

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Prepared by: Department of Legislative Reference

Date: July 11, 2017

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0092

A RESOLUTION ENTITLED

A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

**Morgan State University – Approving Application for Designation as a RISE Zone –
Granting Enhanced Local Property Tax Credit**

FOR the purpose of approving the designation of the Morgan State University as a “qualified institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program; approving and joining in the application for designation of a RISE Zone at 1500 Havenwood, Baltimore, Maryland (identified as Ward 27, Section 080, Block 3969, Lots 001, 045, 045A and 046) (the “Property”); granting an enhanced local property tax credit for the Property; and providing for a special effective date.

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- _____ Baltimore City Public School System
- _____ Baltimore Development Corporation
- _____ City Solicitor
- _____ Comptroller's Office
- _____ Department of Audits
- _____ Department of Finance
- _____ Department of General Services
- _____ Department of Housing and Community Development
- _____ Department of Human Resources
- _____ Department of Planning
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Department of Public Works
- _____ Department of Real Estate
- _____ Department of Recreation and Parks
- _____ Department of Transportation
- _____ Fire Department
- _____ Health Department
- _____ Mayor's Office of Employment Development
- _____ Mayor's Office of Human Services
- _____ Mayor's Office of Information Technology
- _____ Office of the Mayor
- _____ Police Department
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Department of Public Works
- _____ Department of Real Estate
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- _____ Health Department
- _____ Mayor's Office of Employment Development
- _____ Mayor's Office of Human Services
- _____ Mayor's Office of Information Technology
- _____ Office of the Mayor
- _____ Police Department
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Board of Estimates
- _____ Board of Ethics
- _____ Board of Municipal and Zoning Appeals
- _____ Comm. for Historical and Architectural Preservation
- _____ Commission on Sustainability
- _____ Employees' Retirement System
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Environmental Control Board
- _____ Fire & Police Employees' Retirement System
- _____ Labor Commissioner
- _____ Parking Authority Board
- _____ Planning Commission
- _____ Wage Commission
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____

Boards and Commissions

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CITY OF BALTIMORE
RESOLUTION ~~18-05~~ P. 18.05
Council Bill 17-0092

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: July 17, 2017
Assigned to: Taxation, Finance and Economic Development Committee
Committee Report: Favorable
Council action: Adopted
Read second time: February 26, 2018

A RESOLUTION OF THE MAYOR AND CITY COUNCIL CONCERNING

**Morgan State University – Approving Application for Designation as a RISE Zone –
Granting Enhanced Local Property Tax Credit**

FOR the purpose of approving the designation of the Morgan State University as a “qualified institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program; approving and joining in the application for designation of a RISE Zone at 1500 Havenwood, Baltimore, Maryland (identified as Ward 27, Section 080, Block 3969, Lots 001, 045,045A and 046) (the “Property”); granting an enhanced local property tax credit for the Property; and providing for a special effective date.

Recitals

The Maryland General Assembly has established a Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program to (i) access institutional assets that have a strong and demonstrated history of commitment to economic development and revitalization in the communities in which they are located and (ii) provide certain benefits to eligible projects developed in those areas.

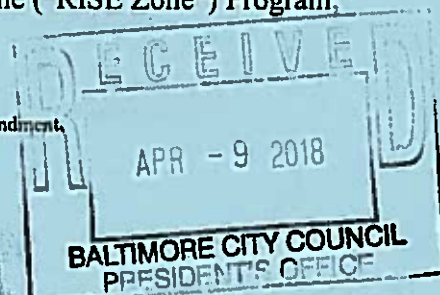
State Tax-Property Article, § 9-103.1(c)(1) mandates that local governments grant a real property tax credit to qualified properties within a RISE Zone against the property tax imposed on the eligible assessment of those qualified properties, as follows: (i) at least 50% in the 1st taxable year following the calendar year in which the property initially qualifies; and (ii) at least 10% in the ensuing 2nd through 5th taxable years.

State Tax-Property Article, § 9-103.1(c)(5), in turn, authorizes a local government, “by local law”, to increase the minimum credit percentages otherwise mandated by § 9-103.1(c)(1).

SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council of Baltimore:

(1) approves the designation of Morgan State University as a “qualified institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program;

EXPLANATION: Underlining indicates matter added by amendment.
Strike-out indicates matter stricken by amendment.



Council Bill 17-0092


(2) approves the submission of an application to designate the Property as a RISE Zone, and authorizes and directs the appropriate City officials to join with Morgan State University in executing and submitting the application to the Maryland Department of Commerce; and

(3) pursuant to State Tax-Property Article, § 9-103.1, on designation of the Property as a RISE Zone, grants a local property tax credit equal to 80% of the property tax imposed on the eligible assessment of all qualified property for each of the 1st through 5th taxable years following the calendar year in which the property initially qualifies.

SECTION 2. AND BE IT FURTHER RESOLVED, That copies of this Resolution be sent to the Secretary of the Maryland Department of Commerce and to the President of the Baltimore Development Corporation.

SECTION 3. AND BE IT FURTHER RESOLVED, That this Resolution takes effect on the date it is enacted.

Certified as duly passed this 12 day of MAR 2018

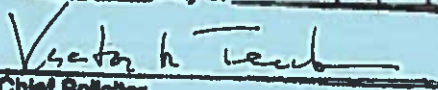

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this 12 day of MAR, 2018


Chief Clerk

Approved this 27 day of March 2018


Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 19th Day of March 2018

Chief Solicitor

**BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
VOTING RECORD**

DATE: February 22, 2018

BILL#: 17-0092

BILL TITLE: Ordinance -Morgan State University - Approving Application for Designation as a RISE Zone - Granting Enhanced Local Property Tax Credit

MOTION BY: Costello SECONDED BY: Pinkett

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>4</u>		<u>1</u>	


CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO
Baltimore Development Corporation 

DATE: August 3, 2017

SUBJECT: City Council Bill No. 17-0092
Morgan State University - Approving Application for Designation as a RISE Zone -
Granting Enhanced Local Property Tax Credit

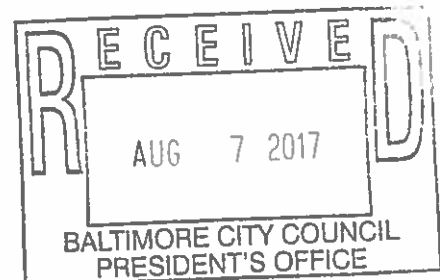
The Baltimore Development Corporation (BDC) supports City Council Bill 17-0092. If passed, the bill will support the application of Morgan State University (MSU) as a "qualified institution" under the State's Regional Institutional Enterprise Zone ("RISE Zone Program"), approve and join in the application for designation of a RISE Zone at 1500 Havenwood, and grant an enhanced local property tax credit.

The proposed RISE Zone is the site of the Northwood Shopping Center and abuts Morgan State University's new West Campus. This campus expansion, a current investment of over \$165 million, has brought additional state-of-the-art educational facilities to this Historically Black College and University (HBCU).

The designation of the RISE Zone and approval of the enhanced property tax credit will help advance the proposed mixed-use redevelopment project of the existing Northwood commercial center, an economic development effort that will bring hundreds of temporary and permanent jobs, increase the tax base, provide more neighborhood retail options and establish a physical connection to the West Campus for students, faculty and visitors.

