OFFICE OF THE INSPECTOR GENERAL
CITY OF BALTIMORE

Isabel Mercedes Cumming

Inspector General

Investigative Report Synopsis

OIG Case # 25-0009-I

Issued: November 10, 2026

OFFICE OF THE INSPECTOR GENERAL
Isabel Mercedes Cumming, Inspector General
City Hall, Suite 635
100 N. Holliday Street
Baltimore, MD 21202

November 10, 2026

Dear Citizens of Baltimore City,

The mission of the Office of the Inspector General (OIG) is to promote accountability, efficiency, and integrity in City government, as well as to investigate complaints of fraud, financial waste, and abuse.

BACKGROUND

Until its relocation in October 2025, Baltimore City Health Department (BCHD) maintained a sexual health clinic at 1515 W. North Avenue (the Druid STI Clinic). Since 2020, the OIG has received multiple complaints regarding the building conditions, including temperature control issues, pests, insects, sanitation, and other maintenance issues. The OIG previously inspected the Druid STI Clinic under OIG cases #21-0032-I and #22-0052-I, and the present investigation, #25-0009-I, finding evidence of security, pest, HVAC, and maintenance issues. Figure 1 shows the timeline of OIG cases about the Druid STI Clinic.

INVESTIGATION

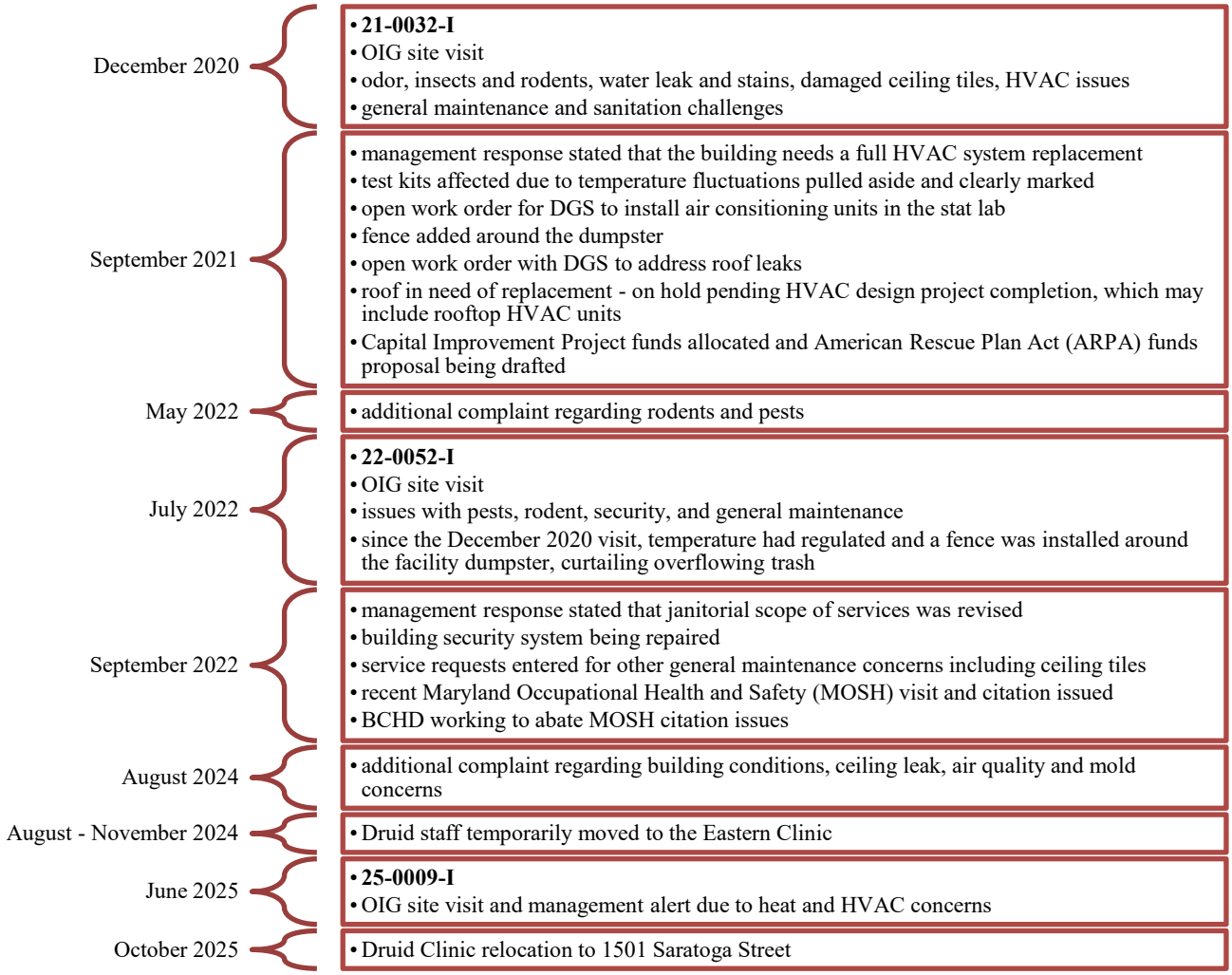
In August 2024, the OIG received a complaint regarding conditions at the Druid STI Clinic. The complaint described a burst pipe, water leaking from the ceiling, air quality issues, and what appeared to be black mold on the clinic ceiling. Staff and management stated that clinic employees were moved to an alternate location in August 2024 and were returned to the Druid STI Clinic in November 2024. Repairs were completed during this time, including vent cleaning, ceiling tile replacements, and roof work. The investigation substantiated most of the complaint allegations; the black dust in the clinic ceiling was determined to be particulate matter, not mold. Witnesses and Department of General Services (DGS) work records corroborated the building issues and described the respective remedies.

