler	
Comptroller Joan Pratt	KIS Systems, Inc.	
Comptroller Joan Pratt	L.E. Blue & Associates, Inc.	
Comptroller Joan Pratt	L&J Waste Recycling, LLC	
Comptroller Joan Pratt	LaRian Finney	
Comptroller Joan Pratt	Law Office of Leronia Josey and Associates, LLP	
Comptroller Joan Pratt	Legal Aid Bureau, Inc.	
Comptroller Joan Pratt	Lennox Dingle	
Comptroller Joan Pratt	Little Dimples II Corporation	
Comptroller Joan Pratt	Marcel Umphery	
Comptroller Joan Pratt	Marilyn Harris-Davis	
Comptroller Joan Pratt	Marlaa Reid	
Comptroller Joan Pratt	Maxine Boone	
Comptroller Joan Pratt	Media Support Services, Inc	
Comptroller Joan Pratt	Melvin A. Brown	
Comptroller Joan Pratt	Merit Building Contracting Services	
Comptroller Joan Pratt	Michael Lloyd	
Comptroller Joan Pratt	Michael Moore	
Comptroller Joan Pratt	Midtown Special Benefits District, Inc	
Comptroller Joan Pratt	Ms. Toby Cooper	
Comptroller Joan Pratt	Morgan Construction Services, Inc	
Comptroller Joan Pratt	Multi-Cleaning and Maintenance Systems, Inc.	
Comptroller Joan Pratt	Muhammad Khan	
Comptroller Joan Pratt	National Coalition of 100 Black Women	
Comptroller Joan Pratt	Noel Liverpool	
Comptroller Joan Pratt	Office of the Comptroller	
Comptroller Joan Pratt	Office of the Comptroller Travel	
Comptroller Joan Pratt	Office of the Comptroller Audit	
Comptroller Joan Pratt	Ogaoma Winkey	
Comptroller Joan Pratt	Okora Development	
Comptroller Joan Pratt	Parktown Associates, LLC.	
Comptroller Joan Pratt	Patricia Barber	
Comptroller Joan Pratt	Paula Hackett	
Comptroller Joan Pratt	Peter Contracting, Inc.	
Comptroller Joan Pratt	Prencella J Hall	
Comptroller Joan Pratt	Proper Staffing, Inc.	
Comptroller Joan Pratt	Queen E. Hardy	
Comptroller Joan Pratt	Replay Sports	
Comptroller Joan Pratt	Rho XI Omega Charities	
Comptroller Joan Pratt	Rising Zion Baptist Church	
Comptroller Joan Pratt	Roberta's House, Inc.	
Comptroller Joan Pratt	Romaine Williams	
Comptroller Joan Pratt	Samantha Brogden-Dowell	
Comptroller Joan Pratt	S & D Services	

[illegible]