

## Grove Park Improvement Association

Grove Park Improvement Association  
P.O. Box 31641  
Baltimore, Maryland 21207  
<http://www.groveparkinbmore.org/>  
President: Karen M. Braden  
Vice President: Stephen Ward

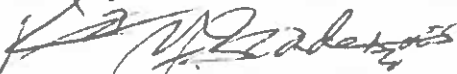
Mr. Nick Mosby  
President, City Council of Baltimore  
100 Holiday Street, Suite 400  
Baltimore, Maryland 21202

October 18<sup>th</sup>, 2022

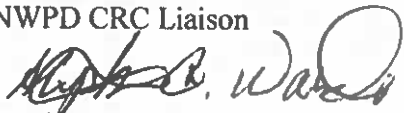
Dear President Nick Mosby:

On behalf of the Grove Park Improvement Association, we are requesting an immediate delay in hearing the proposed Ordinance HB#22-0270, "The Sale of 5545 Kennison Avenue". We are in strong opposition of the sale of the building for non-educational purposes, such as to the CommuniCare Nursing facility that was selected by the Department of Housing, Development Division. We want the building to continue to be used as an educational facility. We seek your support in preserving our neighborhood character and property values. Please do not make a decision until all parties of interest can communicate.

Sincerely,



Karen M. Braden  
President  
Grove Park Improvement Association, Inc.,  
NWPD CRC Liaison



Stephen A. Ward  
Vice President



***Help shape the future of Grove Park Our Community Our Responsibility!***

## **Currin, Marguerite (City Council)**

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>  
**Sent:** Tuesday, December 20, 2022 9:02 PM  
**To:** Schleifer, Isaac (City Council)  
**Cc:** STEPHEN WARD; kbraden410@gmail.com; Savage, Sherrell (City Council); District5  
**Subject:** Re: Communicare- 5545 Kennison Avenue  
**Attachments:** Signed letter to Nick Mosby.pdf; BaltoBanner\_Reader reactions\_ Congress urged to approve Afghan Adjustment Act; Grove Park neighbors want to save city school building - The Baltimore Banner.pdf; Kbraden N GPIA Opposition.pdf

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.

**Reminder:** **DO NOT** click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

Mr. Schleifer,

This is my **fifth** attempt at reaching you. **We, the Grove Park Improvement Association, are against the sale of Grove Park Elementary to CommuniCare.** We are seeking your partnership to make this right. Over the past month, we have knocked on over 500 doors in our community and will begin to knock on doors in communities throughout the Northwest Baltimore Partnership to gain their support. We have also held phone trees, email chains, and social media campaigns. With each signature on the petition, we have learned that there is a **strong** attachment to the Grove Park Elementary School building for the history it embodies and what it represents. All of our signatories and neighbors would like the building's continued use as a **school** building. The Grove Park Improvement Association is requesting a formal response stating your position on the sale of Grove Park Elementary to CommuniCare Health Services. **It is our official position that we are against the sale to CommuniCare as a commercial entity that will demolish the building.** I have reached out to the company to seek alternative locations and have secured one prospective location in this area that meets their development goals as stated in our November 9th, 2022 meeting with the company.

As a majority Black middle-class **residential** neighborhood with people from diverse walks of life, **we stand against the commercialization of our neighborhood and a degradation of our quality of life.** We have expressed such through our DHCD survey and petition. In the absence of your response to confirm your partnership with our community, we have reached out to Concord and the CEO Group. We understand that by DHCD standards when merged with our own, Concord presents the best proposal. We have confirmed that they are prepared to move forward and are aligned with Grove Park's values and vision. DHCD stated throughout this process that they would follow the guidance of the community. That does not appear to be the case, as there was no one from our community on that panel. The sale to CommuniCare is not final- no contract has been approved and no ordinance passed. This means that **you have the opportunity to help us** by offering your partnership and leadership. We fully expect that as a community that has backed you- you will provide an answer to us. **We need to know that we have you as a partner in this.**

Lastly, we have not heard from your office concerning the July 27<sup>th</sup> arson among other concerns. We have not received an update on that from City officials. Much like the polling station change and current dumping/overgrown grass at the school- we have had to handle this ourselves. We sincerely seek your partnership. Again, this is our **fifth** attempt to reach your office. To confirm for you, I am handling the legislative and outreach affairs for the Grove Park Improvement Association under Ms. Karen Braden and Mr. Steve Ward. Your response should include Ms. Braden, Mr. Ward, and myself.

