

CITY OF BALTIMORE
ORDINANCE 24 -353
Council Bill 24-0536

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: May 16, 2024
Assigned to: Ways and Means Committee
Committee Report: Favorable
Council action: Adopted
Read second time: July 22, 2024

AN ORDINANCE CONCERNING

1 **Bond Issue - Community and Economic Development Loan - \$50,000,000**

2 FOR the purpose of authorizing the Mayor and City Council of Baltimore (pursuant to General
3 Assembly House Resolution III and Senate Resolution III of 2024 approved by the members
4 of the Maryland General Assembly representing Baltimore City) to create a debt, and to issue
5 and sell its certificates of indebtedness as evidence thereof, and proceeds not exceeding
6 FIFTY Million Dollars (\$50,000,000.00) from the sale of such certificates of indebtedness to
7 be used for the cost of issuance, including the expense of engraving, printing, advertising,
8 attorneys' fees, and all other incidental expenses connected therewith (which may include the
9 proportion of the compensation of employees and general administrative expenses of the
10 Department of Finance reasonably allocated to the issuance of the bonds); and the remainder
11 of such proceeds to be used for or in connection with planning, developing, executing, and
12 making operative the community, commercial and industrial economic development
13 programs of the Mayor and City Council of Baltimore, including, but not limited to, the
14 acquisition, by purchase, lease, condemnation or any other legal means, of land or property,
15 or any right, interest, franchise, easement or privilege therein, in the City of Baltimore; the
16 payment of any and all costs and expenses incurred in connection with or incidental to the
17 acquisition and management of said land or property, including any and all rights or interest
18 therein hereinbefore mentioned; the payment of any and all costs and expenses incurred for or
19 in connection with relocating and moving persons or other legal entities displaced by the
20 acquisition of said land or property, or any of the rights or interest therein hereinbefore
21 mentioned; the development or redevelopment, including, but not limited to, the
22 comprehensive renovation or rehabilitation of any land or property, or any rights or interests
23 therein hereinbefore mentioned, in the City of Baltimore; and the disposition of land and
24 property for such purposes; the elimination of unhealthful, unsanitary, or unsafe conditions,
25 lessening density, eliminating obsolete or other uses detrimental to the public welfare or
26 otherwise removing or preventing the spread of blight or deterioration in the City of
27 Baltimore; building from strength; stabilizing middle neighborhoods, strengthening
28 neighborhood retail corridors, the creation of healthy, sanitary, and safe, and green conditions
29 in the City of Baltimore; the demolition, removal, relocation, renovation or alteration of land,
30 buildings, streets, highways, alleys, utilities or services, and other structures or improvements
31 and for the construction, reconstruction , installation, relocation or repair of buildings, streets,

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 highways, alleys, utilities or services, and other structures or improvements; making loans
2 and grants to various projects and programs related to growing businesses in the City;
3 attracting and retaining jobs; providing homeownership incentives and home repair
4 assistance; making loans and grants to various projects and programs related to improving the
5 cultural life and promotion of tourism in Baltimore City; and the lending or granting of funds
6 to any person or other legal entity to be used for or in connection with the rehabilitation,
7 renovation, redevelopment, improvement or construction of buildings and structures to be
8 used or occupied for residential or commercial purposes and the payment of any and all costs
9 and expenses incurred for, or in connection with, doing any or all of the things herein
10 mentioned, including, but not limited to, the costs and expenses of securing administrative,
11 appraisal, economic analysis, engineering, planning, designing, architectural, surveying, and
12 other professional services; and for doing any and all things necessary, proper, or expedient
13 in connection with or pertaining to any or all of the matters or things hereinbefore mentioned;
14 all such land or property shall be acquired, developed, redeveloped, renovated, rehabilitated,
15 altered, improved, held or disposed of, as provided by law; authorizing the issuance of
16 refunding bonds; conferring and imposing upon the Board of Finance of Baltimore City
17 certain powers and duties; authorizing the submission of this Ordinance to the legal voters of
18 the City of Baltimore, for their approval or disapproval, at the General Election to be held in
19 Baltimore City, on Tuesday, the 5th day of November, 2024; and providing for the
20 expenditure of the proceeds of sale of said certificates of indebtedness in accordance with the
21 provisions of the Charter of the Mayor and City Council of Baltimore, and by the municipal
22 agency designated in the annual Ordinance of Estimates of the Mayor and City Council of
23 Baltimore.