The BDC supports this resolution and respectfully requests that favorable consideration be given by the City Council for Bill No. 17-0092.

cc: Kyron Banks





Testimony by
Dr. David Wilson, President, Morgan State University
in Support of The RISE Zone
February 22, 2018

Good morning. My name is Dr. David Wilson and I am the tenth inaugurated president of Morgan State University. Morgan was birthed right here in Baltimore City, downtown at Sharp and Pratt Street, in the basement of the Sharp Street United Methodist Church, in 1867. It remained at that location until 1872 when it moved up to Saratoga and St. Paul Street, and in 1881, moved to Edmondson and Fulton Avenue. In 1917, it moved to its current location on East Cold Spring Lane and Hillen Road. Therefore, we have just concluded celebrating Morgan's sesquicentennial, 150 years since birth, and we also celebrated our centennial, 100 years in our current location.

In 2016, Morgan State University's campus was declared a National Treasure by the National Trust for Historic Preservation (the only entire campus in the Nation with such a designation).

Through the years, since Morgan moved to the current location, it has been well documented that it was not welcomed in the neighborhood where we now call home. Professor Larry Gibson of the University of Maryland School of Law has provided extensive historical evidence to support this view.

Across the street from Morgan was, and still is, the Northwood Shopping Center-a Center that has a history that is not kind to African Americans affiliated with Morgan, or those who resided in the neighborhoods. For decades, those individuals were discriminated against and refused service in the shops and establishments in Northwood clearly because of the color of their skin.

Because of severe neglect and no reinvestment on the part of its owners, the Shopping Center has deteriorated to a point today where it is the site of numerous criminal activity, and is an eyesore of the highest order in northeast Baltimore. Compounding matters is the fact that it is literally now in Morgan's backyard, since several years ago Morgan acquired nine acres of property adjacent to the Center, and over the last three years, has erected two academic buildings on the acreage that it purchased.

Madam Chair, I come before the Committee this morning in full support of the RISE Zone application, and in full support of the redevelopment of the Northwood Shopping Center. Such redevelopment would create opportunities for the Morgan State University community, as well as the wider community, to enjoy amenities that are currently not present around Morgan, but



amenities that can be found easily around other universities like Towson, the University of Baltimore and Johns Hopkins. Morgan deserves better!

Several years ago, when the RISE Zone legislation was being developed in Annapolis to designate areas around universities and hospitals as zones that would offer tax incentives to enable developers to invest in projects to promote community and economic development around those anchor institutions, I testified in support of that legislation. I did so because I had the Northwood development in mind. Since being Morgan's President, I have worked assiduously to try and promote the development of Northwood since it is, as I said, literally, in the University's backyard. Therefore, I have been a strong proponent of the RISE Zone since it was initially conceptualized.

Over the last several years, Morgan has worked very closely with Mark Renbaum, and his team of developers, to create a vision for Northwood that would be comparable with Morgan's long-term vision, and compatible with what residents of the surrounding neighborhoods informed me they wanted to see in that location. I have spent countless days, months and years, working hand-in-glove with all of the neighborhoods to hear their concerns and ideas. We have gone through a lot of struggle together, and through it all, have reached a level of consensus around a vision for the project. We have also established mutual trust. It is in this context that I testify in favor of the RISE Zone designation around Morgan State University. Put succinctly, this is in Morgan's best interest, and it is in the best interest of our neighborhoods.

Morgan is located in a desert with regard to nearby supermarkets, restaurants, retail and other amenities. The proposal that has been shared with us by MLR Partners is one that will address these absences. We desire to have in our backyard retail and other outlets that will enable our students to take advantage of them without having to get in their cars and drive long distances. I began working with Mark Renbaum and his team, as I indicated, several years ago. The initial version of this project involved housing above retail. However, the housing as I understood it, was to be market housing, but the developers concluded that the rents that would need to be charged on those apartments would be prohibitive in order for them to realize some profit. The concept then turned to the possibility of student housing above retail. While initially this concept was one the University found intriguing, given our need for additional residential units, it presented challenges that were insurmountable. First, the University would not be in a position to engage the developer in a 30-40 year Master Lease partnership as this would have had an impact on our balance sheet in a negative way. Second, there was tremendous community resistance to having the density of student housing above the retail space. Therefore, the University has moved on and is not promoting student housing above retail in Phase One of the Shopping Center redevelopment.

Should this project move forward, Morgan State University is exploring a possible partnership with the developer in two ways:

(1) We are looking to lease appropriate space in order to relocate the bookstore to the Center where it will become a co-branded Morgan State University/Barnes and Noble Bookstore, and it will have in it a Starbucks Café. This building will be located next to our recently completed \$80 million Jenkins Behavioral and Social Sciences Hall;

(2) Morgan State University has an urgent need to provide appropriate facilities to house our University Police Department. We are seeking to engage with the developer to build a new facility that will become the home of our public safety unit on the campus.

Both of the above possibilities are subject to approval of the Morgan State University Board of Regents and the Board of Public Works of the State of Maryland.

Please know that I have also been at the table with Mr. Renbaum as he has connected with several supermarket chains to entice them to consider locating in Northwood. While neither one of those prospects have materialized to-date, please know that Morgan will continue to meet with prospective supermarket anchors because we see the great value in having an outlet like this in our community.

And so, Madam Chair, I speak officially on behalf of the entire Morgan State University community in offering our full support for the RISE Zone Designation around Morgan which, we think, would pave the way for the redevelopment of a Center that has been a thorn in the University's and the neighborhoods' side for generations.

I thank you for this opportunity, and will be more than happy to address any questions you may have.

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I thank you for this opportunity, and will be more than happy to address any questions you may have.



P.O. Box 33201, Baltimore, MD 21218
443.824.1637
hria3@yahoo.com

February 21, 2018

Councilwoman Sharon Green Middleton, Chair
Taxation, Finance & Economic Development
100 Holliday Street, Suite 500
Baltimore, Maryland 21202

Dear Councilwoman Middleton:

Re: #17-0092 (MSU- RISE Zone Application Approval)

During the Hillen Road Improvement Association's Board of Directors meeting held on July 20, 2017, we were informed of the proposed MSU-RISE Zone by our 3rd District Councilman, Ryan Dorsey. Though our Board initially had concerns about the proposed 5 year, 80% tax abatement rate, after much discussion members voted *in favor* of the proposed MSU- RISE Zone.

Over the past two years, our community has been very involved with the re-development plans for the Northwood Plaza. Initially, HRIA had been opposed to portions of the proposed plans that included:

- the utilization of green space on Loch Raven and Argonne,
- the seven (7) story student housing; and
- the housing of 350 students.

After numerous meetings with Morgan, Northwood Plaza, and city/state representatives, compromises were made that led to a Memorandum of Understanding that was signed by leaders of the Hillen, Original Northwood, New Northwood and Stonewood-Pentwood-Winston communities.

Now that the student housing component has been eliminated from the proposed re-development plans, a revised Memorandum of Understanding (MOU) has been reviewed and agreed upon by the four (4) community leaders. We have been informed that a meeting with Baltimore City Planning staff is being scheduled for next week to present the revised PUD and the accompanying MOU. It is our understanding that in Phase II of the re-development, there is the possibility of having fair market housing above the retail. We have related that community representatives would need to be informed of the number of housing units and the height of buildings proposed.

We believe that the Northwood Plaza re-development plan indicates stores/shops that would be acceptable to Morgan students, as well as, to Hillen Community residents. In the past, we have related our desire to have a health care facility, professional services, dine-in restaurant, and one-of-a-kind type shops as a part of the re-development. We are aware that as much as we would like to have diverse quality shops/services and a grocery store as a part of the re-development, it may not happen if tax incentives are not made available. We believe the tax incentive indicated in the MSU-RISE Zone Application will be beneficial to the proposed re-development.