Attached are documents stating our opposition: Letter to City Council, Banner article, Email from Ms. Braden.

Respectfully,

**Terry Thrweatt, JD, MBA (pr: threet)**

terrence.thrweatt@ubalt.edu

(c) 443-585-2063

MD Appraiser License #:33340

DAWIA - Certified Contracting Professional

Member, Maryland Association of Appraisers, Inc.

Legislation & Outreach Coordinator, Grove Park Improvement Association

Member, UB Black Law Student Union, UBalt Jewish Law Students Association

Member, UB Real Estate Law Association and Monumental Law Association

Former Member, Baltimore City Democratic State Central Committee

Member, Baltimore City and Baltimore County Bar Associations

Member, MD LGBT Chamber and Greater Balto. Black Chamber

Member, Phi Alpha Delta, Inc.

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>

**Sent:** Tuesday, December 6, 2022 11:20 PM

**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

**Cc:** STEPHEN WARD <ssward@comcast.net>; kbraden410@gmail.com <kbraden410@gmail.com>; Savage, Sherrell (City Council) <Sherrell.Savage@baltimorecity.gov>; District5 <district5@baltimorecity.gov>; Endyar@aol.com <Endyar@aol.com>; katelyn.keegan@gmail.com <katelyn.keegan@gmail.com>

**Subject:** Re: Communicare- 5545 Kennison Avenue

Councilman Schleifer,

The Grove Park Improvement Association is requesting a formal response stating your position on the sale of Grove Park Elementary to CommuniCare Health Centers. **It is the official position that we are against the transfer to CommuniCare as a commercial entity that will demolish the building.** This is not in line with our community master plan as a residential community. We need your help in seeking a historic designation on the building, recognizing its importance as the anchor of our neighborhood and as one of the first integrated schools in the City. **We need to know that we have you as a partner in this.**

We have reached out to the other offerors, namely Concord Baptist Church [Community Development Corporation] and BEAM Preparatory (the CEO Group, Inc.). Both are prepared to move forward. Concord has a strong track record with the community as an existing property owner and a network to bring the services that we have requested- namely maintaining the building and its use as a school. Additionally, many of our members are members of the church. BEAM Prep offers a private school concept with a concentration on business education for K-5 youth from our own community and underserved-underrepresented demographics in finance. The list of BEAM's backers that you requested by phone to Ms. Braden is below in this email chain. We hope that you are able to honor what you stated to her, in that conversation of if BEAM provides the list, you can work with DHCD to re-award to one of our desired offerors. Both were finalists in a process that did not include community input regarding the evaluations of the proposals. Both have the funds available in their own accounts and donors to maintain the building. Additionally, my own company will maintain the grounds as an in-kind donation to either nonprofit.

We have not heard from you since my initial email on 06 November 2022 and our two subsequent follow-ups. Neither have we received an informal response on this matter when speaking with CommuniCare on 09 November 2022, nor our subsequent community meeting where Ms. Savage was in attendance. It is our expectation that you will fulfill your fiduciary responsibility to the people of our neighborhood. We stand against the commercialization of our neighborhood and a degradation of our quality of life.

We hope to hear from you soon.

Respectfully,

**Terry Thrweatt, JD, MBA (pr: threet)**

terrence.thrweatt@ubalt.edu

(c) 443-585-2063

MD Appraiser License #:33340

DAWIA - Certified Contracting Professional

Member, Maryland Association of Appraisers, Inc.

Member, Baltimore City and Baltimore County Bar Associations

Member, Phi Alpha Delta, Inc.

Member, MD LGBT Chamber and Greater Balto. Black Chamber

Member, UB Real Estate Law Association and Monumental Law Association

Member, UB Black Law Student Union, UBalt Jewish Law Students Association

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>

**Sent:** Monday, November 21, 2022 3:23 PM

**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

**Cc:** STEPHEN WARD <sspward@comcast.net>; kbraden410@gmail.com <kbraden410@gmail.com>

**Subject:** Fw: Communicare- 5545 Kennison Avenue

Good Afternoon Mr. Schleifer,

This is Mr. Watkins' (BEAM Prep) list of donors for his fiduciary purposes, per your request to Madam President, Karen M. Braden (copied). To be great partners in progress, we have confirmed some of these donors ourselves. We have also done due diligence to confirm that Concord Baptist Church CDC is still interested (they are ready to take ownership and collaborate with BEAM). We need your help to stop the ENP process, we are requesting that you oppose this sale, and cooperate with our neighborhood to maintain its resident character. Please confirm receipt.

