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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #15-0587/ UNIVERSITY OF MARYLAND BALTIMORE BIOPARK DEVELOPMENT – BOND ORDINANCE

CITY of
BALTIMORE
MEMO



TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: November 9, 2015

The Department of Planning is in receipt of City Council Bill #15-0587, for the purpose of authorizing the issuance of special obligation bonds; authorizing the pledge by the City, subject to appropriation, of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein) to the payment of debt service on such special obligation bonds, the replenishment of any reserves, and the payment of certain expenses and administrative costs; providing that such bonds may be issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$17,500,000 for the purpose of financing infrastructure improvements and related costs, including, without limitation, the Project (defined herein), and other necessary improvements to, from, or within the development district, and certain other infrastructure improvements permitted by the Acts (defined herein); providing for the method and sources of payment for such special obligation bonds; providing that the City, in each fiscal year in which any such bonds are outstanding, use its best efforts to obtain the appropriation of the Tax Increment Revenues and the Special Tax Revenues in the amounts and at the times specified in a trust agreement or agreements between the City and a bank or trust company appointed as trustee thereunder; authorizing the Board of Finance to specify, prescribe, determine, provide for and approve the details, forms, documents or procedures in connection with such special obligation bonds and any other matters necessary or desirable in connection with the authorization, issuance, sale, and payment of such special obligation bonds; providing for a special effective date; and generally relating to the issuance and payment of such special obligation bonds.

This bill in combination with CCB #15-586 and #15-588 are a package of Tax Increment Financing (TIF) legislation to finance the construction of approximately 250,000 square feet of innovation and laboratory infrastructure at 873 W. Baltimore Street.

The companion bills include,

- City Council Bill No. 15-0586, University of Maryland Baltimore BioPark--Development District
This Bill will designate a “development district” to be known as the “University of Maryland Baltimore BioPark Development District” and determine various matters in connection with the establishment of the development district.
- City Council Bill No. 15-0588, University of Maryland Baltimore BioPark--Special Taxing District
This Bill will create the University of Maryland Baltimore BioPark Special Taxing District and authorize the City to levy Special Taxes and determine various matters in connection with establishment of the special taxing district. The purpose of creating the

Special Taxing District is to guarantee the City's ability to repay the holders of TIF bonds in the event and to the extent that the Tax Increment Revenues collected are insufficient to service the debt on the TIF Bonds. In this manner and as a result of forming the Special Taxing District, the property owners within the Special Taxing District—in this case the developers of 873 W. Baltimore Street—are financially liable to the City to guarantee the City's ability to make payments to bond holders.

The Department of Planning recommends approval of City Council Bill #15-0587 and its companion bills #15-086 and #15-0588 because they will support the revitalization of Southwest Baltimore and provide new jobs.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

cc: Ms. Kaliopé Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Melissa Krafchik, PABC
Ms. Natawna Austin, Council Services
Ms. Kim Clark, BDC