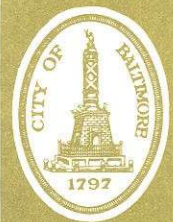


FROM	NAME & TITLE	Alfred H. Foxx, Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 13-0232

CITY of
BALTIMORE
MEMO



TO

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 – City Hall



June 6, 2013

I am herein reporting on City Council Bill 13-0232 introduced by the Council President on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to enlarge the boundaries of the development district known as the “Harbor Point Development District” by including additional properties; revise Exhibit 1 to include these additional properties; delete and change certain parcel references that do not affect the boundaries of the development district; repeal provisions related to State obligations and clarifying certain related provisions; and generally relating to the establishment of the Harbor Point Development District.

Ordinance 93-260 established the Allied and Related Sites Business Planned Unit Development (PUD) and approved the Development Plan of SBER Harbor Point, LLC (authorized by Honeywell International, Inc., fee simple owner). Ordinance 04-682 repealed the original PUD and replaced it with a new PUD and Development Plan, and was last amended by Ordinance 08-16. The PUD area is approximately 27 acres and bounded generally by the Baltimore Harbor to the south and west, the Living Classrooms’ site to the north, and Caroline Street to the east (including 803 Caroline Street). Most of the PUD site was once used for the manufacture of chromium products (beginning in 1845). Allied Chemical purchased the chromium plant in 1954 and, after closing the chromium plant in 1985, entered into a consent order with the State and the Environmental Protection Agency the following year. After the site remediation plan was completed, Allied Signal began discussing development options for the site, which resulted in the originating PUD ordinance. No development resulted from the approved PUD and the site was purchased by a new owner, Harbor Point Development, LLC with new development plans for the area. Legislation is currently before the City Council (City Council Bill 13-0195) to repeal the existing Development Plan and approve a new Development Plan for the Harbor Point PUD. The proposed Development Plan would increase the maximum development from 1.8 million to 3.02 million gross square feet, shift the tallest building heights toward Inner Harbor East and declining building heights near Fells Point along Caroline Street, create five park zones, and include design guidelines for streetscapes and the promenade connection between Harbor East and Fells Point.

Article II Section 62 of the Baltimore City Charter (Tax Increment Financing Act) authorizes the Mayor and City Council to establish a development district and a special tax increment fund. Ordinance 10-401 established the Harbor Point Development District. The defined area includes most of the Harbor Point PUD, the Living Classrooms main campus, and the Ferndale Fence Company property, as well as

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adjoining streets, alleys, rights-of-way and similar property in this contiguous area. City Council Bill 13-0232, if approved, would expand the District to include the following properties targeted for infrastructure improvements as well as expand the assessable base of the District: Block 1825, Lot 03; Block 1817, Lots 010 and 010A; Block 1816, Lot 001A; and Block 1815, Lots 001 and 002. These changes add a portion of the Harbor Point PUD into the Development District that was not considered for development under the old development plan, and property descriptions created as a result of subsequent property subdivision.

Revenue and receipts from the real property taxes representing the levy on the tax increment would be deposited in a special tax increment fund for the development of the district. The intent of this legislation is to assist with the revitalization of the area by financing or refinancing the investment in infrastructure improvements and related costs, including: street and road improvements; site removal, including demolition; land acquisition; construction or rehabilitation costs of buildings used for governmental or other purposes; parking facilities, whether publicly or privately owned but used for a public purpose; installation of utilities; construction of parks and other recreational facilities (and including public restrooms); and other improvements related to the development. These public infrastructure amenities will support the development of a very visible and challenging site that has the potential to contribute greatly to the City's open spaces, new living and working accommodations, and to the tax base. The special tax fund created through the Special Taxing District would be used to pay the debt service incurred by the City for any special obligation bonds.

Based on these findings, the Department of Public Works supports passage of City Council Bill 13-0232.

Respectfully,



ALFRED H. FOXX
DIRECTOR

AHF/MMC:ela