You can call me at my number below to let me know if we need anything else. I worked on your first campaign and knocked doors in West Arlington, Grove Park, and Glen/Arlington (Jonquil Avenue). I still remember our discussion concerning these neighborhoods and lower Park Heights.

**FROM CALVIN WATKINS:**

"Hello Karen. Per your request, here is a list of organizations and individuals that we have been in contact with to help us in making BEAM Prep a success. It is not an exhaustive list, but plenty enough to give you references for our supporters. Please let me know if you have any questions.

**Financial Services and Institutions:**

Ariel Investments (Chicago Based)  
Mutual of Omaha  
Farmers Insurance  
T. Rowe Price  
T. Rowe Price Foundation  
Brown Capital Management  
Chase Bank  
M&T Bank  
Wells Fargo  
Bank of America  
Harbor Bank  
MECU  
SECU

**Businesses:**

Commercial Construction  
Baltimore Washington International Thurgood Marshall Airport  
Keller Williams  
Cummings Realty  
Door 2 Door Realty  
Law Office of Michelle Greer, ESQ.  
Law Office of Granville Templeton, ESQ.  
Booth Consulting  
Van Allen Realty  
Hicks Realty Team of Cummings Realty  
Studio A Foundation  
Your New Home Team of Keller Williams

**Educational Institutions and Universities:**

Morgan State University  
Towson State University, School of Economics and Business  
University of Baltimore School of Entrepreneurship  
Bowie State University  
Ariel School in Chicago  
Gilman School

**Non-Profit Organizations:**

New York Stock Exchange Global Giving  
Maryland Council of Economic Education (MCEE)  
National Foundation for Teaching Entrepreneurship, (NFTE)  
Black Professional Men  
National Association of Black Accountants  
The SIFMA Foundation (Stock Market Game)  
Maryland CASH Campaign  
The Family League  
Maryland NonProfits

**Media Supporters:**

WJZ TV-13  
Baltimore FOX 45  
WMAR TV 2 Baltimore  
WBAL TV 11 Baltimore  
Doni Glover, BMore News  
Chosen Media, Inc.

**Individuals:**

Comptroller Peter Franchot (non-financial)  
Former State Treasurer, Nancy Kopp (non-financial)  
Governor Larry Hogan (non-financial)  
Lt. Governor Boyd Rutherford (non-financial)  
Eddie and Silvia Brown  
Theodore Alexander  
Watkins Family  
Gerald Levin and the Levin Foundation  
Dr. David Miller  
Dr. Larmar Shields  
Dr. Phil Leaf  
Stacy Siegel  
Sharie Helfand  
Johnson Family  
Weiner Family  
Dr. Montressa Washington  
Adrienne and Stacy Carver

This is not the entire list but a short list of various organizations that we have contacted and have support for starting BEAM Prep. Our business plan and proposal for the RFP shows exactly what and how we will generate revenue to open and sustain the school. It details how we will partner with our banking and business partners to not only drive revenue from sponsorships and donations, but it details the business operations of the school showing how we will generate revenue on a continuing basis through school tuition, grants, donations as well as partnerships with the universities and businesses. To start, everyone on staff and in the administration, as well as the board, will be certified to teach lessons in financial literacy by MCEE. Our plan also gives details about our summer camp programs and how they will generate revenue by making camp affordable to families in the community and across Baltimore City and Baltimore County. Children in the Grove Park community will always receive neighborhood discounts for all programs, thus encouraging more families to move into the community for access to a quality education.

To track our success across the board, Towson State University has offered to track the data through qualitative and quantitative assessments, giving us the research needed to get larger grants and partnerships from companies and foundations across the country, large and small. Our mentor/mentee relationship with the Ariel School in Chicago will guide our success as we go through the stages of startup. The Ariel School in Chicago is supported by Ariel Investments, which is run by Chairman, John Rogers, and Mellody Hobson, President. John Rogers sits on the boards of Nike, McDonald's and The New York Times Companies. Mellody Hobson, part owner of the Denver Broncos, Chair or the Board for Starbucks, Director at JPMorgan Chase and previously served as Chairman of the Board for Dreamworks Animation. Imagine the conversations to the children of BEAM Prep coming from Mellody Hobson about not playing football but owning a business that leads to buying a team. Truly a paradigm shift for the children of Baltimore.