In conclusion, based on the current re-development plans and our ability to provide input in the Phase I and Phase II designs/shops of the proposed Northwood Commons, the Hillen Road Improvement Association is *in favor* of the RISE Zone for our area.

Regards,

Paula Purviance

Paula Purviance
HRIA President

cc: 3rd District Councilman Dorsey, MSU President Dr. David Wilson

received
2-22-18 JFR

Amended Memorandum of Understanding

Agreement between Northwood SC, LLC

And

**Hillen Road Improvement Association, Inc.
New Northwood Community Association, Inc.,
Original Northwood Association, and
Stonewood-Pentwood-Winston Neighborhood Association**

This Amended Memorandum of Understanding (this "Agreement"), dated this 10th day of February 2018, is between Northwood SC, LLC, ("Owner"), Hillen Road Improvement Association, Inc., and New Northwood Community Association, Inc., Original Northwood Association, and Stonewood-Pentwood-Winston Neighborhood Association (Hillen Road Improvement Association, Inc., New Northwood Community Association, Inc. Original Northwood Association, and Stonewood-Pentwood-Winston Neighborhood Association, as represented by their respective elected boards, are collectively referred to herein as the "Community.")

RECITALS

1. Owner is the fee simple owner of the real property located within Baltimore City, Maryland known as 1500-1590 Havenwood Road, 1600 Argonne Drive, and Block 3969, Lot 1/2 (collectively, the "Property").
2. The Property is improved with a shopping center (the "Shopping Center") which Owner proposes to redevelop for commercial uses.
3. The Property is located within the boundaries of the Hillen Road Improvement Association, Inc., New Northwood Community Association, Inc., Original Northwood Association, and Stonewood-Pentwood-Winston Neighborhood Associations are also impacted by and have an interest in the redevelopment of the Property.
4. In order to provide for the redevelopment of the Property in a manner that would be mutually beneficial to all parties, Owner and the Community entered into a Memorandum of Understanding (the "MOU") governing the proposed redevelopment of the Property dated September 28, 2016 and recorded among the Land Records of Baltimore City at Liber LGA 18546, folio 314.
5. Due to certain changes in the proposed redevelopment program, the parties now desire to amend the MOU to address the current redevelopment plans for the Property.

In consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

received
2-22-18 JPC

A. RESPONSIBILITIES OF PARTIES

1. OWNER AGREES TO THE FOLLOWING:

- a. Owner shall redevelop the Shopping Center as a mixed-use project consisting of commercial uses in accordance with the following conditions:
 - i. To the extent practicable, Owner shall employ individuals who reside in the 3rd & 14th Councilmanic Districts.
 - ii. Owner shall endeavor to include a high quality, full service grocery store with fresh product and dairy, quality meat and fish, delicatessen, and healthy food options in the Shopping Center.
 - iii. Owner shall endeavor to attract retail tenants that cater to the surrounding communities, including, but not limited to, a book/stationery store, barber shop, salon, coffee shop, health care facility, bank and/or credit union.
 - iv. Dining establishments in the Shopping Center shall include sit down, fast-casual, or fast food restaurants, with an emphasis on attracting healthy food options.
 - v. The Community supports the inclusion of a high quality, first-class beer, wine and spirits store at the Shopping Center, subject to approval by the Baltimore City Board of Liquor License Commissioners at a public hearing.
 - vi. The only use permitted on the portion of the Property known as Block 3969, Lot 1/2 located south of Havenwood Road shall be a bank or other financial institution, which may include a drive-thru, unless the Community expressly approves an alternative use.
- b. Owner shall employ a private security agency to install, manage, and monitor appropriate devices and procedures to ensure that patrons and residents of the Shopping Center and the Community are safe and secure. The security agency will include car and foot patrols on the Property and will coordinate with Morgan State University Police and the Baltimore City Police Department to limit the impact of increased vehicle and foot traffic on the surrounding communities.
- c. All exterior lighting shall be maintained in proper working order. If any damaged lighting fixture is not detected by Owner in a timely manner, the Community is encouraged to notify Owner of such damage as set forth herein. Upon receipt of notice to Owner of any damaged light fixture, Owner shall contact an appropriate contractor to repair such fixture within one business day and arrange for repairs to be made as soon as reasonably practicable. The exterior lighting shall be turned on, at minimum, from dusk until the last tenant's business operations are closed for the night. All exterior lighting shall be designed to minimize light pollution and spillover onto adjacent properties, but shall at all times be sufficient to maintain safety and visibility on the Property in a manner consistent with other first-class shopping centers in the Baltimore metropolitan region. Owner shall



submit the lighting plan for the Shopping Center to the Community for its review at the same time as it submits the lighting plan to the City.

- d. Owner shall maintain the exterior of the Shopping Center (including parking lot) in a manner consistent with other first-class shopping centers in the Baltimore metropolitan region in order for the Shopping Center to look tasteful, clean and inviting to both customers and to the surrounding community. Building facades shall be regularly maintained so as to remain clean, painted, and in good repair.
- e. Owner shall adhere to all laws and regulations regarding signage. Signage shall be uniform, clean and inviting to customers and to the surrounding community and shall comply with the sign regulations of the Baltimore City Zoning Code and be consistent with signage criteria established by Owner, attached hereto as Exhibit B. If any damaged signage is not detected by Owner in a timely manner, the Community is encouraged to notify Owner of such damage as set forth herein. Upon receipt of notice to Owner of any damaged signage, Owner shall contact an appropriate contractor to repair such sign within one business day and arrange for repairs to be made as soon as reasonably practicable.
- f. Owner shall reseal and restripe the parking lot, as needed and as appropriate, in connection with the redevelopment of the Shopping Center in a manner consistent with or exceeding what is currently in place at Baltimore metropolitan area shopping centers such as Gittings Marketplace, Yorkridge Shopping Center, and Hunt Valley Towne Centre.
- g. Owner shall keep the Property free of litter, debris, trash, discarded bottles, etc. Owner will clean all graffiti from the façade of the Property promptly. Moreover, all litter shall be removed daily. If any graffiti or litter is not detected by Owner in a timely manner, the Community is encouraged to notify Owner of such graffiti or litter as set forth herein. Upon receipt of notice to Owner of any litter or graffiti on the Shopping Center, Owner shall contact an appropriate contractor to remove such graffiti within one business day and arrange for removal to be made as soon as reasonably practicable. In addition, Owner shall use commercially reasonable efforts to monitor trash in the vicinity of the Property, and shall use commercially reasonable efforts to notify the City of any excessive off-site trash or debris.
- h. Owner shall provide pre-treatment and prompt snow removal within 24 hours of any snowfall at the Property.
- i. Owner shall discourage illegal activity from occurring within or nearby the Property. To that end, Owner shall immediately report to (i) designated community representatives, (ii) its private on-site security force, (iii) the Baltimore City Police Department, and (iv) the Morgan State University Police Department all instances and suspected instances of criminal activity, including but not limited to: loitering, public drunkenness, fighting, and suspected drug transactions.

