

Baltimore City Council



Budget & Appropriations

Committee

Bill: 25-0036

**Title: Property Taxes – Baltimore City
Payment in Lieu of Taxes Task Force**

Public Testimony

Date: May 13, 2025

May 13, 2025
Briana Ciccarino
Baltimore, MD 21211

TESTIMONY IN SUPPORT OF BILL# 25-0036
Property Taxes– Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and members of the Budget & Appropriations Committee

FROM: Briana Ciccarino

My name is Briana and I'm a resident of Baltimore City's 7th district. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I proudly work, live, volunteer, vote, attend church, and advocate in Baltimore City. I am a member of Jews United for Justice (a coalition member of **The With Us For Us Coalition**), I am an alumna of two Baltimore based universities, and I am a member of the St. Vincent de Paul Catholic Church community. I am a full time hospital social worker and part time activist. I'm writing supporting testimony on Bill 25-0036 because it's time that non profit institutions pay their fair share in taxes to help this city flourish.

The PILOT agreement, first negotiated in 2016, was decided on between the Mayor's office and 14 anchor institutions without transparency and without the city council or community input. I am a proud alumna of one of those anchor institutions, Loyola University Maryland. I take great pride in the community involvement Loyola has in and with the York Road corridor and throughout the city. However, I believe and know they can contribute more.

Anchor institutions use \$47 million worth of city services per year. That's \$41 million more than they contribute through the current PILOT. We need to bridge this gap and so we are inviting them to work with us. We benefit from these anchor institutions as they benefit from all of us. We are asking that they recognize that we are in this together. We know it will be feasible. In the past 15 years, cities along the eastern corridor - including New Haven, Boston, and Providence - have renegotiated PILOT agreements with resident wealthy, tax-exempt institutions. Those cities currently earn between 2-10 times as much revenue from their PILOT agreements as Baltimore does today. And their anchor institutions continue to thrive, not in spite of, but because of the strengthened relationship with the city stemming from those renegotiations. This bill is a much-needed and long-awaited step toward bringing in revenue for basic city services that can build a better Baltimore for all.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Briana Ciccarino
District 7 Baltimore City Resident

May 9, 2025
Claudia Leight
Baltimore, MD 21209

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Claudia Leight

My name is Claudia Leight. I am a resident of Mount Washington in Baltimore City District 5. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I have been a Baltimore City resident since 1970, worked in the city for over 40 years, and was a Baltimore City Public School parent for my son's thirteen years in school prior to his attending the University of Maryland Medical School in 2011-2015. I also have a graduate degree from the Johns Hopkins University.

I strongly support a timely, strong bill with balanced composition and a formula for nonprofit institutions to pay their fair share for the city services they use. I know that these institutions make significant contributions to the city and its residents, as my family has personally experienced. However, some of these institutions have a historically adversarial relationship with the neighborhoods around them. These, in particular, owe a debt to city residents.

My understanding is that when nonprofit institutions don't pay the equivalent of property taxes, the burden falls on the residents of the city to make up that loss. To improve Baltimore city schools, infrastructure, and all city services, we need additional revenue without increasing taxes and fees on homeowners. This is important if we are to encourage people to move into and stay in the city.

May 13, 2025

Laura Taylor Walsh
Baltimore, MD 21211

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Laura Taylor Walsh

Dear Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee:

My name is Laura Taylor Walsh and I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036 - Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I have been a Baltimore City resident since 2018 and have grown to cherish this city deeply. Baltimore is a city where people show up for one another. We have grit and understand that if we want to improve our communities, the impetus is on us to join together and take action. This is evident in Baltimore's flourishing nonprofit sector, community arts programs, and mutual aid initiatives that dot the city. City homeowners understand that their steep property taxes are the price they pay in exchange for the upkeep of the city they love. We Baltimore residents would also like to count on our most powerful and wealthy property owners, our Eds and Meds, to make monetary contributions to the city which recognize the enormous amounts of resources, services, and people power Baltimore City provides them.

Baltimore City's Department of Finance estimates that the 14 nonprofits in the current PILOT agreement use about \$47.6 million worth of municipal services a year after deducting community benefits and contributions they make to the City. By this calculation, these nonprofits underpay the city by \$41 million annually. This \$41 million shortfall is the equivalent of 72 miles of road repair, 480 teachers and librarians, or preventing 15,000 evictions every year. As a current city renter and housing justice advocate, this eviction prevention measure is extremely important to me. Baltimore City renters deserve greater measures of housing security. The fact that 14 wealthy nonprofits could come together to dramatically reduce the city's homelessness and housing insecurity issues should be impetus enough for this committee to pass Council Bill #25-0036 without any weakening amendments.

Luckily, Baltimore has other cities to look to for an example of this funding model in practice. The model we propose is borrowed from Boston, in which 21 private universities and 15 hospitals paid

\$35.7 million to the City of Boston. Additionally in New Haven, Yale University alone contributes \$22.5 million a year which is 3.5 times more than 15 of our institutions combined. As a remote employee of Yale, I am proud to be employed by a University that contributes to the community that provides it with such a wealth of resources. I hope I can one day also be proud of Hopkins, UMMC, Mercy Medical Center, and the other anchor institutions that I share my Baltimore home with.

Again, I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments. Thank you for your time.

Sincerely,
Laura Taylor Walsh

Don Akchin Bill#25-0036 Support

May 13, 2025

Don Akchin

Baltimore, MD 21210

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Don Akchin

My name is Don Akchin. I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

As a Baltimore citizen, taxpayer, and voter for more than 40 years, I am well aware of the financial limitations that challenge the City's ability to provide the services residents expect and deserve. One of the most significant limitations is the massive proportion of property owned by not-for-profit institutions and therefore not subject to city and state taxes. The voluntary PILOT program established in 2016 was a first step towards fixing this problem, by establishing the principle that major nonprofit institutions could help alleviate the losses of tax revenue.

Clearly, however, the current agreement does not go far enough. The \$6 million in annual revenue it produces falls far short of the City's \$48 million hard costs to provide services to those institutions participating in the PILOT. Baltimore taxpayers bear that net loss because it diminishes the City's ability to serve them effectively.