Additionally, the City Bureau of Risk Management's Division of Occupational Safety and the Clinician Contractor completed air quality assessments. Risk Management's report found that all air levels were within legal and recommended limits. The Clinician Contractor's assessment found that the indoor airborne mold levels were well below the outside concentration in all rooms but were higher than normal. According to the Environmental Protection Agency and the Occupational Safety and Health Administration, there are no federal standards or recommendations for airborne concentrations of mold or mold spores.

A DGS employee noted that the building's HVAC system was failing, which is why diffusers were covered in black dust-like matter, which DGS determined was not mold. However, the DGS employee noted that there have been several concerns about air quality and particulate matter, and the building has a history of stinks and odors. BCHD management also described long-standing issues with the building, including the HVAC system. The OIG conducted a site visit in June 2025 and issued a management alert regarding temperature control and excessive heat in the building. DGS was subsequently able to lower

building temperatures, and BCHD relocated the Druid Sexual Health and Wellness Clinic to 1501 Saratoga Street in October 2025.

Figure 1: Druid STI Clinic Timeline



Saratoga Street Site Visit

In December 2025, the OIG conducted a site visit to the new STI Clinic location at 1501 Saratoga Street. A BCHD employee said the new location was a significant and much needed upgrade. They added that Total Health Care owns the building and handles maintenance. DGS is informed about most maintenance activities in the building but has a limited role. The BCHD employee highlighted that the new site featured a modern, efficient HVAC system, with proper climate control, and noted that there have been no issues maintaining proper temperatures when storing test kits. The OIG observed clean ceiling vents and new tiles, Figures 2 & 3, and updated restrooms. The BCHD employee noted that the restrooms significantly improved the experience of both staff and patients visiting the clinic.

