

**CITY OF BALTIMORE
COUNCIL BILL 17-0020R
(Resolution)**

Introduced by: Councilmembers Henry, Clarke, Reisinger, Middleton, Pinkett, Dorsey, Burnett,
Sneed, Bullock, Cohen, Scott

Introduced and read first time: April 3, 2017

Assigned to: Committee of the Whole

REFERRED TO THE FOLLOWING AGENCIES: Baltimore Development Corporation, Department of
Finance, Department of Housing and Community Development

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Oversight Hearing – Private Development Incentives**

3 FOR the purpose of requesting that the Baltimore Development Corporation (BDC), the
4 Department of Finance, and other City agencies involved in offering incentives to spur
5 private sector development report to the Council on the current and planned uses of these
6 incentives, how these incentives can be used more equitably in the future, and options to
7 improve transparency and accountability to Baltimore’s citizens in how incentives are
8 awarded.

9 **Recitals**

10 In recent years Baltimore has made use of a variety of incentives to attempt to spur private
11 sector development in our City. While these efforts have undoubtedly spurred some
12 development, they have not been without controversy and it is not clear which approaches have
13 been most successful and which may be falling short.

14 In order to properly assess the City’s incentive strategies, the Council needs a thorough
15 briefing from the relevant City agencies on what has been done to date including:

- 16 • a comprehensive and detailed account of existing incentives awarded in the City’s
17 private development portfolio;
- 18 • information about the nature of each project’s specific incentives in revenue
19 awarded/delayed/foregone; and
- 20 • the specific returns negotiated by and for the City’s fiscal benefit in return for these
21 incentives, including timetables, amounts, and conditions – in other words, the
22 schedule of projected positive fiscal impact on City revenues, if any.

23 Beyond these questions about the incentive strategies in general, the Council also requires
24 information about BDC and City efforts to address widespread concerns about the equitable
25 distribution of City supported development by shifting subsidy priorities to neighborhood-based
26 development projects for affordable housing and mixed-use development projects. This
27 information should include:

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

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- 1 • an overview of required affordable housing and local commercial infrastructure to
2 meet the needs of our city's current and future population;
- 3 • available and specific subsidy capacity and geographic priorities;
- 4 • a timeline and strategy to incentivize citywide private sector and private/public
5 partnership implementation;
- 6 • citywide goals and objectives by geographic quadrants and neighborhoods; and,
- 7 • discussion of channels for private interest applications based on these criteria.

8 Finally, any discussion about current and future private development incentive strategies
9 would be incomplete without an examination of the City's process for creating TIFs and PILOTs.
10 Specifically, there needs to be discussion about increasing transparency and accountability to
11 Baltimore's citizens by expanding this process to either allow the City Council greater flexibility
12 in altering the size of incentives during the legislative process, or involving the City Council in
13 some formal fashion prior to the introduction of legislation.

14 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the
15 Council requests that the Baltimore Development Corporation (BDC), the Department of
16 Finance, and other City agencies involved in offering incentives to spur private sector
17 development report to it on the current and planned uses of these incentives, how these incentives
18 can be used more equitably in the future, and options to improve transparency and accountability
19 to Baltimore's citizens in how incentives are awarded.

20 **AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Mayor, the
21 President and CEO of the Baltimore Development Corporation, the Director of Finance, and the
22 Mayor's Legislative Liaison to the City Council.