- j. Owner will prohibit the sale of any type of illegal drugs and/or drug paraphernalia, or any items commonly used in or associated with the creation or smoking of illegal substances.
- k. Owner will implement an anti-loitering policy through property signage and shall not permit individuals to congregate on the exterior of the premises during the hours of operation or to linger or loiter in the area after closing.
- l. Owner shall advise tenants that, in the event that any tenant desires to operate between the hours of midnight and 5:00 a.m., that tenant must notify the Community prior to filing any application for a Late Night Commercial Operations License.
- m. Owner shall make every effort to ensure that the tenants perform as positive members of the community. Upon receipt of formal, written notice of community concerns, including but not limited to noise, littering, loitering, illegal activity, etc., Owner and its designee(s) shall make any needed repairs, adjustments, and/or contact the appropriate Baltimore City agency for assistance. Email is acceptable. Immediate concerns may be initially communicated verbally and followed-up in writing.
- n. Owner shall meet jointly with contact persons from the Community on a quarterly basis to discuss progress, concerns and/or provide suggestions as relates to the Property. The first meeting shall be held within 30 days of this Agreement.
- o. Owner shall identify at least one contact person to receive communications from the community. At the time of this Agreement, this contact person shall be Mark Renbaum. He may be contacted by telephone at (410) 484-6100 and by email at mark@mlrpartners.com. Community shall be notified within 24 hours of any changes to the identity of the contact person; his/her telephone number or email address, by email or written letter.
- p. Owner will support and participate in Community efforts to establish a Residential Parking Permit ("RPP") area in the 1500 and 1600 blocks of Argonne Drive. If an RPP area is established in these blocks, Owner will reimburse each household located between 1501 Argonne Drive and 1671 Argonne Drive for the fee paid to obtain up to two (2) parking permits for twenty (20) years from the date of this Agreement, and shall use commercially reasonable efforts to work with the Parking Authority of Baltimore City to arrange for the Parking Authority to bill Owner directly for such permits. The Hillen Road Improvement Association shall designate a representative to administer the RPP program for this area.
- q. Owner will undertake commercially reasonable efforts to prevent excessive noise caused by vendor deliveries and trash pick-up and will restrict such pick-up and deliveries to those hours set forth in the Baltimore City Code.
- r. Owner will install appropriate screening of the retail dumpsters located in the service courts.

- s. Owner will ensure that all access points to the Shopping Center are designed to accommodate all appropriate vehicles that may require access, including but not limited to delivery trucks and passenger vehicles.
- t. Owner will install and maintain landscaping around the perimeter of the Shopping Center.
- u. Owner will install screening in parking facilities facing Argonne Drive to minimize the visibility of light from headlights into adjacent properties.
- v. Owner shall provide areas for outdoor dining in the Shopping Center, as commercially feasible and with community input.
- w. Owner shall comply with all State and local regulations regarding storm water management in the redevelopment of the Shopping Center.
- x. Bike racks shall be provided wherever practicable on site.
- y. Owner shall enter into a binding contract with a recognized, independent commercial property management company which has demonstrable experience in managing other commercial properties in the Baltimore metropolitan region and which shall be responsible for managing the Property in accordance with the provisions of this Agreement.

2. COMMUNITY AGREES TO THE FOLLOWING:

- a. The Community shall provide letters to the Baltimore City Councilmember for the Third (3rd) Councilmanic District in support of the amendment of the Northwood Commons Planned Unit Development, enacted as City Council Ordinance No. 16-580 (the "PUD"). The amended PUD will incorporate the land use terms of this MOU.
- b. The Community shall support all applications for public approvals necessary for the redevelopment of the Shopping Center as shown on Exhibit A by providing written letters of support or in-person testimony at all public hearings concerning the redevelopment of the Shopping Center. Any plans for future redevelopment of the Shopping Center beyond what is shown on Exhibit A shall be presented to the Community, and the Community shall determine whether to support such future development at that time.
- c. The Community shall appoint up to four (4) contact persons for communication with Owner, and shall design a system for community members to funnel information through the contact persons to report concerns or complaints to Owner.
- d. At the time of this Agreement, the Community's contact persons shall be as follows:

Hillen Road Improvement Association, Inc.
Ms. Paula Purviance
(443) 824-1637
hria3@yahoo.com

New Northwood Community Association, Inc.
Mr. Ken Desmarais
(410) 433-2427
Kenjbb@aol.com

Original Northwood Association
Ms. Jess Kupper
917-886-6512
onapresident@gmail.com

Stonewood-Pentwood-Winston Neighborhood Association
Mr. Frank Cherry
410-323-6684
sfcherry537@gmail.com

At the time of this Agreement, the Owner's contact person shall be as follows:

Northwood SC, LLC
Mr. Mark Renbaum
(410) 484-6100
mark@mlrpartners.com

- e. The Owner's contacts shall be notified within one week of any changes to the identity of the Community's contact persons, telephone numbers, or email addresses.
- f. The Community agrees to confer internally with each association prior to any contact with Owner regarding concerns or complaints regarding the Shopping Center.
- g. Community's contact persons shall report all concerns directly to Owners' contact people in writing. Email is acceptable. Immediate concerns may be initially communicated verbally and followed-up in writing.

B. CONTINGENCY AND PUBLIC RECORD

- a. This Agreement shall be contingent upon the amendment of the PUD governing Northwood Commons. In the event that the PUD is not amended, this Agreement shall be void and of no further force or effect. In such event, however, the original MOU shall remain in force. Owner will continue to work with the Community to address concerns as they arise, and the individuals identified in this Agreement shall remain the appropriate contacts for the Owner and the Community.

- b. This Agreement shall be recorded by Owner among the Land Records of Baltimore City and the conditions set forth herein shall run with the land and be binding on all successors and assigns. All costs relating to the recordation of this Agreement shall be paid by Owner and Owner shall provide a copy of the recorded Agreement to the Community within 5 business days of recordation.

C. REPRESENTATIONS

Northwood SC, LLC, Hillen Road Improvement Association, Inc., New Northwood Community Association, Inc., Original Northwood Association, and Stonewood-Pentwood-Winston Neighborhood Association respectively represent and covenant as follows:

1. Each represents that it is authorized to enter into this Agreement;
2. Each party has the duty to implement this Agreement in good faith;
3. Each party shall notify promptly the other parties if the notifying party has decided to terminate its operations; and
4. Each shall rely on the others' representations made in this Agreement.

D. GOVERNING LAW

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the City of Baltimore and State of Maryland.

E. SEVERABILITY AND INDEPENDENT COVENANTS

If any covenant or provision of this Agreement shall be held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining covenants and provisions shall continue in full force and effect. No covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any city, federal or state law, statute, or regulation.

F. ASSIGNMENT

No party may assign, transfer, or otherwise dispose of this Agreement to any other person, firm, organization, corporation, governmental body or any other entity, absent the written agreement of all parties to this Agreement.

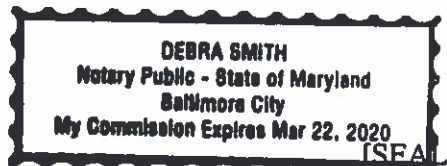
G. AMENDMENT

This Agreement may not be modified or amended except in writing and signed by the parties hereto.

STATE OF Baltimore City : ss
COUNTY OF :

On this the 10th day of February, 2018, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Paula Puavance, who acknowledged himself/herself to be the President of HILLEN ROAD IMPROVEMENT ASSOCIATION, INC. and that he/she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as set forth above.

IN WITNESS MY Hand and Notarial Seal.



Notary Public

My Commission Expires: March 22, 2020

STATE OF Baltimore City : ss
COUNTY OF :

On this the 10th day of February, 2018, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Ken Demaris, who acknowledged himself/herself to be the President of NEW NORTHWOOD COMMUNITY ASSOCIATION, INC., and that he/she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as set forth above.

IN WITNESS MY Hand and Notarial Seal.