24 **WHEREAS**, By General Assembly House Resolution III and Senate Resolution III of 2024,
25 approved by the members of the Maryland General Assembly representing Baltimore City, the
26 Mayor and City Council of Baltimore is authorized to create a debt and to issue and sell its
27 certificates of indebtedness (hereinafter called "bonds") as evidence thereof, and proceeds not
28 exceeding FIFTY Million Dollars (\$50,000,000.00) from the sale of such bonds to be used in
29 connection with the community development program of the Mayor and City Council of
30 Baltimore as authorized by said Resolution; and

31 **WHEREAS**, Funds are now needed for said purposes; now, therefore,

32 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the
33 Mayor and City Council of Baltimore, acting by and through the Board of Finance of said
34 municipality, be and it is hereby authorized and empowered to create a debt and to issue and sell
35 bonds of the Mayor and City Council of Baltimore from time to time, as may be needed or
36 required for the purposes hereinafter named and said bonds shall be sold by the Board of Finance
37 from time to time and at such times as shall be requisite, and proceeds not exceeding FIFTY
38 Million Dollars (\$50,000,000.00) from the sale of such bonds shall be used for the purposes
39 hereinafter named, provided that this Ordinance shall not become effective unless it shall be
40 approved by a majority of the votes of the legal voters of Baltimore City cast at the time and
41 place hereinafter designated by this Ordinance.

42 **SECTION 2. AND BE IT FURTHER ORDAINED**, That:

43 (a) The denomination or denominations of the bonds to be issued at any particular time
44 and the place or places for the payment of principal and interest thereof are to be determined by
45 the Board of Finance.

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1 (b) The bonds authorized to be issued and sold under the provisions of this Ordinance
2 may be issued to mature on such dates and in such amounts as the Board of Finance may
3 determine; provided that the entire principal amount represented thereby shall be discharged not
4 more than 40 years from the date of issuance of the bonds.

5 (c) The bonds, when issued, shall bear interest at such rate or rates as may be determined
6 by the Board of Finance, which rate or rates may be fixed or variable or as determined by a
7 method approved by the Board of Finance, and such interest shall be payable at such time or
8 times as may be determined by the Board of Finance.

9 **SECTION 3. AND BE IT FURTHER ORDAINED,** That a majority of the Board of Finance of the
10 Mayor and City Council of Baltimore be, and they are hereby, authorized to pass a resolution or
11 resolutions, from time to time, to determine and set forth any or all of the following:

12 (a) The amount of debt to be incurred by the Mayor and City Council of Baltimore at any
13 particular time, and from time to time, under and pursuant to the provisions of this Ordinance;
14 the date or dates when any bonds representing said debt, or any part thereof, are to mature, and
15 the amount or amounts of said debt, or any part thereof, which shall mature upon the aforesaid
16 date or dates; and the date or dates in each year, during the entire period of time when any of said
17 bonds are outstanding, when interest on any of said bonds shall be payable;

18 (b) The form or forms of the bonds representing the debt, or any part thereof, authorized
19 to be issued under the provisions of this Ordinance at any particular time; and

20 (c) If the bonds are to be sold at public sale, the time, place, manner and medium of
21 advertisement of the readiness of the Board of Finance, acting for and on behalf of the Mayor and
22 City Council of Baltimore, to receive bids for the purchase of the bonds authorized to be issued
23 hereunder or any part thereof; the form, terms and conditions of such bids; the time, place and
24 manner of awarding bonds so bid for, including the right whenever any of the bonds authorized
25 by this Ordinance are offered for sale and sold at the same time as other bonds of the City, to
26 establish the conditions for bids and awards and to award all of the bonds on an all or none basis,
27 and the time, place, terms and manner of settlement for the bonds so bid for; provided, however,
28 that notwithstanding anything in this section, the Mayor and City Council of Baltimore, or the
29 Board of Finance, as the case may be, shall have the right to reject any or all bids therefor for any
30 reason.

31 **SECTION 4. AND BE IT FURTHER ORDAINED,** That:

32 (a) All premiums resulting from the sale of any of the bonds issued and sold pursuant to
33 the provisions of this Ordinance shall be applied as directed by the Board of Finance.

34 (b) The debt authorized by the provisions of this Ordinance, and the bonds issued and
35 sold pursuant thereto and their transfer, and the principal and interest payable thereon (including
36 any profit made in the sale thereof), shall be and remain exempt from any and all State, county
37 and municipal taxation in the State of Maryland.

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1 (c) All bonds issued and sold pursuant to the provisions of this Ordinance may be sold at
2 public sale by the solicitation of competitive bids or at private (negotiated) sale without
3 advertisement or solicitation of competitive bids, for a price or prices which may be at, above or
4 below par value of the bonds, as determined by resolution of the Board of Finance of the Mayor
5 and City Council of Baltimore.

