



BALTIMORE CITY COUNCIL

HOUSING & ECONOMIC DEVELOPMENT

COMMITTEE

Mission Statement

The Housing & Economic Development Committee is dedicated to fostering equitable growth and opportunity across Baltimore while addressing historic injustices, such as redlining and other discriminatory policies. Our goals include eliminating vacant properties, ensuring affordable housing, promoting sustainable development, and driving economic growth, job creation, and community revitalization through equitable policies and targeted strategies. By utilizing transparent governance, collaboration, and innovative solutions, we strive to enhance the quality of life for all residents.

The Honorable James Torrence

CHAIR

PUBLIC HEARING

2/3/2026

5:15 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0102

**Charles Village Community Benefits District and
Management Authority**

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Meeting: Bill Hearing

Committee: Housing & Economic Development

Bill # 25-0102

Title: Charles Village Community Benefits District and Management Authority

Purpose: FOR the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

REPORTING AGENCIES

Agency	Report
Department of Law	Approved for form & legal sufficiency
Department of Finance	Does not oppose

BACKGROUND

State Law

In 1994 Maryland State government passed a law allowing for the creation of Community Benefits Districts and Management Authorities, in 2000 the state passed an additional law allowing local government to reauthorize and continue these Districts and Management Authorities.¹

City Law

Article 2 of the City Charter empowers the City “To establish, by ordinance, community benefits district management authorities, including the Charles Village Community Benefits District and the Midtown Community Benefits District, within the City to provide services...” To manage the provision of services provided by the benefits district and the collection of a surcharge or tax to provide for them the City may also create a Management Authority who “promote and market districts, provide supplemental security and maintenance services, provide amenities in public areas, provide park and recreational programs and functions, and

¹ Law Dept Report

after an authority is established, other services and functions as requested by the authority and approved through an ordinance by the Mayor and City Council.”²

Article 14 (subtitle 6) of the City Code (Special Benefits Districts) describes the boundaries, responsibilities, and powers of the district and management authority. This bill would continue the Benefits District and Management Authority. Article 14 also provides for how the Benefits District would be initially set up, the make up of its board, how it could be modified, dissolved. ³

As with all Community Benefits Districts the Charles Village Community Benefits District fees and taxes for the services provided and Article 14 of the City Code notes that this authority is subject to oversight by the Board of Estimates. The Managing Authority is required to adopt a yearly budget and to produce fiscal plans. ⁴

The Charles Village Community Benefits District and Management Authority

The Benefits District according to their website “...provides supplemental sanitation and safety services, supports community events, recreational activities and the development of amenities such as green spaces, and promotes the district as a good place to live, work and play.”⁵

The District’s website notes two programs – Safety and Sanitation services

- The Safety program provides targeted patrols in the community, and workshops and other services focused on safety in the district and supporting victims of crimes.
- The Benefits District Sanitation Team works through out the week to deal with trash in the community

ADDITIONAL INFORMATION

Fiscal Note:

According to the Charles Village Community Benefits District Management Authority’s (CVCBDMA) FY 26 budget they projected to take in \$1, 330,611 in revenue for FY 26 – this is

² Baltimore City Charter

³ Baltimore City Code

⁴ Baltimore City Code

⁵ CVCBDMA Website

based of 12.5 cents tax on every \$100 of assessed property value⁶. This represents a small decrease in net revenue for the Management Authority (-\$12,490). According to the Department of Finance the FY26 projected revenue for this tax was \$1,114,726. According to the CVCBDMA FY 26 budget the additional revenue was collected from additional sources such as an \$80,000 contribution from Johns Hopkins University which is in the district but is not taxable.⁷

The CVCBDMA biggest expenditures include⁸:

1. Wages - approximately \$984,101 (approximately 74% of budget) for both part time and full time employees.
 - a. This includes contracted positions - \$75,000 for a security consultant & \$150,000 for private security
2. The next largest expenditures included:
 - a. \$85,000 for facility rent
 - b. \$42,000 for program supplies
 - c. \$25,000 for uniforms
 - d. \$22,000 for vehicle operations

