


FROM	NAME & TITLE	David E. Scott, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0162		

DATE: October 2, 2008

TO

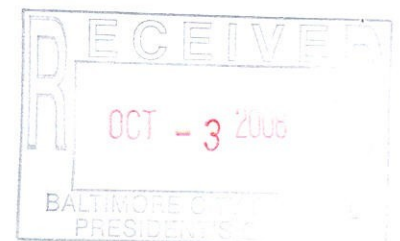
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 08-0162 introduced by Council President Rawlings Blake on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to authorize the pledge by the City of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein), subject to appropriation, to the payment of debt service on State Obligations (as defined herein), issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$160,000,000, the replenishment of any reserves and the payment of certain expenses and administrative costs, for the purpose of financing infrastructure improvements, including, without limitation, street and road improvements, site removal, the acquisition of land, the construction of buildings that will provide units of affordable housing and certain other infrastructure improvements permitted by the Acts (as defined herein); authorize the execution and delivery by the City of a contribution agreement or other such agreement providing for such pledge; authorize the Board of Finance to specify, prescribe, determine, provide for and approve the method and sources of such pledge, the details, forms, documents or procedures in connection with such pledge, and any other matters necessary or desirable in connection with such pledge.

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. Legislation currently before the City Council (City Council Bill 08-0160), if approved, would establish a Westport Waterfront Development District. The properties to be designated are bounded by Kloman Street, the property known as 1999 Kloman Street, the Middle Branch of the Patapsco River, Waterview Avenue, and the property known as 2919/23 Waterview Avenue. Plans for this area are to redevelop the property with a combination of housing, retail, and hotel uses. Revenues 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. Another legislative bill (City Council Bill 08-0161), if approved, would create a tax increment financing district for this area.

F



The Honorable President and Members
of the Baltimore City Council
October 2, 2008
Page 2

City Council Bill 08-0162, if approved, would allow for the issuing and selling of up to \$160,000,000 in State Obligations for the Westport Waterfront Development District. The intent of this and companion legislation is to assist with the revitalization of the area by financing or refinancing the investment in infrastructure and site improvements. Infrastructure improvements would include the acquisition of land; street and road improvements; construction of buildings to provide affordable housing units; and public improvements relating to the development of residential, commercial, and office uses within the Development District and the Special Taxing District, or if outside of the Special Taxing District, reasonably related to improvements within such Special Taxing District. The special tax fund created through the Special Taxing District would be used to pay the debt service incurred by the City for the State Obligations.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0162.



David E. Scott, P.E.
Director

DES/MMC:pat

Visit our Website @www.baltimorecity.gov