

July 20, 2009

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

I am writing to you at this time to provide an update on the progress with the Beans & Bread Project.

During June, one of the two closest community organizations to the Beans & Bread Center, the Perkins Homes Tenant Council, formally endorsed the Beans and Bread project with a letter of support. We also made a presentation to the Douglas Place Neighborhood Association, the other adjacent community association, and agreed to their request to enter into mediation using the services of the Community Mediation Program. Mediation is scheduled to begin early next month. We have also moved closer to reaching our fundraising goal for the project, with over 80% of the funds in place, and we are gratified to have such a broad based of key investors who see the many benefits of this project to our community.

We recognize that there are concerns being raised about this project. We are committed to being responsive to questions and concerns and to explaining the project fully to all who are interested. We've made changes to our architectural plans based on input from neighbors, and – as our participation in mediation indicates – we're still listening and responding. We have always understood that Beans and Bread needs to be a good and responsible neighbor.

In addition to working with elected leaders, securing funding, performing community outreach, and entering into mediation with our neighbors, we are taking other necessary steps to move the project forward. Recently, we engaged a construction management company to supervise the renovation and building addition. We also are taking the next steps with regard to site preparation, and have made the required submittals to obtain zoning board approval.

As you may know from our previous communication, the purpose of this project has always been to better serve our existing clients. We want to reinforce again that the purpose is not to expand the total number of clients we serve. The project does not expand Beans and Bread dining room or include the addition of residential units. The project does address the fact that many of those who come for a meal cannot remain in our day resource area due to the lack of space. This facility addition and renovation will allow us to better accommodate our existing clients inside so that they can access the many resources Beans and Bread offers that help homeless people get off the streets and turn their lives around. It will also bring the line inside that presently forms for meals outside of our current facility, and provide a place for homeless people to go during the day so that they are not forced to find refuge in public spaces of Fells Point and surrounding neighborhoods. (More detailed information explaining the use of space and numbers served can be found in the "*Power Point Presentation to Community Groups* located at [www.vincentbaltimore.org/bbrenovationproject.html](http://www.vincentbaltimore.org/bbrenovationproject.html)).

Beans and Bread has been helping people at the corner of Bond and Bank Streets for 17 years, and has been a part of the Fells Point Community for 32 years. We came here, in part, because Fells Point has long had a significant homeless population – a problem our dedicated staff and volunteers are working hard, every day, to resolve. This project benefits not only those we serve, but the entire community, and supports Mayor Sheila Dixon achieve her goal of ending homelessness in Baltimore within a decade.

Thank you again for your interest in the Beans & Bread project. If you need any additional information, please contact Lisa Knickmeyer at [lnickmeyer@vincentbaltimore.org](mailto:lnickmeyer@vincentbaltimore.org) or 410-662-0500 ext 217.

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