Our board of directors is made up of seasoned educators and entrepreneurs. We will immediately add community members to make sure the Grove Park community has a seat at the table and share the table that we create through BEAM and our partnerships. Our relationship with former State Treasure, Nancy Kopp, created an opportunity for every child that attends BEAM PREP to receive a FUNDED 529 College Savings Plan, managed by T Rowe Price. You won't find that anywhere else in Baltimore or the State of Maryland. Our relationship with Gilman School will grow to position BEAM as a feeder school for schools like Gilman, Boys Latin, Roland Park Country, Bryn Mawr and others in the area. Relationships from Gilman School go beyond the school to families made up of professionals in finance, real estate, legal services and politics. Many of which will serve as influencers and speakers at BEAM Prep.

In closing, I want to thank you again for your time and support. I look forward to a positive response and if awarded the building, we can start immediately with our fund raising and partnership efforts as well as the promotion and marketing of our summer camp programs for 2023 and the early learning center for Fall of 2023. Funding organizations like The Association of Baltimore Area Grantmakers, Maryland Bankers Association and CRA offices across the State of Maryland support programs like the ones we will offer at BEAM Prep. These organizations, and others like them, start their funding early for summer programs. Our programs are our sustainability. Our grants support our sustainability efforts. Our work across all channels go towards building our endowment, which will be run by an advisory board that we will assemble through our current partners. The advisory board will be made up of financial service professionals who will donate, fundraise and manage our endowment with funds for the endowment being overseen by T. Rowe Price and Brown Capital Management. All efforts create and support the success of the children and families of BEAM Prep.

Thank you again for your support. Please excuse any grammatical errors. They should not take away from the passion, experience and dedication that we have for BEAM Prep.

Here is a link to our video. <https://youtu.be/RmQ04krWVIO>

Please help us make BEAM Prep a reality.

Calvin Watkins Jr.  
BEAM Preparatory  
The CEO Group, Inc."

**Terry Thrweatt, JD, MBA (pr: threet)**  
terrence.thrweatt@ubalt.edu  
(c) 443-585-2063  
MD Appraiser License #:33340  
DAWIA - Certified Contracting Professional  
Member, Maryland Association of Appraisers, Inc.  
Member, Baltimore City and Baltimore County Bar Associations  
Member, Phi Alpha Delta, Inc.  
Member, MD LGBT Chamber and Greater Balto. Black Chamber  
Member, UB Real Estate Law Association and Monumental Law Association  
Member, UB Black Law Student Union, UBalt Jewish Law Students Association

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>  
**Sent:** Friday, November 18, 2022 9:00 AM  
**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>; kbraden410@gmail.com <kbraden410@gmail.com>  
**Subject:** Re: Communicare- 5545 Kennison Avenue

Mr. Schleifer,

Speaking for the GPIA organization, it has been two weeks and we are still awaiting your official response and stance on the sale of 5545 Kennison. We do not want the building to sell to CommuniCare. We want to work with you, other offerors, and DHCD to get the proposal re-awarded to a school (public, private, or charter).

If it is re-awarded to a private school, we do not have a preference regarding the faith background of the organization\*, only that they preserve the building. We also want input on the school grounds, namely parking accommodations. We believe that BEAM Academy, Concord Baptist Church, and CAC Agape had the best proposals. We would like to see a joint proposal or MOU between BEAM and Concord or CAC Agape. I have already reached out to those organizations, and they are amenable to this idea.

\*As you know there were a number of faith-based organizations and denominations that made offers. We do not discriminate. We are open to having a school there and anyone that works with us to reach this goal and preserve our quality of life and property values is our friend.

**Terry Threweatt, JD, MBA (pr: threet)**

terrence.threweatt@ubalt.edu

(c) 443-585-2063

MD Appraiser License #:33340

DAWIA - Certified Contracting Professional

Member, Maryland Association of Appraisers, Inc.

Member, Baltimore City and Baltimore County Bar Associations

Member, Phi Alpha Delta, Inc.