According to the budget the CBCDMA is even with the decrease in revenue anticipating a \$32,500 surplus in revenue for the FY26 year – the budget does not include a note as to what happens to that surplus though it does note a \$40,000 tax surcharge from the prior FY

Information Source(s):

- Baltimore City Code – Article 14 Subtitle 6
- Baltimore City Charter – Article 2
- Charles Village Community Benefits District Website
- Charles Village Community Benefits District FY 26 Budget (included in file)
- Agency Reports

Analysis by: Tony Leva
Analysis Date: 1/28/2026

Direct Inquiries to: Anthony.Leva@BaltimoreCity.Gov

⁶ Dept of Finance Report

⁷ CVCBDMA FY26 Budget

⁸ CVCBDMA FY26 Budget

**CITY OF BALTIMORE
COUNCIL BILL 25-0102
(First Reader)**

Introduced by: Councilmembers Ramos and Jones

Cosponsored by: Councilmember Parker

At the request of: Charles Village Community Benefits District and Management Authority

Introduced and read first time: October 20, 2025

Assigned to: Housing and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance

A RESOLUTION ENTITLED

A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

Charles Village Community Benefits District and Management Authority

FOR the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

Recitals

The Charles Village Community Benefits District (the “District”) and its Management Authority (the “Authority”) were created by Ordinance 94-414 pursuant to authorization from the Maryland General Assembly that allowed the City to create community benefits districts. (See 1994 Md. Laws ch. 732.)

In 1997, the General Assembly passed a law requiring that only it may reauthorize community benefit districts, but in 2000 transferred the reauthorization function to the Mayor and City Council. (See 1997 Md. Laws ch. 655; 2000 Md. Laws ch. 89. See also 2000 Md. Laws ch. 475; 2018 Md. Laws chs. 226 and 227.)

In 1998, in accordance with then City Charter Article II, § 63, and Ordinance 94-414, the Mayor and City Council adopted Resolution 98-011 to continue the District and its Authority through June 30, 2002. Resolution 98-011 further provided that, no later than 4 years after June 30, 2002, the City Council should hold a public hearing to evaluate the activities and undertakings of the District and the Authority and, in accordance with the procedures set forth in Article II, § 63, and Ordinance 94-414 (now codified in City Code Article 14, Subtitle 6), determine whether the District and Authority should be further continued.

In 2000, after the passage of Resolution 98-011, the General Assembly amended Article II, § 63, to require that the Mayor and City Council “review and determine the desirability of continuing” the District “every 4 years . . . beginning with the first meeting of the Mayor and City Council in December 2002”. (Art. II, § 63(h)(1)(i), as enacted by Ch. 89, Acts of 2000.)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0102

1 In 2002, given the imminent expiration of the District and its Authority on June 30, 2002 (per
2 Resolution 98-011), coupled with the requirement to begin a new 4-year review cycle starting
3 in December 2002 (per Ch. 89, Acts of 2000), the Mayor and City Council adopted Resolution
4 02-028 as an interim measure, continuing the District and its Authority for 1 year, through
5 June 30, 2003, with any further continuation to be subject to a subsequent review beginning at its
6 first meeting in December 2002.

7 In 2003, the General Assembly further amended Article II, § 63, to retroactively clarify the
8 authority conferred on the Mayor and City Council in continuing the existence of community
9 benefit districts or to allow them to expire, to ratify and confirm all acts of the Mayor and City
10 Council prior to January 1, 2003, that related to the continued and continuous existence of and
11 the exercise of these authorities, including the continuous existence of the District and its
12 Authority, and to clarify that the 4-year review cycles required under Article II, § 63 “begi[n]
13 with the first meeting of the Mayor and City Council in December 2001”. (Art. II, § 63(h)(1)(i),
14 as amended by Ch. 475, Acts of 2003.)

15 In 2003, by Ordinance 03-574, the Mayor and City Council continued the District and its
16 Authority through June 30, 2006. In 2006, by Resolution 06-012, the Mayor and City Council
17 again continued the District and its Authority through June 30, 2010. In 2010, by Resolution
18 10-22, the Mayor and City Council again continued the District and its Authority through
19 June 30, 2014. In 2014, by Resolution 14-15, the Mayor and City Council again continued the
20 District and its Authority through June 30, 2018. In 2018, by Resolution 18-06, the Mayor and
21 City Council again continued the District and its Authority through June 30, 2022. In 2022, by
22 Ordinance 22-141, the Mayor and City Council again continued the District and its Authority
23 through June 30, 2026.