Notary Public

My Commission Expires: March 22, 2020

STATE OF Baltimore City : ss
COUNTY OF :

On this the 10th day of February, 2018, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Jessica Kupper, who acknowledged himself/herself to be the President of ORIGINAL NORTHWOOD ASSOCIATION, and that he/she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as set forth above.

IN WITNESS MY Hand and Notarial Seal.



Notary Public

My Commission Expires: March 22, 2020

STATE OF Baltimore City : ss
COUNTY OF :

On this the 10th day of February, 2018, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Franklin Green who acknowledged himself/herself to be the President of STONEWOOD-PENTWOOD-WINSTON NEIGHBORHOOD ASSOCIATION, and that he/she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as set forth above.

IN WITNESS MY Hand and Notarial Seal.



Notary Public

My Commission Expires: March 22, 2020

ATTORNEY CERTIFICATION

This is to certify that this Memorandum of Understanding was prepared by or under the supervision of the undersigned, an attorney at law duly admitted to practice before the Court of Appeals of Maryland.


Caroline L. Hecker

STATE OF
COUNTY OF

: ss
:

On this the 10 day of February, 2018, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Mark Renbaum, who acknowledged himself/herself to be the Authorized Member of NORTHWOOD SC, LLC, and that he/she, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as set forth above.

IN WITNESS MY Hand and Notarial Seal.



[Signature] [SEAL]
Notary Public

My Commission Expires: 03/30/21

JOAN CARTER CONWAY
43rd Legislative District
Baltimore City

Chair
Education, Health, and
Environmental Affairs Committee

Co-Chair
Environment Subcommittee

Chair
Health Subcommittee



The Senate of Maryland
ANNAPOLIS, MARYLAND 21401

Annapolis Office
Miller Senate Office Building
11 Bladen Street, Suite 2 West
Annapolis, Maryland 21401
410-841-3145 • 301-858-3145
800-492-7122 Ext. 3145
Fax 410-841-3957 • 301-858-3957
Joan.Carter.Conway@senate.state.md.us

District Office
2831 Hillen Road
Baltimore, Maryland 21218
410-467-7125
Fax 410-467-6692

SUPPORT FOR City Council Bill 17-0092

I am asking for consideration for this bill which provides formal City support for **Morgan State University's application for a RIZE Zone**. This application goes to the State Department of Commerce, and if granted the zone would grant and enhance local property tax credit for Northwood Shopping Center in the Hillen Neighborhood.

The State of Maryland established a **Residential Institution Strategic Enterprise Zone** program. A **RIZE Zone** is a geographic area in immediate proximity to a "qualified institution" that is prime for economic development. Businesses in the Zone will receive a real property tax credit of at least 50% in the first year. A RIZE Zone's boundaries are set out by the "qualified institution," which means in this case that the boundaries for this Zone have been directed by Morgan State University. The City Council must designate the "qualified institutions" and approve the submission of an application to the State. *But it is the State that actually designates the Zone.*

Morgan State has asked for the City's support in order to advance the development of the Northwood Shopping Center. This institution has determined the improvement of this center to be vital to its continued development of the West Campus. BDC and the Administration support this project. The 4 surrounding neighborhood associations support his project. (Hillen Road, New Northwood, Original Northwood, and Stonewood-Pentwood-Winston).

I am in full support of the project.

Respectfully submitted,

A handwritten signature in blue ink that reads "Joan Carter Conway".

Senator Joan Carter Conway
43rd Legislative District

received
2-22-18 JZC

Coates, Jennifer

From: rhondal1@verizon.net
Sent: Thursday, February 22, 2018 9:01 AM
To: Coates, Jennifer
Subject: Taxation, Finance and Economic Development Committee 17-0092
Attachments: Morgan State University 17-0092.docx

Ms. Coates:

Good morning,
I have attached my letter for support for 17-0092.

Rhonda Grandy

received
2-22-18 JR

Rhonda Grandy

1214 Havenwood Road, Baltimore, MD 21218

February 22, 2018

Members of the Taxation, Finance and Economic Development Committee

Dear Sharon Green Middleton

Leon Pinkett

Eric Costello

Ed Reisinger

Robert Stokes:

I have been a member of the Baltimore City Community in Original Northwood for 44 years. As a resident of this district I am in favor of 17-0092. My reasons are very clear. Morgan University is a gem to this community. Morgan's mission is to educate those who are striving for a better life. The Morgan campus should reflect this mission. Therefore its designation as a Rise Zone needs to be approved. A grant to enhance local tax credit for 1500 Havenwood Road is a part of this renaissance.

These HBCU students need to have the same amenities afforded to the other university campuses in Baltimore City (Hopkins, Loyola, Notre Dame, University of Baltimore, Coppin, etc.). Parents need to see a vibrant community and not blight. The approval of 17-0092 is a step in helping the university to increase its student population, students and parents to appreciate the Morgan campus and enjoy their student life and the community to embrace fully the gem Morgan is to us ALL.

**Sincerely,
Rhonda Grandy**



Offered on: February 22, 2018

Offered before: Baltimore City Council: Land Use and Transportation Committee

DELAY MORGAN'S RISE TAX CREDITS

Mr. Chairman and Members of the Committee,

My name is Jermaine Jones, and I am President of the Metropolitan Baltimore Council of the AFL-CIO, a federation of unions that represents over 150,000 workers across the Baltimore region. We support Maryland working families to make sure everyone feels safe on the job, and receives the dignity, respect, and honest pay that they deserve for the work they perform. I come before you today in opposition to the Right to Work legislation before your committee.

What These Tax Credits Do

As the Baltimore Development Corporation explains: "The purpose of the RISE Zone program is to access institutional assets that have a strong and demonstrated history of commitment to economic development and revitalization in the communities in which they are located.... A RISE Zone designation will be in effect for 5 years, with a possible additional 5-year renewal. Counties and municipalities are limited to a maximum of three RISE Zones.

Why These Tax Credits Matters

Baltimore can only designate three RISE Zones, and is tied to its RISE Zone choices for up to 10 years. That means the City is making a **significant** commitment by selecting a RISE Zone. Just as important, these RISE Zones are supposed to represent a "strong and demonstrated history of commitment to economic development and revitalization in the[ir] communities." That means when the City designates a RISE Zone, it is making a statement of values about what it believes economic development and revitalization should look like. Other businesses and developers will interpret that statement of values, and act on it in the future.

Why You Should Delay the Tax Credit

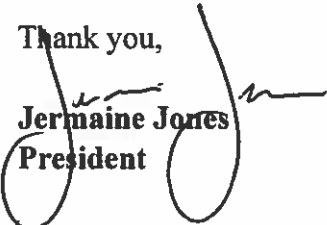
In spite of presenting itself as an example of economic development and revitalization that Baltimore should embrace, Morgan State University has refused to sign a labor agreement with Afsome that would cover the University's contractual employees. Further, Morgan has failed to provide Afsome with a clean copy of their agreement. Instead, the University has stalled attempts to finalize the agreement, in spite of the quality of life for more than 30% of their staff being impacted by it.

received
2-22-18 JRC

The Maryland General Assembly has recently passed legislation that creates prevailing wage and apprenticeship standards for TIF projects that are awarded funds by the State of Maryland, in order to make sure public money is being spent in a way that reflects an appreciation for organized labor and the working Marylanders it protects. Baltimore should hold its business partners to the same standards, because our residents deserve to be given priority over multi-million dollar institutions. In this case, holding Morgan State to that standard means refusing to grant tax credits until the University has signed an agreement that will protect its workers.