Member, MD LGBT Chamber and Greater Balto. Black Chamber

Member, UB Real Estate Law Association and Monumental Law Association

Member, UB Black Law Student Union, UBalt Jewish Law Students Association

---

**From:** Terrence Threweatt <terrence.threweatt@ubalt.edu>

**Sent:** Sunday, November 6, 2022 9:03 PM

**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

**Subject:** Communicare- 5545 Kennison Avenue

Mr. Schleifer,

What is your position on the purchase of 5545 Kennison Avenue by Communicare? Are you aware that the neighborhood association, Grove Park Improvement Association is AGAINST the purchase?

Terry Threweatt

443-585-2063



*Terrence D. "Terry" Threweatt Jr., MBA*

JD Candidate | c/o 2022

University of Baltimore

School of Law

terrence.threweatt@ubalt.edu



Congress now a chance to approve the Afghan Adjustment Act. The bill can provide a streamlined, prioritized adjustment process for Afghan nationals who supported the U.S. mission in Afghanistan, and it's now the moral duty of the U.S. Congress to pass it. I'm writing to make sure that everyone knows the real consequences of this bill in hopes that we rally together as a country to do what is right.

*Shorena Megrelishvili, Baltimore*

*Shorena Megrelishvili is a member of the D.C. Leadership Council at Upwardly Global.*

**Get 6 MONTHS for \$1!**

Don't miss your chance to save.

SUBSCRIBE

## **Grove Park neighbors want help to halt sale of school building**

**Subscribe to The Banner**

Get 6 months for \$1



Neighbors say saving the Grove Park Elementary School building in Baltimore would benefit the community. (Google Maps)

In 2020 and 2021, the Grove Park Improvement Association worked with charter school organizations to reopen Grove Park Elementary School. But every proposal we submitted was rejected by Baltimore City Public Schools.

The school building went up for sale by the city's Department of Housing & Community Development. Against the community's wishes, DHCD is selling it to a commercial entity that seeks to demolish it and use the land for other purposes. District 5 Councilman Isaac "Yitzy" Schleifer has not responded to written inquiries from the association regarding his stance on the sale of the Grove Park Elementary School building.

We are desperately making a call-to-action plea. We need the public's help save the Grove Park Elementary school building. We have partnered with two nonprofit organizations that bid on the property. They are prepared to move forward with their proposals and open a school. One organization seeks to provide a community multi-purpose center open to all Baltimore residents. The

**Subscribe to The Banner**  
Get 6 months for \$1

other seeks to open a kindergarten-through-fifth-grade, low-tuition private school.

We are asking the public to contact Baltimore City Council members and urge them to save the Grove Park Elementary School building for the benefit of our community and our city.

*Board of the Grove Park Improvement Association, Baltimore*

## Company

[About Us](#)

[Newsroom Policies & Code of Ethics](#)

[Culture & Careers](#)

[Creatives in Residence](#)

[Community Engagement](#)

[Support Us](#)

[Subscribe](#)

## Contact Us

[Customer Care](#)

**Subscribe to The Banner**

Get 6 months for \$1

**Re: Grove Park Improvement Assn declares "No sale" to awardee nursing facility**

Karen Braden <kbraden410@gmail.com>

Tue 12/20/2022 7:22 PM

To: Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

Cc: Ward Family <sspward@comcast.net>; Terrence Threweatt <terrence.threweatt@ubalt.edu>; alan.bull@verizon.net <alan.bull@verizon.net>; Vermel Wells <vermelwells@gmail.com>; Savage, Sherrell (City Council) <Sherrell.Savage@baltimorecity.gov>; Katelyn Keegan <Katelyn.Keegan@gmail.com>

[ **EXTERNAL EMAIL: This message originated from a non-UBalt email system. Hover over any links before clicking and use caution when opening attachments.** ]

20December2022

Dear Councilman Isaac Yitzy Schliefer representing our District in the Northwest area:

I, President, Karen M. Braden of the Grove Park Improvement Association and the Grove Park Executive Council members and community residents stands with me and have said from the beginning "No sale" of the property 5545 Kennision Avenue Baltimore MD 21215 to CommuniCare nursing facility.

Councilman Yitzy what is your position on this very important and urgent matter, please respond to all, so we will all know how say you..

Urgent respond requested,

Karen M. Braden of Grove Park Improvement Assn & NWPD CRC liaison etc etc