No one (with the exception of the current federal administration) wants to harm institutions that provide valuable tangible and intangible benefits to Baltimore residents. At the same time, the city's major nonprofit institutions can and should contribute more than they do now for the services they receive. That is why a fair process for negotiating the renewed

PILOT agreement must include all stakeholders and be transparent. The bill before you establishes a task force and a process that meets these criteria.

Therefore, in the interests of both the citizens and the nonprofit institutions that call Baltimore home, I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

May 13, 2025
Amanda DeStefano
Baltimore, MD 21213

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Amanda DeStefano

My name is Amanda DeStefano. I am a resident of Baltimore City's 3rd District. I am submitting this testimony in support of Council Bill 25-0036 Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I have been organizing in Baltimore City for more than a decade in various capacities, campaigning for the right of all Baltimoreans to have housing that is affordable, accessible, safe and secure. In my current role as a steering member of Housing Our Neighbors, I frequently engage with residents at Baltimore City shelters. I have heard numerous accounts of shelters that are without air conditioning in the heat of summer, improperly heated in the dead of winter, overfull, with bed bugs and other pests, moldy, with inadequate and sometimes completely inedible food.

I have spoken with city residents who live among blocks of vacants, some with leaks, rats, or other problems that are impacting their home's livability, and sometimes even their ability to procure home insurance. I have waited more than 9 months for a traffic study to be completed on my block, when an 11 year old girl was hit by a speeding car two years ago. I have had to have my car repaired because of the poor conditions of some of our roadways.

And at the root of all of these issues, is funding. City residents deserve reliable, good quality public services — from our city homeless shelters, to our schools, to our public transportation,

our road repairs, our water mains that need replacing, and I could go on. We know that Baltimore's tax base is shrinking, yes due to people moving out of the city, but much more so because of the incredible volume of property, more than \$5 Billion worth, which is owned by non-profit entities who are exempted from paying property tax.

It is incomprehensible that the city forgoes nearly \$120 million of property taxes from the 14 wealthiest nonprofit hospitals and universities in our city, who use an additional \$47 million worth of city services annually, and yet pay only \$6 million per year, collectively, as part of their current PILOT agreement. Developing a PILOT Task Force will ensure that the upcoming agreement is developed in a transparent and equitable way. I strongly encourage you to support Council Bill 0036 without any weakening amendments, so that the PILOT can be fairly renegotiated to bolster our city's infrastructure and support our communities. Asking these institutions to pay their fair share is not asking too much. Thank you for your consideration of my testimony and I look forward to the swift passage of CB#0036.

May 13, 2025

**William D Petok
Pikesville, MD 21208**

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: William D Petok

My name is William D Petok. I am a former resident of Baltimore City District 5. I lived and practiced Psychology for 44 years in Mount Washington where my children attended elementary school. I continue to utilize businesses and medical institutions in Baltimore, worship in the city and visit friends and colleagues who reside there. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force and urge a favorable report with no weakening amendments.

I am a member of Jews United for Justice and the With Us For Us (WUFU) Coalition—a broad alliance of over 20 community organizations committed to economic justice and equity in Baltimore. My strong interest in this bill has to do with my belief that entities which benefit from Baltimore City have an obligation to provide their fair share in order to allow the City to properly provide for all its residents, especially those most in need.

Baltimore City relies on property taxes for half of its general revenue, yet nearly one-fifth of all tax-exempt property in Maryland lies within our city. Fourteen large nonprofit institutions—primarily hospitals and universities—own more than \$5 billion in property but contribute only \$6 million annually through the current PILOT (Payments in Lieu of Taxes) agreement. Meanwhile, the City's Department of Finance estimates these institutions consume \$47.6 million in municipal services each year. That's a \$41 million annual shortfall—a cost ultimately borne by residents and local businesses.

This \$41 million could fund the equivalent of 480 teachers and librarians, repair 72 miles of

roads, or prevent 15,000 evictions every year. These are critical services that directly impact the quality of life for all Baltimoreans, especially those most in need.

The current PILOT agreement expires in 2026. Now is the time to prepare for renegotiation with a process that is fair, transparent, and timely. Bill 25-0036 proposes just that:

- Fairness through a standardized formula that accounts for each institution's property holdings, assets, and service usage.
- Transparency through public meetings and a task force that includes representatives from institutions, labor unions, and community residents.
- Timeliness by establishing clear deadlines for appointment of the task force and submission of its recommendations.

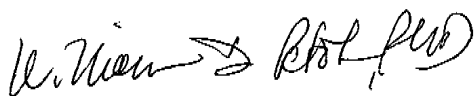
This model is not without precedent. In Boston, nonprofit institutions contributed \$35.7 million annually through a comparable framework. Yale University alone pays New Haven \$22.5 million each year—over three times what 15 Baltimore institutions pay combined. In Providence, four institutions agreed to pay \$223 million over 20 years. Baltimore deserves the same kind of commitment.

Our anchor institutions are not lacking in resources. Johns Hopkins' endowment increased by \$2.3 billion last year, and executives at these nonprofits are routinely compensated far more than their institutions contribute through PILOTs. In fact, the CEO of the University of Maryland Medical System earned over three times the hospital's PILOT payment to the City.

As our city braces for uncertain federal policy and possible budgetary challenges, particularly under a hostile national administration, we must take proactive, local action to ensure stable and equitable funding for public services. It's time our wealthiest, most powerful institutions contribute proportionally to the city they call home.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments. A strong and community-centered task force is essential for securing Baltimore's financial future and ensuring that when we all pay our fair share, we all thrive.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "William D. Roth, MD". The signature is fluid and cursive, with a large, stylized "W" and "R".

Sincerely,
William D Petok

May 13, 2025

Dr. Robin Owen Joyce
Baltimore, Maryland, 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Robin Owen Joyce

My name is Robin Owen Joyce. I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I am a museum worker who often collaborates with employees from anchor institution universities. I am moved by my colleagues' personal commitments to civic engagement. However, as a resident of Baltimore City, I see that these individual good intentions are overshadowed by a systemic pattern of extraction that leaves ordinary Baltimoreans footing the bill for our wealthiest institutions. It's time to renegotiate our PILOT, and that process must be fair, transparent, and timely.