I ask that you delay a vote on Morgan State University's RISE designation unless and until it signs its labor agreement, because doing so will demonstrate that respect for our City's workers is a precondition for doing business with the City. In a working class City like Baltimore, demanding that respect is as important today as it's ever been.

Thank you,


Jermaine Jones
President

CITY OF BALTIMORE

CATHERINE E. PUGIL, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0092

Morgan State University - Approving Application for Designation as a RISE Zone - Granting Enhanced Local Property Tax Credit

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember Sharon Green Middleton

Hearing Date: February 22, 2018
Time (Beginning): 10:15 AM
Time (Ending): 10:45 AM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~
Committee Members in Attendance:
Sharon Green Middleton, Chair
Leon Pinkett
Eric Costello
Robert Stokes

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [] yes [] no [X] n/a
Certification of advertising/posting notices in the file? [] yes [] no [X] n/a
Evidence of notification to property owners? [] yes [] no [X] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Costello
Seconded by: Councilmember Pinkett
Final Vote: Favorable

Major Speakers
(This is not an attendance record.)

- Ms. Kim Clark, Baltimore Development Corporation
- Dr. David Wilson, President, Morgan State University
- Mr. Patrick Moran
- Ms. Paula Purviance, Hillen Road Improvement Association
- Mr. Jermaine Jones, Metro Baltimore AFL-CIO

Major Issues Discussed

1. Councilwoman Middleton disclosed that she is a graduate of Morgan State University.
2. Councilwoman Middleton read the bill and agency reports into the record. She also read a letter of support from Senator Joan Carter Conway and the Hillen Road Improvement Association.
3. Agency representatives commented on their respective agency reports.
4. Ms. Clark spoke about the RISE Program and how Morgan State University's development project at Northwood Shopping Center is able to benefit and create jobs and new business growth for the area.
5. Dr. David Wilson presented a general history of Morgan State University and discussed the vision for the university's expansion to the Northwood site. Dr. Wilson also provided written testimony.
6. Ms. Paula Purviance discussed her community organization's support for Morgan being granted the RISE zone designation and discussed the Memorandum of Understanding (MOU) between Morgan and the community. She provided a written copy of the MOU.
7. Mr. Patrick Moran expressed community concerns.
8. Mr. Jermaine Jones expressed concerns about the university and the union contract negotiations.
9. The committee reviewed, discussed and asked question about the bill. The committee discussed the percentage of subsidy being abated by the tax credit; the university working in partnership with the State and City to spur economic growth; the community's position on the bill.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

S. Middleton: **Yea**
L. Pinkett, III: **Yea**
E. Costello: **Yea**
E. Reisinger: **Absent**
R. Stokes: **Yea**

Jennifer L. Coates, Committee Staff

Date: February 22, 2018

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development Chairperson: Sharon Middleton
 Date: February 22, 2018 Time: 10:00 Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Morgan State University - Approving Application for Designation as a RISE Zone - Granting
 Enhanced Local Property Tax Credit CC Bill Number: 17-0092

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

TESTIFY

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	FOR	AGAINST	YES	NO
John	Doc	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PATRICK	MORDAN	190	W. OSTEAD ST	21230	pmoran@atscme.md.org	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paula	PURVIANCE		HR1A (P.O. Box 33001)	21218	hr1a.3@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Randy	JAWS		HR1A	21218	hr1a.3@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BARBARA	KIMBERL		HR1A	21218		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BONNIE	PEAKER		HR1A	21218		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DAVID	WILSON		Morgan State Univ	21251	David.Wilson@morgon.edu	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard	Smithers	1415	HR1A - P.O. Box 301	21218	hr1a3@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kim	McCalla		Morgan State Univ	21251	Kim-mcCalla@morgon.edu	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development **Chairperson:** Sharon Middleton

Date: February 22, 2018 **Time:** 10:00 **Place:** Clarence "Du" Burns Chambers

Subject: Ordinance - Morgan State University - Approving Application for Designation as a RISE Zone - Granting Enhanced Local Property Tax Credit **CC Bill Number:** 17-0092

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY (*)	
						FOR	AGAINST	YES	NO
John	Doc	100	North Charles Street	21202	Johndoebmore@yahoo.com	✓	✓	✓	✓
Mark	Frombrum				MARK@MLSPM17105.COM	✓			
Jermaine	Jones		Metro Baltimore AFL-CIO	21230		✓			

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development Chairperson: Sharon Middleton
 Date: February 22, 2018 Time: 10:00 Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Morgan State University - Approving Application for Designation as a RISE Zone - Granting Enhanced Local Property Tax Credit CC Bill Number: 17-0092

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY	
						FOR	AGAINST	YES	NO
John	Doc	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Justy	Williams	25	S. Charles St., 205 th Fl	21201	justkwan@cox.net	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Harward	Gillie		HRIA		h.gillie@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jill Lemke	Lemke		Original Neighborhood Assn	21218	jlemke17@mac.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairwoman**

PUBLIC HEARING

**Thursday, February 22, 2018
10:00 AM**

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill 17-0092

**Morgan State University - Approving Application
for Designation as a RISE Zone –
Granting Enhanced Local Property Tax Credit**

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

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Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

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Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

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John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Currin

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Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

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Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
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Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 17-0092

**Morgan State University - Approving Application for
Designation as a RISE Zone - Granting Enhanced Local Property Tax Credit**

Sponsor: Council President (Administration) * Baltimore Development Corporation
Introduced: July 17, 2017

Purpose:

For the purpose of approving the designation of the Morgan State University as a "qualified institution" under the State's Regional Institution Strategic Enterprise Zone ("RISE Zone") Program; approving and joining in the application for designation of a RISE Zone at 1500 Havenwood, Baltimore, Maryland (identified as Ward 27, Section 080, Block 3969, Lots 001, 045,045A and 046) (the "Property"); granting an enhanced local property tax credit for the Property; and providing for a special effective.

Effective: Date of Enactment

Hearing Date/Time/Location: February 22, 2018/10:00 a.m. /Clarence "Du" Burns Chambers

Agency Reports

Baltimore Development Corporation

Favorable

ANALYSIS

Background

If enacted, Bill 17-0092 would:

- approve the designation of Morgan State University (MSU) as a “qualified institution” under the State’s Regional Institutional Enterprise Zone (“RISE Zone Program”),
- approve the submission of an application to designate the property at 1500 Havenwood as a RISE Zone, and authorizes the City to join with Morgan in executing and submitting the application to the Maryland Department of Commerce, and
- grant an enhanced local property tax credit equal to 80% of the property tax imposed on the eligible assessment of all qualified property for each of the 1st through 5th taxable years following the calendar year in which the property initially qualifies.

RISE Zones

According to the Maryland Department of Commerce, a RISE Zone is a geographic area that has a strong connection with a qualified institution and is targeted for increased economic and community development. Qualified institutions include institutions of higher education, regional higher education centers or non-profits affiliated with a federal agency.

The purpose of the RISE Zone program is to access institutional assets that have a strong and demonstrated history of commitment to economic development and revitalization in the communities in which they are located. Qualified institutions and local governments develop a targeted strategy to use the institutional assets and financial incentives to attract businesses and create jobs within the zone. Businesses locating in a RISE Zone or an existing business doing a significant expansion within the Zone, may qualify for real property tax credits and income tax credits related to capital investment and job creation.

The municipal corporation in which the proposed RISE Zone is to be located must agree to the designation in order for the qualified property to receive a tax credit against city property tax. State Tax-Property Article, Section 9-103 mandates that local governments grant a real property tax credit to qualified properties against the property tax imposed on the eligible assessment.

