South Baltimore Neighborhood Association

General Membership Meeting
DRAFT Minutes
Tuesday, October 13, 2026
6:30pm
AJ's on Hanover
1500 S. Hanover St, 2nd Floor
Baltimore, MD 21230

Attendees:
Justin Lane; Jennifer Reed; William Seidel; Victoria Seidel; Linda Durand; Sam Cappella; Woody Wood; Sam Cogen; Sara Jane Baublitz; Mark Brick; Klara Harrington; Matthew Harrington; Lisa Danaczko; Steve Wilhide; Michelle Canvisser; Rebecca Ryan; Peter Bartels; Ryan McEaneney; Paige Wilhide.

Guests from Other Neighborhoods:
Rob Goodman; Sandra Seward; Stephen Topping.

Guests from Businesses:
Djordje Vujatovic.

Guest Speaker:
Zachary "Zac" Blanchard, City Councilmember, District 11.
(Blanchard represents the portion of SBNA north of Fort Ave).

Call to Order – Ryan McEaneney, Board Member at-large

City Council Remarks & Conversation - Councilman Blanchard

- Councilman Blanchard spoke about a safety walk he coordinated in the area around Papa John's. There are drug-related issues stemming from properties on that 1200 block of S. Hanover. Blanchard spoke with the building / franchise owner of the Papa John's and the doctor nearby. It will cost $25,000 to gate the alley. Blanchard is considering requesting the funds for this expenditure in the coming year's budget. He believes he can contribute about ⅓ of the total cost. There is a lot of interest from the surrounding homeowners. The commercial property owners most likely do not want to fund that themselves. This would not solve the intense homelessness problems.
- The late-night bar scene has seen upticks in crimes against persons, especially common assaults. Homicides have dropped. There have been significant drops in crime during regular hours but not during peak bar traffic times. There have been multiple shootings around the Cross St Market [time period unspecified]. One challenge is people tailgating outside.
- Several establishments have been bad neighborhood partners. On the State and City level, there are some legal issues. Many of the liquor license issues are under review with the 46th

Legislative District (Senator Bill Ferguson and Delegates Luke Clippinger, Robbyn Lewis, and Mark Edelson). Blanchard introduced a bill to strengthen the padlock law. He is going to tweak it further at the October 26 Council Meeting. It is important to penalize businesses who are not good partners. It is good to have the padlock as a tool on the table to force bad actors to negotiate.

- A resident raised a question about the alley of Olive St - a lot of activity occurs there.
- Blanchard referred to the City's Department of Transportation (DOT) and mentioned the alley gating process that has not been used much in the past decade.
- Sam Cogen spoke in his capacity as a resident. Cogen has information from this neighborhood talking about Noble's Bar, which will not sign the local communities' Memorandum of Understanding (MOU). Noble's is using a promoter who got in trouble in Catonsville with the pool parties, a promoter who is a bad actor in the community. This behavior is close enough to residents to impact everyone. It is the most dangerous block in the City for crimes against persons. Cogen asked Blanchard what the neighborhoods can do to help him bring the hammer down on bad actors.
- Tara McNulty (SBNA President) has been in touch with Blanchard, who suggested taking another look at liquor license MOUs as well as Late Night Commercial Operations MOUs. Late Night Commercial Operations Licenses govern the operations of businesses open after midnight. The City Council has more influence over those operators than others. Blanchard suggested a standardized MOU between Federal Hill South Neighborhood Association (FHSNA: north of Fort Ave and west of Light St), Federal Hill Neighborhood Association (FHNA, north of Cross St and east of S. Hanover St), South Baltimore Neighborhood Association (SBNA, south of Cross St and west of Light St), and Sharp Leadenhall (north of W. Ostend St and west of S. Hanover St). The City should communicate the liquor license law to these businesses.
- Guests from FHNA expressed frustration with people loitering outside the bars and asked Blanchard what efforts are being made to move them off the street. Residents complained about difficulty sleeping. They have entered 311 complaints for illegally parked cars. The City does not respond until 24 hours later, when the cars are long gone. There is no parking enforcement at all. Everyone says we can't get overnight enforcement. MugShots is openly suggesting that this will get worse. One of the guests is circulating a petition urging the Mayor to address the problem. Another suggested that residents aren't getting services for the taxes they pay. There were 2,000 cars on the 900 block of Battery Ave this past Saturday night.
- Councilman Blanchard replied that after the incident in June when a person was killed, the City decided to forbid parking on those 2 blocks of S. Charles St between 10:00pm and 3:00am. In practice, this has been enforced between 10:00pm - 11:00pm, but then the towing stops. BPD and the tow trucks get pulled to address other things. This activity hasn't been good for Angeli's, Illusions, the Jamaican restaurant, etc. The City needs to conduct better enforcement in the 4-block radius.
- Guests from FHNA mentioned other issues, including dirt bikes, parking, and public fornication in Federal Hill Park. [Note that SBNA does not include Federal Hill Park].