I don't own a car, so I'm reliant on public transit — which, in practice, often means walking for 30 minutes or more to get anywhere outside the “L” of historically white neighborhoods. Damaged, impassable sidewalks pose a constant hazard, sometimes forcing pedestrians like me to walk into traffic. In January, I tripped on a patch of neglected sidewalk and fell, breaking my hand and sustaining a concussion. These injuries have required months of medical rehabilitation, impacted my ability to work, and made me less confident navigating the city. Everyone I spoke to after my fall had a story of an injury or a near miss due to the city's poorly maintained sidewalks. If Baltimore's wealthiest universities and hospitals contributed in accordance with the cost of city services that they use, the city could repair 72 miles of streets and sidewalks annually. By using city services without contributing in line with their ability, anchor institutions exacerbate the physical fragmentation and segregation of Baltimore.

A fair, transparent, and timely PILOT negotiation will benefit all Baltimoreans. Applying a clear, standardized formula will ensure that institutions' payments align with their size and economic footprint. Public meetings of a representative taskforce —one that includes labor and community organizations alongside institutional representatives — will keep negotiations just, respectful, and productive.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

I am a resident in district 14, writing in **strong support of 25-0036**, to create the task force for negotiating a new and fair PILOT agreement with our city's nonprofit anchor institutions.

The task force bill **should be passed clean, with no ammendments.**

Our city struggles with a high personal property tax burden and an unfair, longstanding PILOT with the most powerful institutions paying an embarrassing sliver of their means — while (according to the Baltimore Department of Finance) these institutions themselves use city services worth an order of magnitude more than they contribute, money raised from homeowners like me for their benefit.

I want to just tell one story that's meaningful to me about both how much our city struggles and needs more money, and also about how unfair the collection and distribution of tax wealth is in Baltimore, the city I love:

I know a woman who was starting a partly-philanthropic business in a redlined neighborhood. (I've decided not to use the word "formerly redlined".) It took her so long waiting for the city to get the water fixed and turned on that she nearly reached the end of her loan term before she could start business activities and begin taking in money in order to pay back the loan.

Businesses in neighborhoods that "have" don't have these problems. As long as we don't have the means to support the whole city, neighborhoods that have will continue to be the ones that get new businesses and further growth, while those that don't will see their businesses more likely to fail.



PROGRESSIVE MARYLAND

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Bill Title: Council Bill [25-0036](#) - Property Taxes - Baltimore City Payment in Lieu of Taxes Task Force

Position: SUPPORT (FAV)

To: Budget & Appropriations Committee

From: Iman Habib, Climate Policy Analyst, Progressive Maryland

Date: 05/11/2025

Greetings President Cohen, Chair McCray, Vice Chair Schleifer, and members of the Budget & Appropriations Committee,

My name is Iman Habib and I am a Climate Policy Analyst with Progressive Maryland, a multi-racial, working class political organization that leverages grassroots organizing to develop powerful community leaders, achieve economic justice, and put an end to systemic oppression statewide. I am testifying in support of Council Bill 25-0036 with no weakening amendments.

As a resident of Baltimore City District 8 and also an alumna of the Johns Hopkins Bloomberg School of Public Health, I wholeheartedly recognize the importance of requiring anchor institutions such as Hopkins to financially contribute to the development and growth of the communities they are operating in. As someone with a public health background, I often consider the role of the social determinants of health in dictating poor health outcomes. I was alarmed to hear that 24% of Baltimore residents live below the poverty line; Baltimore has the highest number of overdose deaths per capita in the country; and that the City is suffering a housing affordability crisis. It is truly paradoxical for the number one research institution and number one public health school in the world to neighbor some of the most stark health disparities.

Hopkins is only 1 of 14 anchor institutions operating in Baltimore, all of which freeload off of city services such as policing, the fire department, transportation services and others. This is a disservice to Baltimore residents who are expected to pay taxes but see minimal improvements in their immediate living conditions.

Baltimore City's Payment in Lieu of Taxes, or PILOT, Program only requires these anchor institutions to allocate an aggregate \$6 million dollars per year to the City for public services. To put this into perspective, from the years 2016-2022, Johns Hopkins University's PILOT contributions were only 0.029% of their Operating Revenue—and that's just the university. For the Johns Hopkins Hospital and Bayview Medical Center, the PILOT contributions were 0.043%. Evidently, anchor institutions like Hopkins are contributing a miniscule fraction of their revenue toward community development which demonstrates the need for this bill.

Council Bill 25-0036 will establish a Fair Share PILOT Task Force and an equitable 2026 PILOT Agreement that creates a transparent process to ensure that anchor institutions pay their

fair share toward community services that help alleviate poverty; improve health outcomes and community health; provide affordable housing options for Baltimore residents; among others.

Progressive Maryland urges a favorable vote for Council Bill 25-0036 with no weakening amendments as we believe that anchor institutions should actively work toward maintaining and improving the health and well-being of the communities they operate in, not neglecting them.

Thank you for your consideration and time.

May 11, 2025

Laura Grothaus
Baltimore, MD 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Laura Grothaus

OPENING:

My name is Laura Grothaus. I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

FRAMING:

I am the Partnership Director at a local marketing and communications business. As a B Corp, we're dedicated to meeting rigorous ethical standards in our relationships with our workers, community, and environment. As a local artist, homeowner, attendee of Homewood Friends Meeting, and community member, I feel those pulls even more strongly. And it is because of my dedication to community and environment that I am writing to you today. I have lived in my house for almost a decade and worked at the local marketing and communications business for the past eight years. During that time, I have seen firsthand what might be improved by the city if it had more financial resources, from better roads to better schools.

BODY:

In my first year living in Baltimore, I worked at an after-school care program. At times, I took the bus for over three hours a day to commute across bumpy roads to a school where students could not even drink from the water fountains because of the lead pipes. That year, there was also a violent robbery at the end of my block. Through my next nine years in Baltimore, these trends have continued, and the systems that lead to them are deeply connected to the city's finances. With better infrastructure, schools, and community resources (i.e. not more policing), we'll see better commutes, a stronger workforce, decreases in violence, and a happier, more connected community. These experiences carried with me into my work as Partnership Director, where I've participated in the continued growth of our business, hiring local workers and collaborating with many local institutions.