24 In a subsequent review, the City Council found that the Authority continues to initiate and
25 carry out numerous activities and undertakings in compliance with City Charter Article II, § 63,
26 and City Code Article 14, Subtitle 6, including the implementation of public safety programs, a
27 sanitation and maintenance program, and a community promotion program. All of these
28 programs support the redevelopment of the Charles Village area and address problems within the
29 District.

30 Based on this review, the City Council finds that the renewal and continuation of the District
31 and its Authority are in the best interest of the citizens of Baltimore.

32 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the
33 Charles Village Community Benefits District and Management Authority are continued through
34 June 30, 2030.

35 **SECTION 2. AND BE IT FURTHER RESOLVED**, That, beginning at its first meeting in
36 December 2029, the Mayor and City Council shall review and determine the desirability of
37 continuing the District and the Authority beyond June 30, 2030.

38 **SECTION 3. AND BE IT FURTHER RESOLVED**, That this Resolution takes effect on the 30th day
39 after the date it is enacted.

Baltimore City Council



Housing & Economic Development Committee

Bill:25-0102

**Title: Charles Village Community Benefits
District and Management Authority**

Agency Materials

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

January 6, 2026

The Honorable President and Members
of the Baltimore City Council

Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0102 – Charles Village Community Benefits District and Authority

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0102 for form and legal sufficiency. The bill would renew and continue the Charles Village Community Benefits District and Management Authority. It also requires the Mayor and City Council to review the continuation of the District and the Authority in December 2029. The bill takes effect 30 days after the date it is enacted.

The District and its Authority were created by Ordinance 94-414 pursuant to authorization from the Maryland General Assembly that allowed the City to create community benefits districts. *See* 1994 Md. Laws ch. 732. In 1997, the General Assembly passed a law requiring that it reauthorize community benefits districts every four years, but in 2000, it transferred the reauthorization function to the Mayor and City Council. *See* 1997 Md. Laws ch. 655; 2000 Md. Laws ch. 89; *see also* 2000 Md. 16 Laws ch. 475; 2018 Md. Laws chs. 226 and 227. This reauthorization requirement has been codified in Section 6-16 of Article 14 of the City Code. *See also* City Charter, Art. II, §(63)(h)(1)(i). In 2022, by Ordinance 22-141, the Mayor and City Council again continued the District and its Authority through June 30, 2026.

City Council Bill 25-0102 is the required reauthorization of the Charles Village Community Benefits District and Management Authority pursuant to Section 6-16 of Article 14 of the City Code. Accordingly, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Luckey".

Desireé Luckey

Assistant Solicitor

Cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michele Toth, Assistant Solicitor



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director <i>Laura Larsen</i>
DATE	January 27 th , 2026
SUBJECT	25-0102 Charles Village Community Benefits District and Management Authority

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0102, Charles Village Community Benefits District and Management Authority, the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority

Background

The District was created in 1995 and is managed by the Authority and its Board of Directors. The Board of Directors prepares the annual operating budget and manages funds received from a property tax surcharge, which is approved by the District's property owners by vote. These funds are used to provide additional services within the District that are related to sanitation and safety such as street cleaning, graffiti removal, abandoned vehicle removal, crime alerts, and safety patrols.

Fiscal Impact

The Authority is funded primarily by a property tax surcharge of \$0.125 per \$100 of assessed value imposed to each taxable property within the District. This surcharge is approved annually by the Board of Estimates. As of March 2025 (the most recent data available), the District has 3,430 total properties, 3,188 of which are taxable and 242 that are not taxable. The Fiscal 2026 estimated revenue from this surcharge is \$1,114,726.