- SBNA Treasurer Peter Bartels asked if BPD was monitoring social media to proactively intercept problematic situations.
- Councilman Blanchard replied that the City monitors social media for dirt bike enforcement, which has yielded improvements over the past few months.

Public Safety - Officers Weeks & Washington (Baltimore Police Department, Southern District)

- Officers Weeks and Washington gave the crime statistics for the month.
- Residents brought up the issue of public urination on the 1900 block of Light St and requested advice on how to handle that situation.

Treasurer's Report – Peter Bartels, SBNA Treasurer

- Bartels gave a brief overview of the organization's finances.

Secretary's Report & Approval of Minutes – Justin Lane, SBNA Secretary

- In advance of the meeting, Lane sent out the minutes from March, April, June, July, and September 2026 in advance of the meeting. (Justin was overseas for the May meeting, and those minutes need to be constructed from others' notes; SBNA does not meet in August). Jennifer Reed moved to approve the minutes; Ryan McEaneney seconded; the motion carried unanimously and the minutes were approved.

Liquor License Update

- Lane introduced Sara Jane Baublitz, who volunteered to represent SBNA at the Liquor Board within the past month.
- Baublitz attended the recent Liquor Board hearing on behalf of SBNA in consultation with Tara, who couldn't attend. Sara Jane testified in support of One Star. Sara Jane conveyed SBNA's opposition to Locals Only / MugShots and Donte's (FKA Abbey Burger Bistro). The Liquor Board wasn't tremendously helpful. On a positive note, the owner of Donte's (formerly the owner of MugShots) had to postpone his hearing as a result of this opposition. He was forced to have a conversation with the neighborhoods regarding an MOU. Sara Jane got looped into a conversation with different neighborhood association presidents and the people tracking crime data. This is the #1 area for crimes against persons. There is momentum for cross-neighborhood coordination on that issue.
- Cogen commended Sara Jane and the communities for the big win in forcing Donte's to come back to the community associations.
- Lisa Danaczko asked about Federal Hill Main Street's position on the license.
- Cogen explained what Main Street is and what it can do in this situation. The fact that the communities could get an MOU on this attached to the license, could mean that you could tie standing to this.
- There was general agreement that power in numbers helps at these hearings. Guests from FHNA said that crime associated with locations needs to be reported by separate individuals or it isn't counted. There were two murders outside, which they said could be seen on a YouTube video outside MugShots.

- Danaczko asked how these complaints are being tracked.
- McEaneney said we would like to have more inspections.
- Baublitz has the new Liquor Board inspector's card. Councilman Blanchard and Brandy Savarese, his chief of staff, do not think that the Liquor Board's inspections will have much of an impact. Savarese and Meg Murray, President of the Federal Hill Main Street Board, were going to coordinate on this issue.
- Cogen reviewed the process used for the bar MOUs - they are all the same document. Matt Achhammer (Liquor Board) can get a list of the MOUs attached to licenses.
- Djordje Vujatovic from Locals Only spoke about his background and issues with the Entertainment District. He expressed hope that everyone can figure out the problems. He planned to attend the FHNA meeting the following week. He wanted to know what he could do to address the problems.
- Cogen and Woody Wood suggested that Vujatovic follow the example of the owner of AJ's, who made himself available to the community. Using promoters is bad for the neighborhood. It fosters businesses that aren't family-friendly.

Upcoming SBNA Board Elections – Justin Lane, Nominations Committee Chair

- Lane reiterated the announcement that ***elections will take place at the November 10 annual meeting***. SBNA has staggered terms, so not all seats are up for election. Lane will send out full clarity on the open slots.
- Jennifer Reed to run for the 9th slot.
- Need to check the $ - make sure electors are paid up.

Old Business

- No old business.

New Business

- Rebecca Ryan brought up issues with Sunday Social on the 1900 block of Light St. It would be good to engage them before the issues worsen (vomiting, urination, etc.). Cogen offered to sit down with the new owner and get things started on a positive note. McEaneney concurred that they ought to hold a residents' night. Rebecca Ryan noticed many people walking down there and patronizing the business. She said that it is owned by the same person as OPP (on the 1500 block of Light St).
- Klara Harrington asked when the Warner St Construction will conclude. Nobody present at the meeting had an answer.

Adjournment - 7:55pm