Baltimore has nearly one-fifth (20%) of all tax-exempt property in Maryland, and the city relies on property taxes for half its revenue. Residents and local businesses finance most of our public services. Baltimore City's Department of Finance estimates that the nonprofits in the current PILOT agreement underpay the city by \$41 million annually. This equals 72 miles of road repair, 480 teachers and librarians, or preventing 15,000 evictions every year. Furthermore, these institutions have substantial endowments. (JHU's endowment increased by \$2.3 billion in 2024, for example.) Though these institutions face federal funding cuts, the ability to pay more is there.

As a small business, our work began with and grows from our work with Maryland's nonprofits. We've seen the amazing work that they do around the city. The fabric of our community will only be strengthened by City Council Bill 25-0036, and this act of collaboration and solidarity between large nonprofits and the city in which they are inextricably embedded. These institutions benefit alongside the city as we all invest in the infrastructure and institutions that we share. And, this relationship has precedent. In New Haven, Yale University alone contributed \$22.5 million a year. In Providence, four institutions agreed to pay \$223 million for the next 20 years. The list goes on!

For all of these reasons, I support Council Bill #25-0036, which will be effective in increasing funding for the city and uniting the large nonprofits of our community in this shared goal.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

May 11, 2025

Rosalie Eck
Baltimore, MD 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Rosalie Eck

OPENING:

My name is Rosalie Eck. I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

FRAMING:

I work at a disability services organization. It's common for clients who rely on public transportation and mobility services to have a completely unpredictable arrival and departure schedule. Often, their travels involve up to an hour of waiting. This affects their ability to do activities, access healthcare, and show up for class. This also makes staffing our program challenging because knowing when everyone will be picked up is impossible. All residents deserve to be able to get where they need to go in a reasonable amount of time. An increased budget through increased payments to the city by large nonprofits would hugely improve this.

BODY:

My work at a local disability services organization has been a deeply fulfilling part of my life in Baltimore. I began there in 2016 and have seen the vital role that it plays in the lives of clients, families, and the community. Yet, the program faces challenges and unpredictability because of the unpredictability of public transit and mobility services, which are routinely an hour late or early. This causes the clients to lose valuable time and causes staff to stay late, impacting their work-life balance.

Baltimore City's Department of Finance estimates that the PILOT agreement's nonprofits underpay the city by \$41 million each year. This could easily translate into predictable and accessible public transportation and mobility services for our clients and many other workers in Baltimore – with much budget left over for school, rec centers, libraries, and more.

Additionally, many of our interns come from organizations on this list of large nonprofits. Having a good relationship with the interns' host schools is a benefit to my organization and to the community at large. With enormous endowments (JHU had a \$2.3 billion increase in its endowment last year), they can pay, and I suspect many within the institutions also have the desire to pay. We would feel more deeply connected to and in solidarity with these institutions, and so would the community. We need a strong bill that ensures a community-driven PILOT task force that is fair, transparent, and timely, with balanced membership, representing institutions, labor, community, and the city.

For all of these reasons, I support Council Bill #25-0036, and I hope that funds from it will be used partially to fund better transportation.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Abigail Ulman

Testimony in **support** of Baltimore City Council Bill 25-0036, Baltimore City Payment in Lieu of Taxes Task Force

May 11, 2025

Baltimore, MD

Thank you, Councilmembers, for the opportunity to testify. My name is Abigail Ulman and I am a Baltimore City resident of Charles Village in District 14 and an alum of Johns Hopkins University. I am also a member of the With Us For Us coalition and a chapter leader with the Resource Generation Baltimore chapter. Resource Generation is a collective of young people between 18 to 35 with class privilege and/or wealth working toward the equitable redistribution of wealth, land, and power. I am submitting this testimony on behalf of the Resource Generation Baltimore chapter.

I am writing to testify in strong **support** of Baltimore City Council Bill 25-0036, Baltimore City Payment in Lieu of Taxes Task Force.

Baltimore has nearly one-fifth (20%) of all tax-exempt property in Maryland, and the city relies on property taxes for half its revenue. This means that the burden of financing public services falls primarily on residents and local businesses, instead of the institutions paying into the PILOT. However, these 14 institutions own an estimated \$5 billion+ worth of property which, if taxed, would bring the city about **\$120 million a year**. In contrast, Baltimore City's Department of Finance estimates that the 14 nonprofits in the current PILOT agreement use about **\$47.6 million worth of municipal services a year** after deducting community benefits and contributions they make to the City. By this calculation, these nonprofits underpay the city by \$41 million annually - \$47 million worth of services minus the \$6 million in PILOT payments. However, these 14 institutions could be providing the city with almost \$70 million in profit, if they paid their fair share. And Baltimore needs funding – this money could go to funding programs in public schools, paying teachers, road repair, housing upgrades, or fixing our sewage and water services – all investments that make our city safer, more prosperous, and more equal.

Baltimore City Council Bill 25-0036 will ensure that these institutions pay their fair share and redistribute their wealth to Baltimore communities – which aligns with the mission of Resource Generation. The task force will recommend a fair funding formula to be used for PILOT contributions that takes into consideration total property tax exemption, assets, and city service utilization for each institution. The task force will have representatives from low-income community members, union members, and the city council – instead of enabling deals between the institutions and the mayor behind closed doors. Lastly, the task force will hold meetings in public and be accountable to the community, ensuring Baltimore city members have a say in their deliberations and can publicly hold the institutions accountable. This will not only redistribute the vast wealth of these institutions back to the city and ensure these institutions contribute as much as they take in city services, but will also serve to repair the decades of harm these institutions have caused the city in gentrification, displacement, and overpolicing. Baltimore City Council Bill 25-0036 will overwhelmingly help the city and residents of Baltimore and contribute to community wealth-building. Therefore, I am strongly in **favor** of this bill.

May 13, 2025

Lena Amick
Baltimore, MD 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Lena Amick

My name is Lena Amick. I'm a resident of Waverly in District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I have lived in Baltimore for 8 years and am a teacher at Parkville High School, right over the city line. I have chosen to take a day away from my 9th grade U.S. History students to testify today, because I believe so strongly in the potential of a fair PILOT agreement to build the kind of city my students deserve.