Conclusion

The Charles Village Community Benefits District represents an agreement between the area's property owners and the District, in which property owners pay a supplemental tax rate, in addition to the City's property tax rate for additional services. While there is no direct cost or revenue impact to the City, these additional surcharges add to an already high tax burden on property owners and have the potential to discourage investments. This increased tax burden has the potential to limit the City's flexibility to increase General Fund revenues in the future.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0102.

cc: Michael Mocksten
Nina Themelis

Baltimore City Council



Housing & Economic Development

Committee

Bill:25-0102

**Title: Charles Village Community Benefits
District and Management Authority**

Additional Materials



Charles Village Community Benefits District

Proposed Budget FY 2025-2026 (FY26)

(@ 12.5 cents per \$100 assessed property value)

Income/Expense	FY'26 Proposed Budget	Admin. Allocation	13%	Sanitation Allocation	40%	Safety Allocation	40%	Outreach Allocation	7%	FY'25 Budget	Variance FY25-FY26 Budgets
ANTICIPATED INCOME											
Property Tax Surcharge - current year	1,114,726	167,209	15.0%	557,363	50.0%	334,418	30.0%	55,736	5.0%	1,027,216	87,510
Property Tax Surcharge - prior years	40,248	6,037	15.0%	20,124	50.0%	12,074	30.0%	2,012	5.0%	40,248	0
Exempt Property Contributions											
Johns Hopkins University	80,000	4,000	5.0%	40,000	50.0%	32,000	40.0%	4,000	5.0%	80,000	0
Hopkins Village - 3200 St. Paul Street	62,123	3,106	5.0%	31,062	50.0%	24,849	40.0%	3,106	5.0%	62,123	0
All others	10,000	500	5.0%	5,000	50.0%	4,000	40.0%	500	5.0%	10,000	0
Grants (Operational Funds)	0	0	10.0%	0	10.0%	0	65.0%	0	15.0%	100,000	-100,000
Grants (Program Admim-unrestricted)	10,000									10,000	0
CSX - sanitation services	3,500	0	0.0%	3,500	100.0%	0	0.0%	0	0.0%	3,500	0
Other	0	0	0.0%	0	100.0%	0	0.0%	0	0.0%	0	0
Miscellaneous Fee for Service	10,014	0	0.0%	10,014	100.0%	0	0.0%	0	0.0%	10,014	0
Total Anticipated Income	1,330,611	180,852	14%	667,063	50%	407,341	31%	65,355	5%	1,343,101	-12,490
ANTICIPATED EXPENSES											
Personnel Expenses: Compensation											
Salaries/wages (all F/T and P/T)	590,801	88,620	15%	324,941	55%	118,160	20%	59,080	10%	643,301	-52,500
Overtime		0	0%	0	100%	0		0	0%	0	0
Contract Labor											
Professional Security	150,000	0	0%	0	0%	150,000	100%	0	0%	150,000	0
Safety Consultant	75,000	0	0%	0	0%	56,250	75%	11,250	15%	75,000	0
Subtotal Compensation	815,801	88,620	10.9%	324,941	39.8%	324,410	39.8%	70,330	8.6%	868,301	-52,500
Personnel Expenses: Benefits											
Payroll Taxes	45,000	10,800	24.0%	31,500	70.0%	0	0.0%	2,700	6.0%	45,000	0
Simple IRA Match	18,300	4,392	24.0%	12,810	70.0%	0	0.0%	1,098	6.0%	18,300	0
Workers' Comp. Insurance	15,000	2,250	15.0%	9,000	60.0%	3,000	20.0%	750	5.0%	15,000	0
Payroll Service Fees	4,000	960	24.0%	2,800	70.0%	0	0.0%	240	6.0%	4,000	0
Health Insurance	85,000	25,500	30.0%	59,500	70.0%	0	0.0%	0	0.0%	85,000	0