The property will be assessed as follows:

- at least 50% in the 1st taxable year following the calendar year in which the property initially qualifies
- at least 10% in the ensuing 2nd through 5th taxable year.

According to the Annotated Code of Maryland, Economic Development Article, Section 5-1404, a RISE Zone designation will be in effect for 5 years, with a possible additional 5-year renewal.

Counties and municipalities are limited to a maximum of three (3) RISE Zones. The University of Maryland (UM) has a 1.65 acre site that has been authorized as one of Baltimore City's Rise Zones. Authorization for the UM site expires December 7, 2020.

According to the Annotated Code of Maryland, the designation of an area as a RISE zone may not be construed to limit or supersede a provision of a comprehensive plan, zoning ordinance, or other land use policy adopted by a county or municipal corporation.

Morgan State University's Redevelopment Plan

Morgan State University, a Historically Black College and University (HBCU), expanded its campus westward to the existing Northwood commercial center. The university's current investment of \$165 million was used to develop state-of-the-arts educational facilities in anticipation of growth of its student population. Morgan is proposing a mixed-use redevelopment project at 1500 Havenwood, the existing Northwood commercial center, which would abut its new West Campus.

The redevelopment plan includes approximately 100,000 square feet of new retail space, a 20,000 square foot MSU Campus Police Station and a co-branded Campus bookstore. Phase II of the development plan envisions a new grocery store. The economic development project is expected to stimulate over \$32 million in private investment, create hundreds of temporary and permanent jobs, increase the tax base, provide more neighborhood retail options, and establish a physical connection to MSU's West Campus for students, faculty and visitors.

Additional Information

Fiscal Note: Not Available

Information Source(s): Maryland State Department of Commerce; Westlaw – Maryland Court and Court Rules

Analysis by: Jennifer L. Coates  Direct Inquiries to: (410) 396-1260
Analysis Date: February 12, 2018

**CITY OF BALTIMORE
COUNCIL BILL 17-0092
(Resolution)**

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: July 17, 2017

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: Baltimore Development Corporation

A RESOLUTION ENTITLED

1 A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

2 **Morgan State University – Approving Application for Designation as a RISE Zone –**
3 **Granting Enhanced Local Property Tax Credit**

4 FOR the purpose of approving the designation of the Morgan State University as a “qualified
5 institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”)
6 Program; approving and joining in the application for designation of a RISE Zone at 1500
7 Havenwood, Baltimore, Maryland (identified as Ward 27, Section 080, Block 3969, Lots
8 001, 045,045A and 046) (the “Property”); granting an enhanced local property tax credit for
9 the Property; and providing for a special effective date.

10 **Recitals**

11 The Maryland General Assembly has established a Regional Institution Strategic
12 Enterprise Zone (“RISE Zone”) Program to (i) access institutional assets that have
13 a strong and demonstrated history of commitment to economic development and
14 revitalization in the communities in which they are located and (ii) provide certain
15 benefits to eligible projects developed in those areas.

16 State Tax-Property Article, § 9-103.1(c)(1) mandates that local governments grant
17 a real property tax credit to qualified properties within a RISE Zone against the
18 property tax imposed on the eligible assessment of those qualified properties, as
19 follows: (i) at least 50% in the 1st taxable year following the calendar year in
20 which the property initially qualifies; and (ii) at least 10% in the ensuing 2nd
21 through 5th taxable years.

22 State Tax-Property Article, § 9-103.1(c)(5), in turn, authorizes a local government,
23 “by local law”, to increase the minimum credit percentages otherwise mandated by
24 § 9-103.1(c)(1).

25 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
26 **Mayor and City Council of Baltimore:**

27 (1) approves the designation of Morgan State University as a “qualified institution” under
28 the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program;

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike-out~~ indicates matter deleted by amendment.

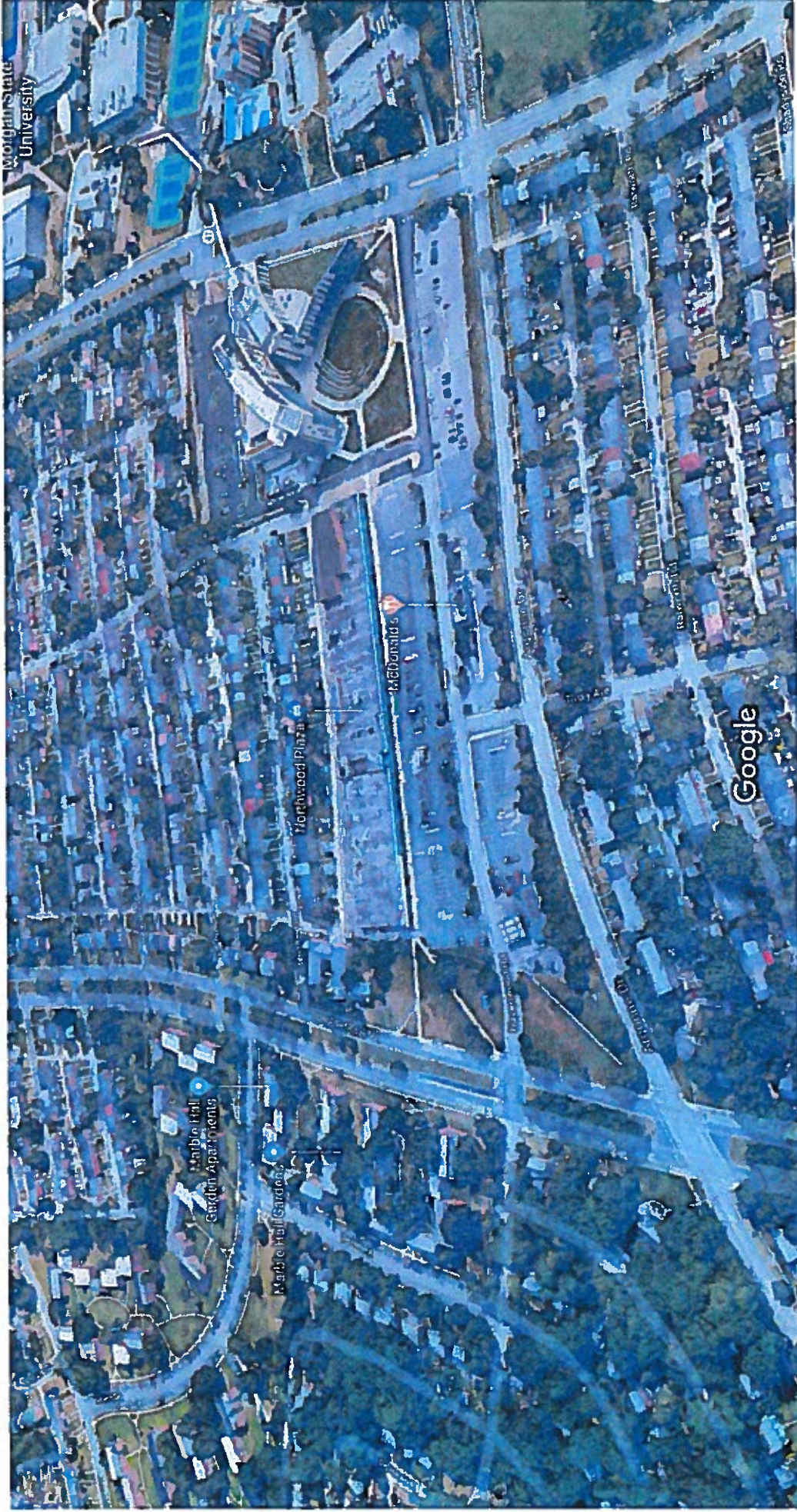
Council Bill 17-0092

1 (2) approves the submission of an application to designate the Property as a RISE Zone,
2 and authorizes and directs the appropriate City officials to join with Morgan State
3 University in executing and submitting the application to the Maryland Department of
4 Commerce; and

5 (3) pursuant to State Tax-Property Article, § 9-103.1, on designation of the Property as
6 a RISE Zone, grants a local property tax credit equal to 80% of the property tax
7 imposed on the eligible assessment of all qualified property for each of the 1st through
8 5th taxable years following the calendar year in which the property initially qualifies.