Figure 2: Saratoga St. Ceiling Tiles

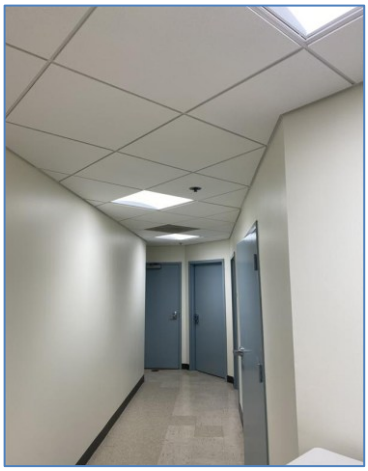
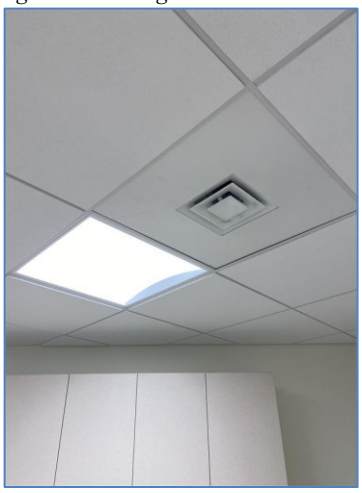
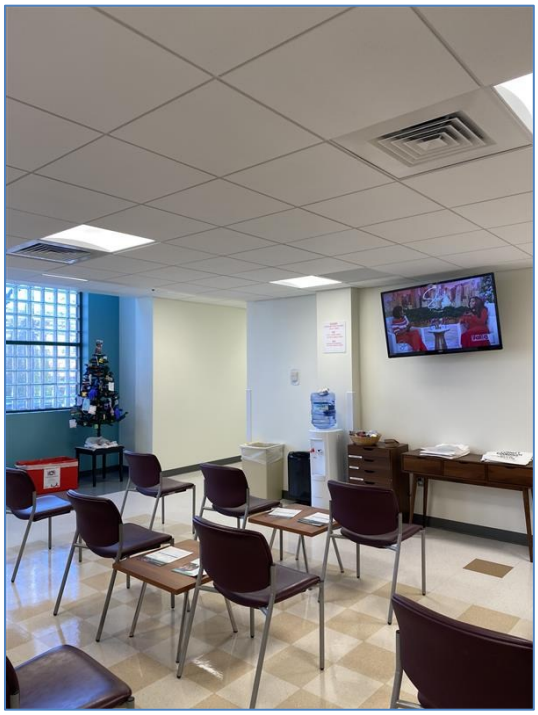


Figure 3: Saratoga St. Tiles and Vent



The BCHD employee showed the OIG the patient waiting area outside the office, Figure 4, and noted that since relocating to this new facility, they have observed a change in morale among the staff and patients. The BCHD employee said that when staff are treated with dignity and respect in a clean, high-quality environment, this positive attitude extends to the patients' experience. The space includes a dedicated phlebotomy room, offices, and a climate-controlled medication storage room.

Figure 4: Saratoga St. Patient Waiting Area



INVESTIGATIVE FINDINGS

During this and previous investigations, the OIG found that the Druid STI Clinic had a history of maintenance and building issues affecting the Druid STI Clinic staff and patients. These issues most recently included air quality and temperature control issues due in part to a failing HVAC system. The investigation substantiated most of the complaint allegations; the black dust in the clinic ceiling was determined to be particulate matter, not mold. Both the Bureau of Risk Management's and Clinician Contractor's air analyses found the air quality to be within acceptable levels. Statements from multiple witnesses indicate that the Druid STI Clinic is no longer a suitable location for BCHD clinics. As a result, BCHD leadership relocated the clinic and staff to 1501 Saratoga Street.

Sincerely,



Isabel Mercedes Cumming
Inspector General

CC: Hon. Brandon M. Scott, Mayor of Baltimore City
Hon. Zeke Cohen, Baltimore City Council President
Hon. Bill Henry, Baltimore City Comptroller
Honorable Members of the Baltimore City Council
Hon. Ebony Thompson, Baltimore City Solicitor

Baltimore City Health Department
Response Case #25-0009-I

Baltimore City Health Department
1001 E. Fayette Street • Baltimore, Maryland 21202
Brandon M. Scott, Mayor
Michelle Taylor, MD, DrPH, MPA, Commissioner of Health

TO: Isabel Mercedes Cumming, Inspector General

FROM: Michelle Taylor, MD, DrPH, MPA, Commissioner of Health

SUBJECT: Response to Referral #25-0009-I

DATE: September 14, 2026

This memo is written in response to the Office of the Inspector General's report dated August 27, 2026, and relates to findings from allegations of poor work conditions at the Baltimore City Health Department's (BCHD) Druid Sexual Health Clinic (Druid Clinic) and a follow-up on subsequent relocation of operations.

Thank you very much for sharing this final report and for confirming that the Baltimore City Health Department ("BCHD") took the appropriate and necessary actions to remedy this issue. The health department relocated the Druid Clinic effective Tuesday. October 14, 2025. We appreciate your partnership in this and of course the efforts of Department of General Services ("DGS") and our staff within BCHD to find an appropriate and ideal resolution for all concerned.