



Beans & Bread Project Update Thursday, 8/27/09

To Those Who Have Expressed Interest in the Beans and Bread Project:

I want to take this opportunity to provide you with the following updates on the Beans and Bread Project:

- On Monday, 8/24/09, 2009, St. Vincent de Paul (SVDP) participated in its third mediation session with community representatives, presenting in writing 15 additional concessions that included such items as daily security and trash patrols in the neighborhood and neighborhood beautification, bringing the total concessions to 27.
- At the third mediation session, SVDP agreed to make an additional 9 concessions that included such items as construction site job rules, construction site security and run-off, and more, bringing the total concessions offered to 36 (attached is the total list of concessions offered, dated 8/25/09);
- At the third mediation session, SVDP agreed to formulate all of its concessions discussed to date in the form of a proposed Memorandum of Understanding;
- On Wednesday, 8/26/09, SVDP issued the proposed Memorandum of Understanding to community representatives (see attached MOU) containing all of the concession discussed to date, and indicated in a written cover memo that, while SVDP would provide clarifications or consider wording changes to the MOU document, we could not consider new demands from the community at this point (see attached memo dated August 25, 2009);
- On Thursday, 8/27/09, less than three hours prior to the fourth and final scheduled mediation session, SVDP received a revised MOU document from the community representatives that contained no less than 17 new demands that are simply impossible for SVDP to meet, including a 29' set back from Deidre Hammer's property that would make the building addition completely unfeasible, no windows along the entire Dallas Street side of the building, and restrictions on the daily hours of operations—all items never previously discussed in the past seven months nor in the first three sessions of mediation.

What is clear to SVDP at this point is that, despite our best efforts to be open and forthright, an agreement is simply not possible. For this reason, SVDP has decided to cancel the last mediation session. In the absence of the community's acceptance of our concessions, we have no choice but to simply make our case to the zoning board next Tuesday and ask the board to rule on the requests we have made.

We regret that the mediation process did not produce an agreement, despite our very best efforts. All along, while we hoped that an agreement could be reached, we recognized that it would be very difficult. As stated in my 8/25/09 memo to the community representatives, both SVDP and our neighbors share similar goals, which is to have less homelessness in the community, and reduce the detrimental effects that this condition has on individuals and the community as a whole. As a property owner in the neighborhood with staff and volunteers working onsite everyday, SVDP also shares with our neighbors the goal of improving the neighborhood, and reducing nuisance behaviors and crime. As a charitable organization, we genuinely respect the needs of the community in which our programs reside, and fully understand that Beans and Bread must be a good and responsible neighbor. It is therefore all the more disappointing that we could not reach an agreement.

We look forward to bringing our vision of improved services to some of our most

fore all the more disappointing that we could not reach an agreement.

We look forward to bringing our vision of improved services to some of our most vulnerable and impoverished citizens to a reality. Thank you again for your continued support.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Schiavone', written in a cursive style.

John Schiavone
Executive Director

www.vincentbaltimore.org/bbrenovationproject.html