I strongly support a timely, strong bill with balanced composition and a formula for nonprofit institutions to pay their fair share for the city services they use. According to data from the Comptroller's Office, under the current PILOT agreement, our 14 largest nonprofit institutions use \$47 million in city services yet contribute only \$6 million annually. My understanding is that when these institutions don't pay their fair share, the burden falls on me, my neighbors, and the other residents of this city. I don't feel good about my property taxes being used to fill the gap left by institutions with multi-billion dollar operating budgets.

It's no secret that Johns Hopkins University in particular is facing a targeted attack on its finances from the current presidential administration - I live near the university, I have friends whose jobs are at risk, and I lament these attacks. Yet, our city is also targeted, as reflected in our budget shortfall. We have a choice: work together to shore up the resources we all need,

or leave our city's working families to give up their homes, take on extra jobs, and risk their health to shoulder the burden alone.

Let's think about that \$47 million. If our anchor institutions were to actually pay our city for these services, it would cut our budget shortfall in half - without increasing taxes and fees on homeowners. With this funding, we could prevent 15,000 evictions each year. We could make it so our students don't have to spend hours each morning on the bus getting to school. We could fund rec centers and youth jobs programs. And for me, more importantly, we could convince my students to stay here, to see Baltimore as a place where they can follow their dreams. This funding would transform our city; let's not leave it on the table.

A fair PILOT process has precedent in other cities. Over the last 15 years, cities like Boston, New Haven, and Providence have reached similar agreements with their local institutions. PILOT funds in those cities have contributed significantly to transportation, workforce development, education, and quality of life. And those anchor institutions continue to thrive, not in spite of but because of a strengthened relationship with the city. We can do this too.

In closing, I'll remind you that this bill does not commit anyone to a dollar amount. Rather, it commits us to a collaborative process, with input from all parties, for a fair agreement that's transparent and accountable to our whole city community. Let's strengthen our commitment to the future of Baltimore and its partnership with the fourteen medical and private educational institutions by supporting an improved PILOT plan.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

May 13, 2025

Lena Amick
Baltimore, MD 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Lena Amick

My name is Lena Amick. I'm a resident of Waverly in District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I have lived in Baltimore for 8 years and am a teacher at Parkville High School, right over the city line. I have chosen to take a day away from my 9th grade U.S. History students to testify today, because I believe so strongly in the potential of a fair PILOT agreement to build the kind of city my students deserve.

I strongly support a timely, strong bill with balanced composition and a formula for nonprofit institutions to pay their fair share for the city services they use. According to data from the Comptroller's Office, under the current PILOT agreement, our 14 largest nonprofit institutions use \$47 million in city services yet contribute only \$6 million annually. My understanding is that when these institutions don't pay their fair share, the burden falls on me, my neighbors, and the other residents of this city. I don't feel good about my property taxes being used to fill the gap left by institutions with multi-billion dollar operating budgets.

It's no secret that Johns Hopkins University in particular is facing a targeted attack on its finances from the current presidential administration - I live near the university, I have friends whose jobs are at risk, and I lament these attacks. Yet, our city is also targeted, as reflected in our budget shortfall. We have a choice: work together to shore up the resources we all need,

or leave our city's working families to give up their homes, take on extra jobs, and risk their health to shoulder the burden alone.

Let's think about that \$47 million. If our anchor institutions were to actually pay our city for these services, it would cut our budget shortfall in half - without increasing taxes and fees on homeowners. With this funding, we could prevent 15,000 evictions each year. We could make it so our students don't have to spend hours each morning on the bus getting to school. We could fund rec centers and youth jobs programs. And for me, more importantly, we could convince my students to stay here, to see Baltimore as a place where they can follow their dreams. This funding would transform our city; let's not leave it on the table.

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In closing, I'll remind you that this bill does not commit anyone to a dollar amount. Rather, it commits us to a collaborative process, with input from all parties, for a fair agreement that's transparent and accountable to our whole city community. Let's strengthen our commitment to the future of Baltimore and its partnership with the fourteen medical and private educational institutions by supporting an improved PILOT plan.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

May 13, 2025

Zackary Berger
Baltimore, MD 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Zackary Berger, MD, PhD

I am Zackary Berger, a resident of Baltimore City District 11. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

As a primary care physician who treats some of Baltimore's most vulnerable, and a faculty member at one of Baltimore's most prestigious institutions, Johns Hopkins, I see how these institutions' exemption from most taxes hurts our city.

So many of my patients are hurt because they don't have basics of life that Baltimore lacks funding to ensure: housing, transportation, schooling, public health.

I work in a hospital whose CEOs are paid millions and is exempted from taxes in order to provide free care to its neighbors. The institution does not do nearly as much of that as is required by law. If it paid the taxes it was supposed to, my patients would be healthier.

Passing this bill would let Baltimore, like other cities, reach a transparent agreement with its anchor institutions which depend on the city and should contribute their fair share to its wellbeing.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Zackary Berger, MD PhD

May 11, 2025

Eric Lewitus

Ednor Gardens, Baltimore City

TESTIMONY ON Council Bill 25-0036
Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Eric Lewitus

I am a resident of District 14 and submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force.

Why does the PILOT Task Force need to be created now? The PILOT agreement was first negotiated in 2016. The terms were decided between the Mayor's office and 14 anchor institutions. There was no transparency, not even with the City Council, and no community input. The outcome was a \$6 million per year contribution: 1.57% of their collective operating income. The PILOT agreement is up for renegotiation in 2026 and we want a different process. The central demand of the WUFU campaign is to create a Fair Share PILOT Task Force. The Task Force would set uniform standards for determining what each institution would contribute, recommend legislative changes to provide more equitable partnerships between the city and these institutions, and provide not only community representation at the table but public reports so that we can make sure our interests are being represented properly.

Why should anchor institutions increase their PILOT contributions? Anchor institutions use \$47 million worth of city services per year. That's \$41 million more than they contribute through the current PILOT. While these anchor institutions are intended to make up this difference through community benefits expenditure, they fall short of doing so: their community benefits expenses are less than 6% of their operating costs; and only one-third of community benefits expenditures reach the areas of need the institutions themselves identified as the targets of those benefits. Therefore, WUFU is asking that they bridge this gap in city service usage directly rather than lay that burden on the public. \$47 million is:

- 12% of the anchor institutions' collective annual operative costs
- 40% of the taxes they would pay yearly were they not exempt

- twice the compensation paid to their executives annually (that's 14 executives versus half a million Baltimoreans)

This is feasible. In the past 15 years, cities along the eastern corridor - including New Haven, Boston, and Providence — have renegotiated PILOT agreements with resident wealthy, tax-exempt institutions. Those cities currently earn between 2-10 times as much revenue from their PILOT agreements as Baltimore does today. And their anchor institutions continue to thrive, not in spite of but because of the strengthened relationship with the city stemming from those renegotiations.

