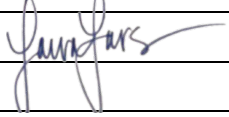




CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	January 27 <sup>th</sup> , 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