6 **SECTION 5. AND BE IT FURTHER ORDAINED,** That until all of the interest on and principal of
7 any bonds issued pursuant to the provisions of this Ordinance have been paid in full, the Mayor
8 and City Council of Baltimore shall levy and impose an annual tax on each \$100 of assessable
9 property in the City of Baltimore at a rate sufficient to produce revenue to pay all interest on and
10 principal of all bonds theretofore issued and outstanding or authorized to be issued and
11 outstanding, payable in the next succeeding year.

12 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance shall be submitted to the
13 legal voters of the City of Baltimore, for their approval or disapproval, at the General Election to
14 be held in Baltimore City, on Tuesday, the 5th day of November, 2024.

15 **SECTION 7. AND BE IT FURTHER ORDAINED,** That prior to the date of the election
16 hereinbefore mentioned, notice shall be given to the public of the amount of money which the
17 Mayor and City Council of Baltimore is authorized to borrow, and the general purposes for
18 which such borrowed funds may be expended, under the terms and provisions of this Ordinance,
19 and the time when the election hereinbefore mentioned is to be held; and such public notice shall
20 be given in such manner and by such means or through such media and at such time or times as
21 may be determined, from time to time, by a majority of the Board of Finance.

22 **SECTION 8. AND BE IT FURTHER ORDAINED,** That the actual cash proceeds derived from the
23 sale of the bonds authorized to be issued under the provisions of this Ordinance shall be used
24 exclusively for the following purposes, to wit:

25 (a) So much thereof as may be necessary for the cost of issuance, including the expense
26 of engraving, printing, advertising, attorneys' fees, and all other incidental expenses connected
27 therewith (which may include the proportion of the compensation of employees and general
28 administrative expenses of the Department of Finance reasonably allocated to the issuance of the
29 bonds); and

30 (b) The remainder of such proceeds shall be used for or in connection with planning,
31 developing, executing and making operative the community, commercial and industrial
32 economic development programs of the Mayor and City Council of Baltimore, including, but not
33 limited to:

34 (i) The acquisition, by purchase, lease, condemnation, or any other legal means, of
35 land or property, or any right, interest, franchise, easement or privilege therein, in the City of
36 Baltimore;

37 (ii) The payment of any and all costs and expenses incurred in connection with or
38 incidental to the acquisition and management of said land or property, including any and all
39 rights or interests therein hereinbefore mentioned;

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1 (iii) The payment of any and all costs and expenses incurred for or in connection with
2 relocating and moving persons or other legal entities displaced by the acquisition of said land or
3 property, or any of the rights or interests therein hereinbefore mentioned;

4 (iv) The development or redevelopment, including, but not limited to, the
5 comprehensive renovation or rehabilitation of any land or property, or any rights or interests
6 therein hereinbefore mentioned, in the City of Baltimore, and the disposition of land and property
7 for such purposes;

8 (v) The elimination of unhealthful, unsanitary, or unsafe conditions, lessening
9 density, eliminating obsolete or other uses detrimental to the public welfare or otherwise
10 removing or preventing the spread of blight or deterioration in the City of Baltimore; building
11 from strength; stabilizing middle neighborhoods, strengthening neighborhood retail corridors,
12 and the creation of healthy, sanitary, and safe, and green conditions in the City of Baltimore;

13 (vi) The demolition, removal, relocation, renovation or alteration of land, buildings,
14 streets, highways, alleys, utilities or services, and other structures or improvements, and for the
15 construction, reconstruction, installation, relocation or repair of buildings, streets, highways,
16 alleys, utilities or services, and other structures or improvements;

17 (vii) The payment of any and all costs and expenses incurred for, or in connection
18 with doing any or all of the things herein mentioned, including, but not limited to, the costs and
19 expenses of securing administrative, appraisal, economic analysis, engineering, planning,
20 designing, architectural, surveying, and other professional services; and

21 (viii) The lending or granting of funds to any person or other legal entity to be used
22 for or in connection with the rehabilitation, renovation, redevelopment, improvement or
23 construction, removal or demolition of buildings and structures located within the boundaries of
24 Baltimore City, which buildings or structures are to be used or occupied for residential or
25 commercial purposes;

26 (ix) Making loans and grants to various projects and programs related to growing
27 businesses in the City; attracting and retaining jobs; encouraging homeownership and providing
28 home repair assistance and improving the cultural life and promotion of tourism in Baltimore
29 City; and

30 (x) Doing any and all things necessary, proper or expedient in connection with or
31 pertaining to any or all of the matters or things hereinbefore mentioned.

32 All such land or property shall be acquired, developed, redeveloped, renovated,
33 rehabilitated, altered, improved, held or disposed of, as provided by law.