9 **SECTION 2. AND BE IT FURTHER RESOLVED,** That copies of this Resolution be sent to the
10 Secretary of the Maryland Department of Commerce and to the President of the Baltimore
11 Development Corporation.

12 **SECTION 3. AND BE IT FURTHER RESOLVED,** That this Resolution takes effect on the date it
13 is enacted.




TAXATION, FINANCE & ECONOMIC DEVELOPMENT COMMITTEE

AGENCY REPORTS



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO
Baltimore Development Corporation 

DATE: August 3, 2017

SUBJECT: City Council Bill No. 17-0092
Morgan State University - Approving Application for Designation as a RISE Zone -
Granting Enhanced Local Property Tax Credit

The Baltimore Development Corporation (BDC) supports City Council Bill 17-0092. If passed, the bill will support the application of Morgan State University (MSU) as a "qualified institution" under the State's Regional Institutional Enterprise Zone ("RISE Zone Program"), approve and join in the application for designation of a RISE Zone at 1500 Havenwood, and grant an enhanced local property tax credit.

The proposed RISE Zone is the site of the Northwood Shopping Center and abuts Morgan State University's new West Campus. This campus expansion, a current investment of over \$165 million, has brought additional state-of-the-art educational facilities to this Historically Black College and University (HBCU).

The designation of the RISE Zone and approval of the enhanced property tax credit will help advance the proposed mixed-use redevelopment project of the existing Northwood commercial center, an economic development effort that will bring hundreds of temporary and permanent jobs, increase the tax base, provide more neighborhood retail options and establish a physical connection to the West Campus for students, faculty and visitors.

The BDC supports this resolution and respectfully requests that favorable consideration be given by the City Council for Bill No. 17-0092.

cc: Kyron Banks

**CITY OF BALTIMORE
COUNCIL BILL 17-0092
(Resolution)**

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: July 17, 2017

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: Baltimore Development Corporation

A RESOLUTION ENTITLED

1 A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

2 **Morgan State University – Approving Application for Designation as a RISE Zone –**
3 **Granting Enhanced Local Property Tax Credit**

4 FOR the purpose of approving the designation of the Morgan State University as a “qualified
5 institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”)
6 Program; approving and joining in the application for designation of a RISE Zone at 1500
7 Havenwood, Baltimore, Maryland (identified as Ward 27, Section 080, Block 3969, Lots
8 001, 045,045A and 046) (the “Property”); granting an enhanced local property tax credit for
9 the Property; and providing for a special effective date.

10 **Recitals**

11 The Maryland General Assembly has established a Regional Institution Strategic
12 Enterprise Zone (“RISE Zone”) Program to (i) access institutional assets that have
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14 revitalization in the communities in which they are located and (ii) provide certain
15 benefits to eligible projects developed in those areas.

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17 a real property tax credit to qualified properties within a RISE Zone against the
18 property tax imposed on the eligible assessment of those qualified properties, as
19 follows: (i) at least 50% in the 1st taxable year following the calendar year in
20 which the property initially qualifies; and (ii) at least 10% in the ensuing 2nd
21 through 5th taxable years.

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23 “by local law”, to increase the minimum credit percentages otherwise mandated by
24 § 9-103.1(c)(1).

25 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
26 **Mayor and City Council of Baltimore:**

27 (1) approves the designation of Morgan State University as a “qualified institution” under
28 the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program;

EXPLANATION: Underlining indicates matter added by amendment.
Strike-out indicates matter deleted by amendment.

Council Bill 17-0092

1 (2) approves the submission of an application to designate the Property as a RISE Zone,
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3 University in executing and submitting the application to the Maryland Department of
4 Commerce; and

5 (3) pursuant to State Tax-Property Article, § 9-103.1, on designation of the Property as
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7 imposed on the eligible assessment of all qualified property for each of the 1st through
8 5th taxable years following the calendar year in which the property initially qualifies.

9 **SECTION 2. AND BE IT FURTHER RESOLVED,** That copies of this Resolution be sent to the
10 Secretary of the Maryland Department of Commerce and to the President of the Baltimore
11 Development Corporation.

12 **SECTION 3. AND BE IT FURTHER RESOLVED,** That this Resolution takes effect on the date it
13 is enacted.

07/11/17

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)

A RESOLUTION ENTITLED

A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

**Morgan State University – Approving Application for Designation as a RISE Zone –
Granting Enhanced Local Property Tax Credit**

FOR the purpose of approving the designation of the Morgan State University as a “qualified institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program; approving and joining in the application for designation of a RISE Zone at 1500 Havenwood, Baltimore, Maryland (identified as Ward 27, Section 080, Block 3969, Lots 001, 045, 045A and 046) (the “Property”); granting an enhanced local property tax credit for the Property; and providing for a special effective date.

Recitals

The Maryland General Assembly has established a Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program to (i) access institutional assets that have a strong and demonstrated history of commitment to economic development and revitalization in the communities in which they are located and (ii) provide certain benefits to eligible projects developed in those areas.

State Tax-Property Article, § 9-103.1(c)(1) mandates that local governments grant a real property tax credit to qualified properties within a RISE Zone against the property tax imposed on the eligible assessment of those qualified properties, as follows: (i) at least 50% in the 1st taxable year following the calendar year in which the property initially qualifies; and (ii) at least 10% in the ensuing 2nd through 5th taxable years.

State Tax-Property Article, § 9-103.1(c)(5), in turn, authorizes a local government, “by local law”, to increase the minimum credit percentages otherwise mandated by § 9-103.1(c)(1).

SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council of Baltimore:

- (1) approves the designation of Morgan State University as a “qualified institution” under the State’s Regional Institution Strategic Enterprise Zone (“RISE Zone”) Program;

*** WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.**

(2) approves the submission of an application to designate the Property as a RISE Zone, and authorizes and directs the appropriate City officials to join with Morgan State University in executing and submitting the application to the Maryland Department of Commerce; and

(3) pursuant to State Tax-Property Article, § 9-103.1, on designation of the Property as a RISE Zone, grants a local property tax credit equal to 80% of the property tax imposed on the eligible assessment of all qualified property for each of the 1st through 5th taxable years following the calendar year in which the property initially qualifies.

SECTION 2. AND BE IT FURTHER RESOLVED, That copies of this Resolution be sent to the Secretary of the Maryland Department of Commerce and to the President of the Baltimore Development Corporation.

SECTION 3. AND BE IT FURTHER RESOLVED, That this Resolution takes effect on the date it is enacted.

100



100

ACTION BY THE CITY COUNCIL

JUL 17 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON February 22, _____ 20 18

COMMITTEE REPORT AS OF February 26, _____ 20 18

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

[Signature]

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 26 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

MAR 12 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

[Signature]

President

[Signature]

Chief Clerk