Disability Insurance	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0
Personnel Expenses - other	1,000	200	20.0%	800	80.0%	0	0.0%	0	0.0%	1,000	0
Subtotal Benefit	168,300	44,102	24.0%	116,410	70.0%	3,000	0.0%	4,788	6.0%	168,300	0
Subtotal Personnel	984,101	132,722	13.5%	441,351	44.8%	327,410	33.3%	75,118	7.6%	1,036,601	-52,500
Program Expenses											
Parking	500	100	20%	200	40%	200	40%	0	0%	500	0
Printing/Publishing/Web	18,000	3600	20.0%	2700	15.0%	2700	15.0%	9000	50.0%	18,000	0
Supplies	42,500	2125	5.0%	31875	75.0%	4250	10.0%	4250	10.0%	42,500	0
Uniforms	25,000	1250	5.0%	23750	95.0%	0	0.0%	0	0.0%	17,500	7,500
Rat Abatement - pest control	15,000	0	0.0%	15000	100.0%	0	0.0%	0	0.0%	10,500	4,500
Communication	12,000	0	0.0%	3960	33.0%	3960	33.0%	4080	34%	12,000	0
Other	1,000	20	2.0%	400	40%	400	40.0%	180	18%	1,000	0
Auto Insurance	13,000	0	0.0%	13000	100%	0	0.0%	0	0.0%	13,000	0
Vehicle Op. (fuel, maint., etc)	22,500	0	0.0%	22500	100%	0	0.0%	0	0.0%	22,500	0
Community Support	5,000	250	5.0%	2000	40%	2000	40.0%	750	15%	5,000	0
Subtotal Program	154,500	6,995	4.5%	93,825	61%	11,310	7%	17,510	11%	142,500	12,000
Facility Expenses											
Equipment/Furniture	2,000	200	10%	1,500	75%	200	10%	100	5%	2,000	0
Depreciation	16,300	815	5.0%	14,670	90.0%	815	5.0%	0	0%	16,300	0
Janitorial/Cleaning	1,000	50	5.0%	500	50.0%	300	30.0%	60	6%	5,000	-4,000
Maintenance/Additions	500	25	5.0%	250	50.0%	150	30.0%	30	6%	500	0
Rent	85,000	4,250	5.0%	51,000	60.0%	25,500	30.0%	4,250	5%	85,000	0
Telephone	7,000	350	5.0%	3,500	50.0%	2,100	30.0%	420	6%	7,000	0
Utilities	2,000	100	5.0%	1,000	50.0%	600	30.0%	120	6%	4,000	-2,000
Subtotal Facilities	113,800	5,790	5%	70,920	62%	28,650	25%	4,880	4%	119,800	-6,000
Overhead Expenses											
Accounting/Legal	12,000	600	5.0%	4,800	40.0%	4,800	40.0%	600	5.0%	12,000	0
Advertising	1,000	50	5.0%	400	40.0%	400	40.0%	50	5.0%	1,000	0
Board Meeting expenses	1,500	75	5.0%	600	40.0%	600	40.0%	75	5.0%	1,500	0
Public Event expenses	2,500	125	5.0%	1,000	40.0%	1,000	40.0%	125	5.0%	2,500	0
Bank Charges	800	40	5.0%	320	40.0%	320	40.0%	40	5.0%	800	0
Computer Support	8,000	400	5.0%	3,200	40.0%	3,200	40.0%	400	5.0%	7,200	800
D and O Insurance	3,000	150	5.0%	1,200	40.0%	1,200	40.0%	150	5.0%	2,500	500
Rental Equipment	2,000	100	5.0%	800	40.0%	800	40.0%	100	5.0%	2,000	0
Dues and Subscriptions	2,000	100	5.0%	800	40.0%	800	40.0%	500	25.0%	2,000	0
Professional Development	3,000	150	5.0%	1,200	40.0%	1,200	40.0%	0	0.0%	3,000	0
Property and Liability Ins.	7,400	370	5.0%	2,960	40.0%	2,960	40.0%	370	5.0%	7,200	200
Postage	500	25	5.0%	200	40.0%	200	40.0%	25	5.0%	500	0
General Office Expenses	1,500	75	5.0%	600	40.0%	600	40.0%	75	5.0%	1,500	0
Travel	500	25	5.0%	200	40.0%	200	40.0%	25	5.0%	500	0
Subtotal Overhead	45,700	2,185	5%	17,480	38%	17,480	38%	2,435	5%	44,200	1,500
Total Anticipated Expenses	1,298,101	147,692	11.4%	623,576	48.0%	384,850	29.6%	99,943	7.7%	1,343,101	-45,000
Excess Income Over Expense	32,510	33,160		43,487		22,491		-34,588			0