34 **SECTION 9. AND BE IT FURTHER ORDAINED, That:**

35 (a) The Mayor and City Council of Baltimore, acting by and through the Board of
36 Finance thereof, is hereby authorized and empowered to issue its bonds for the purpose of
37 refunding any bonds authorized to be issued under the provisions of this Ordinance by payment
38 at maturity or the purchase or redemption of bonds in advance of maturity. The validity of any
39 refunding bonds shall in no way be dependent upon or related to the validity or invalidity of the
40 bonds being refunded. Such refunding bonds may be issued by the Mayor and City Council of

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1 Baltimore, acting by and through the Board of Finance thereof, for the purpose of providing it
2 with funds to pay any of its outstanding bonds authorized to be issued under the provisions of
3 this Ordinance at maturity, to purchase in the open market any of its outstanding bonds
4 authorized to be issued under the provisions of this Ordinance prior to their maturity, to redeem
5 prior to their maturity any outstanding bonds which are, by their terms, redeemable, to pay
6 interest on any outstanding bonds prior to their payment at maturity or purchase or redemption in
7 advance of maturity, or to pay any redemption or purchase premium in connection with the
8 refunding of any of its outstanding bonds authorized to be issued under the provisions of this
9 Ordinance.

10 (b) Any refunding bonds authorized to be issued and sold under the provisions of this
11 Ordinance may be issued for the public purpose of:

12 (1) Realizing savings to Baltimore City in the aggregate cost of debt service on either
13 a direct comparison or present value basis; or

14 (2) Debt restructuring that:

15 (i) In the aggregate effects such a reduction in the cost of debt service; or

16 (ii) Is determined by the Board of Finance of the Mayor and City Council of
17 Baltimore to be in the best interests of Baltimore City, to be consistent with Baltimore City's
18 long-term financial plan, and to realize a financial objective of Baltimore City including,
19 improving the relationship of debt service to a source of payment such as taxes, assessments, or
20 other charges.

21 (c) Any refunding bonds authorized to be issued and sold under the provisions of this
22 Ordinance may be issued in whatever principal amount shall be required to achieve the purpose
23 for the issuance of the refunding bonds, which amount may be in excess of the principal amount
24 of the bonds refunded or the maximum principal amount of bonds authorized to be issued under
25 Section 1 of this Ordinance.

26 (d) Any refunding bonds authorized to be issued and sold under the provisions of this
27 Ordinance may be issued to mature on such dates and in such amounts as the Board of Finance
28 may determine; provided that the entire principal amount represented by the refunding bonds
29 shall be discharged not more than 40 years from the date of issuance of the bonds being refunded.

30 (e) Any refunding bonds authorized to be issued and sold under the provisions of this
31 Ordinance may be sold at public sale by the solicitation of competitive bids or at private
32 (negotiated) sale without advertisement or solicitation of competitive bids, for a price or prices
33 which may be at, above or below the par value of the refunding bonds, as determined by
34 resolution of the Board of Finance of the Mayor and City Council of Baltimore.

35 (f) Any refunding bonds authorized to be issued and sold under the provisions of this
36 Ordinance shall bear interest at such rate or rates as may be determined by the Board of Finance
37 of the Mayor and City Council of Baltimore, which rate or rates may be fixed or variable or as
38 determined by a method approved by the Board of Finance, and such interest shall be payable at
39 such time or times as may be determined by the Board of Finance.

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1 (g) The proceeds of the sale of any refunding bonds authorized to be issued and sold
2 under the provisions of this Ordinance, after the payment of issuance costs relating thereto, shall
3 be set aside by the Mayor and City Council of Baltimore as a separate trust fund to be used solely
4 for the purposes stated in this Section 9.

5 (h) Except as otherwise provided in this Section 9, the powers granted in, the limitations
6 and obligations imposed by, and the procedures specified in this Ordinance with respect to the
7 issuance of bonds shall be applicable to the issuance of refunding bonds.

8 (i) Any refunding bonds authorized to be issued and sold under the provisions of this
9 Ordinance shall not be subject to any debt policy limitation that may from time to time be
10 established by the Mayor and City Council of Baltimore.

11 **SECTION 10. AND BE IT FURTHER ORDAINED,** That the expenditure of the proceeds derived
12 from the sale of the bonds authorized to be issued under the provisions of this Ordinance shall be
13 in accordance with the provisions of the Charter of the Mayor and City Council of Baltimore, and
14 by the municipal agency designated in the annual Ordinance of Estimates of the Mayor and City
15 Council of Baltimore.

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Certified as duly passed this 22 day of July, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 22 day of July, 2024



Chief Clerk

Approved this 23 day of July, 2024



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 23rd Day of July, 2024.



Chief Solicitor