We are all suffering at the hands of the federal administration and these anchor institutions are no exception. That is exactly why we are asking that they increase their PILOT contribution. We are inviting them to work with us to keep Baltimore a livable, lovable city. We benefit from these anchor institutions as they benefit from all of us. We are asking that they recognize that we are in this together.

I urge this committee to pass Council Bill #25-0036 without any weakening amendments.



Testimony to the Baltimore City Council

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

COUNCIL BILL 25-0036

Position: Favorable

May 14, 2025

The Honorable Danielle McCray, Chair
Budget and Appropriation Committee
Baltimore City Hall, 100 Holiday Street
Baltimore, MD 21202
Cc: Members, Budget and Appropriation Committee

Chair McCray and Members of the Committee

Economic Action Maryland Fund (formerly the Maryland Consumer Rights Coalition) is a statewide coalition of individuals and organizations that advances economic rights and equity for Maryland families through research, education, direct service, and advocacy. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland. Our direct service programs serve clients in every district of Baltimore City. Our office is in 21218 and many of our staff reside in Baltimore City. I am a proud resident of District 7.

Through our direct service work, we support hundreds of hard-working, low-income residents who struggle to make ends meet. Baltimore City's budget falls short of effectively meeting the needs of our most vulnerable residents, investing in formerly redlined communities, and expanding services and infrastructure to realize a Baltimore Renaissance.

One promising area for generating revenue is by establishing clear, transparent, and consistent formulas for universities and hospitals for Payment in Lieu of Taxes (PILOTS). Negotiating a new agreement based on city service utilization and assessed property tax means that these large nonprofits will pay their fair share and Baltimore City will have additional funds for teachers, libraries, road repair, and more.

As a person with invisible disabilities parenting a college student with invisible disabilities, my family regularly spends time at Johns Hopkins Bayview, Mercy Hospital, and University of Maryland Medical Center and we are grateful they are in Baltimore City and for the treatment we receive.

2209 Maryland Ave · Baltimore, MD · 21218 · 410-220-0494

info@econaction.org · www.econaction.org

Tax ID 52-2266235

Economic Action Maryland Fund is a 501(c)(3) nonprofit organization and your contributions are tax deductible to the extent allowed by law.



Despite my appreciation for the care we receive there, it's important to clarify several factors related to hospital community benefits and charity care.

- **Providing Charity Care is a Legal Requirement.** All Baltimore City hospitals are nonprofits which means that they are required by law under the ACA to provide charity care in order to maintain their nonprofit status.
- **Charity Care Should Not Be Included in Community Benefit Calculations.** It is a misnomer to include Baltimore City hospitals' charity care into any calculations of their community benefits because of Maryland's unique model. At the state level, the Health Services Cost Review Commission (HSCRC) reviews and sets rates annually with hospitals based on the charity care they spent the prior year. Importantly, Maryland hospitals are paid through the state's rate-setting system for the charity care they spend prior to spending it. Each year, the rate setting system compensates hospitals for the charity care they spend before they spend it. To include that spending in their calculations of community benefits is at best disingenuous, and certainly is double-counting.
- **Maryland hospitals failed to provide charity care to eligible patients.** More troubling is the fact that despite being compensated for charity care by the State of Maryland, many hospitals still fell short. A study by the [HSCRC](#) estimated that 60% of patients who **should have gotten free hospital care** instead were wrongly pursued by hospitals who used aggressive debt collection tactics to try to collect on unpaid care. Collectively, these **low-income patients paid \$120 million to hospitals over two years** despite the fact that they should have received free care.
- **Baltimore City hospitals sued low-income patients for medical debt.** Our [research report found](#) that between 2009-2018, Baltimore City hospitals filed 30,070 lawsuits against city residents to collect on medical debts. The median amount owed was \$982 and of these lawsuits, 8,949 resulted in wage or property garnishments. Our additional [analysis](#) found that three times as many lawsuits were filed by hospitals in low-income communities than in high income communities.

Baltimore City's hospitals benefit City residents in a number of ways. But they have done real harm to low-income patients across the City for nearly a decade. Asking them to pay their fair share will provide residents with new and expanded city services which will benefit more residents citywide.

For all these reasons we support Bill 25-0036 and urge a favorable report.

Best,

Marceline White
Executive Director

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May 12, 2025

Henry Barru

Glen Burnie MD 21060

Henry Barru BILL# 25-0036 Support

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Henry Barru

My name is Henry Barru. I am a resident of Glen Burnie in Anne Arundel County. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments..

I am testifying in Baltimore City because problems (and solutions) do not stop at a line on a map. Between budget cuts, loss of Federal jobs, pending loss of port revenues, and political targeting by the current administration, our region is headed for tough times. An important part in developing a regional response is for ordinary citizens to find out what is happening with their neighbors.

In seven years at University of Maryland Medical Center on Greene Street, I saw firsthand some of the contributions this institution made to the community. I personally delivered care to many residents of Baltimore. The big non profits are not villains, they are integral parts of the city.

That said, the big non profits are also affluent. The compensation packages for top executives in their systems are measured in seven, or even eight figures. It is completely just and reasonable to ask them to pay their fair share. Especially when severe hardship is looming in a city that has helped build their affluence.

In closing, it is important for the city to have more revenue to prepare for the economic crisis ahead. A more equitable PILOT agreement will help with that. And creating a task force that truly reflects Baltimore (rather than the non-profits alone) will help to insure an equitable agreement.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

FRAMING: Briefly describe who you are and what organization you belong to (if applicable). Share why you care about the bill — mention your values, moral framework, personal experience with the issue, professional expertise, etc. that guide your viewpoint.

BODY: Use the body to more fully present your personal story, how it relates to the proposed bill, and how passing the bill will improve the lives of people in Baltimore. What is currently broken, and how do you think it will be fixed by passing this bill? What would have been different, positively or negatively, if this bill had been a law when your personal story occurred?

*NOTE: Rebutting opposition arguments draws attention away from our coalitions' messages and can inadvertently amplify the opposition. We suggest you keep your testimony focused on our coalition's talking points and **not** focus on rebutting the opposition's talking points.*

CLOSING: The closing paragraph should reiterate your position on the bill. Explain why you think the bill will be effective/ineffective, outcomes that the bill will achieve, etc. This does not need to be long.

ENDING: I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

May 13, 2025
Baltimore, 21210

TESTIMONY IN SUPPORT OF BILL# 25-0036
Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

To: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

From: Eli Leshner

My name is Eli Leshner. I am a resident of Baltimore City District 14, an undergraduate student studying biophysics at Johns Hopkins University, and a student worker in the Department of Pediatrics at Johns Hopkins Hospital. I am submitting this testimony in support of Council Bill #25-0036 Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

As a Hopkins student and employee, I have been on the receiving end of institutional privilege—and how disconnected these benefits often are from the broader needs of Baltimore's residents. I directly benefit from services like Hopkins' private shuttles, safe and well-maintained buildings, and well-staffed facilities. At the same time, Baltimore is the only school district in our state that does not have a yellow bus service for middle and high schoolers. The services offered by our city's wealthy private institutions—funded in part by resources that could otherwise support the revitalization of Baltimore's aging public infrastructure—highlight the disparity between private investment and public need. Hopkins' \$2.3 billion endowment growth in one year could cover Baltimore's PILOT shortfall many times over.

These institutions and their affiliates use city services every day, from roads to water infrastructure to emergency services. They also benefit indirectly from the outcomes of city youth programs to prevent violence, as well as public health initiatives, sanitation services, and neighborhood revitalization efforts. Yet, these same institutions aren't paying proportionally for what they use and at the same time, offer services and benefits to their affiliates that far outstrip what the city is able to provide. This isn't just unfair—it's unsustainable. As Baltimore faces down austerity at the federal level, we need the financial support of our wealthiest local institutions to keep essential city services afloat.

Baltimore residents and local businesses have been subsidizing the costs of providing public services to these institutions for too long. It's time we build a fair agreement that asks wealthy universities and hospitals to pay their share, just like the rest of us. The task force proposed in Bill #25-0036 is a smart, fair, and necessary step forward.

I respectfully urge this committee to pass Council Bill #25-0036 without weakening amendments.

Sincerely,
Eli Leshner

May 13, 2025

Liz Simon-Higgs
Baltimore, MD 21230

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

Good morning, my name is Liz Simon-Higgs. I'm a resident of south Baltimore, District 11. I am also chair of the City's Property Tax Assessment Appeals Board, and I have been on this board for 12 years. What does this Board do? When Baltimore City property owners are not satisfied with their property's assessment, as determined by the state (SDAT), we (the Board) are the second level of complaint – or, appeal. This position gives me and my colleagues some interesting insight into local assessment and taxation.

One thing we see is that City residents, landlords, and business owners all recognize that the City's property tax rate is extraordinarily high, and people go to significant, and sometimes dishonest, lengths to try to get their property taxes reduced. We also notice that assessments are not always accurate, which adds to both the perception and reality of unfairness.

The City's high tax rate also sends developers scrambling for tax credits - I'm sure everyone here is familiar with the term TIF, tax-increment financing. Beyond TIFs, the City of Baltimore disburses huge amounts of money in property tax credits. Currently the city administers at least 25 real property tax credits; you can see the list at propertytaxcredits.baltimorecity.gov. And there are yet MORE massive carve-outs and exemptions codified in state and city law.

Many of these credits and deals disproportionately benefit large, wealthy entities and leave the rest of us paying full freight, really more than full freight. And with these deals and credits, the City doesn't just forfeit revenue. It also spends a tremendous amount of money simply calculating, administering, and tracking these tax credits, TIFs, and other deals. The Finance Department has several full time employees whose sole job it is to administer tax credits. Folks, we're paying to lose money, and we're paying to maintain an unfair property tax structure. It leaves the rest of us looking and feeling like suckers.

To me, Renew Baltimore's ballot initiative was evidence of anger not just at the City's tax rate but also about its unfairness. Who pays full fare? Who pays very little? We are lucky that Renew Baltimore's ballot question was not allowed on the ballot – because had it been, it likely would have passed, and the City's revenues would have plummeted. There is clear and present danger in failing to address the City's inequitable tax burden – which makes passing this legislation urgent.

Hopkins, Sinai, Mercy, and other large institutions have been expanding their footprints dramatically in recent decades. As real estate prices have gone up, they are some of the few buyers with deep pockets and reliable, significant revenue who continue to buy up and develop

real estate in Baltimore. A static 10-year old PILOT agreement cannot possibly account for the ongoing changes. And quite honestly, when the US Code and State Law were written to exempt non-profit institutions from property tax payments, the legislators probably did not imagine the massive real property footprints or operating revenue – much of it from private sources – that many of these institutions now command.

Given all of this, I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.



GOUCHER
— college —



JOHNS HOPKINS
UNIVERSITY



MARYLAND INSTITUTE
COLLEGE OF ART / MICA

MICUA

MARYLAND INDEPENDENT COLLEGE
and UNIVERSITY ASSOCIATION



MCDANIEL
COLLEGE



NOTRE DAME
OF MARYLAND
UNIVERSITY



ST JOHN'S
College

STEVENSON
UNIVERSITY

WASHINGTON
ADVENTIST UNIVERSITY

Washington
College

140 South Street, Annapolis, MD 21401 | 410-269-0306 | www.micua.org

May 12, 2025

WRITTEN TESTIMONY

Baltimore City Council – Bill 25-0036

Submitted by the Maryland Independent College and University Association (MICUA)

The Honorable Chair Danielle McCray and Members of the Budget and Appropriations Committee
City Hall, Suite 400
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable City Councilmembers,

The Maryland Independent College and University Association (MICUA) submits this testimony on behalf of its four member institutions located in Baltimore City: Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These nonprofit colleges and universities are among the oldest institutions in Baltimore—three of them founded prior to the Civil War—and have built enduring partnerships across the City for well over a century.

These institutions have survived wars, depressions, and cultural upheaval. But today, they face a convergence of existential threats unlike any previous moment in American higher education. Simultaneous federal disinvestment, demographic decline, inflationary pressures, and rising political scrutiny have created a historic inflection point for the sector. Institutions are closing across the country. Staff layoffs are already underway. Enrollment losses stemming from the pandemic have not yet been fully recovered—and they are now giving way to a protracted demographic downturn that will reduce the number of college-aged students for the next two decades. For many institutions, this combination of shrinking enrollment and sustained financial strain threatens their long-term sustainability and forces difficult decisions regarding staffing, academic offerings, and student access.

At the same time, federal support for higher education and research is being dramatically reduced or outright eliminated. The FY26 federal budget proposes an 80% cut to the Federal Work Study program, a 44% reduction to the National Institutes of Health (NIH), a 55% reduction to the National Science Foundation (NSF), and the complete elimination of the National Endowments for the Arts and Humanities. These cuts follow earlier policy changes that already weakened institutional capacity.

The NSF—a key federal agency that funds foundational research—has suspended new grant programs and implemented a cap on indirect cost reimbursements, limiting them to just 15%. This is a dramatic departure from long-standing negotiated rates that covered essential infrastructure and administrative expenses. The reduction not only renders many research projects financially unsustainable but is already triggering legal action from affected universities.

Similarly, the U.S. Agency for International Development (USAID) has undergone a sweeping rollback of global engagement. More than 80% of USAID-funded initiatives—including global health, education, and economic partnerships—have since been canceled. These programs have long supported research collaboration, community health infrastructure, and student training both domestically and abroad. Their sudden termination disrupts not just international partnerships, but the very mission of global engagement and service that defines higher education.

The reductions in indirect cost reimbursements by both NSF and NIH have created significant budgetary strain for Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These rates, which help universities recover the actual costs of administering federally sponsored research, are critical to maintaining labs, IT infrastructure, compliance, and personnel. A blanket 15% cap severely underfunds these functions, resulting in diminished research capacity, delayed innovation, and reduced support for graduate students and early-career investigators.

MICUA respectfully urges the Council to consider the broader external environment in which higher education currently operates before establishing a task force to reconsider or potentially revise the voluntary contributions that these institutions have made—and continue to make—in good faith. These contributions stem from agreements initiated in 2010 and in effect through 2026.

Negotiated with the City and consistently honored for more than a decade, these agreements—adjusted for inflation—have generated nearly \$100 million in direct support to the City's General Fund. In FY23 alone, MICUA and MHA institutions paid \$22.8 million in taxes and fees to the City, while their employees contributed an additional \$57.6 million in local income taxes. Nearly 30,000 Eds & Meds employees reside in Baltimore City.

Beyond financial support, MICUA institutions are driving Baltimore's economic future. In FY23, they invested \$546 million in construction of healthcare and education facilities, and more than \$5.2 billion in additional capital investment is planned through FY28. They are among the largest private-sector employers in the City, responsible for 1 in 4 private-sector jobs. They play a leading role in workforce development, medical research, public health, housing stabilization, arts engagement, and K-12 partnerships.

Over the course of their combined histories, these four institutions have directly impacted an estimated 10.7 million Baltimoreans—including more than 6.7 million students and alumni, nearly 700,000 employees, and over 3.3 million city residents through community outreach and engagement. There is no other group of institutions in Baltimore—public or private—that matches this combination of scale, longevity, and direct civic contribution.

MICUA notes that while the proposed task force includes members affiliated with MICUA institutions, those appointees do not hold positions with institutional leadership or financial authority. Yet the composition of the task force would be charged with making recommendations that carry direct and significant budgetary implications for each institution. This disconnect is impractical and risks undermining collaborative approaches that have served the City and its nonprofit sector well for more than two decades.

Baltimore's nonprofit colleges and universities are enduring civic anchors. They do not relocate, divest, or shutter in response to market shifts. They remain, they serve, and they invest. At a time of unprecedented challenge, the City should take care to strengthen—not destabilize—the very institutions that help secure its long-term health and prosperity.

For all these reasons, we urge the Council to consider whether this is the appropriate time to initiate a new and

potentially duplicative review process. We remain committed to working with the City in good faith, as we have for decades, but we believe it is critical that the full scope of our contributions and the extraordinary threats we now face are clearly recognized.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Matt Power', with a long horizontal flourish extending to the right.

Matt Power
President

Charlie Cooper
2359 Nutmeg Terrace
Baltimore, Maryland 21209

Testimony in support of Council bill 25-0036
May 13, 2025

I am a Baltimore City resident of almost 55 years. We raised our family here and sent our children to the public schools. We've always been aware of the high property tax rate

Our family has experienced the budget strictures on our City in various ways. Our daughter was an active athlete at Roland Park Middle School and City College. When we had games in Baltimore or Harford County, we were startled by the stark contrast in the condition and scope of the fields, pools, and gymnasiums. I have been playing over-60 basketball at the Bykota Senior Center in Towson since 2008. Similar programs are not available in Baltimore City.

Of course, our City has bigger problems in public education operating costs and infrastructure, housing, public works, health, and many other areas. It was a positive step forward to have the PILOT agreement with the wealthiest nonprofits several years ago. The Comptroller reports that their property would produce \$108 million if taxed fully, and they consume \$47 million in public services. The current \$6 million contribution should be increased for the benefit of the City as a whole and so that the nonprofits will continue to find Baltimore a good place to conduct operations.

Many decades ago, my great State Senator Barbara Hoffman raised the issue of Baltimore's disadvantage in the property tax system. We have limited land, and we have a higher percentage of it owned by nonprofit organizations than any other of Maryland's 24 jurisdictions. This is a structural reason why property tax rates are higher in Baltimore City and why some people are discouraged from living here. Creating the Task Force under this bill will be a positive sign to the General Assembly that the City is working to improve its finances.

Some of the non-profits operating in Baltimore City are quite wealthy. Some of their top executives make more in compensation than their PILOT obligation to the City under the existing arrangement. Although they may be affected by impending federal budget cuts, they are in better condition to absorb the cuts than are the vast majority of our City's residents.

The task force contemplated by Council bill 25-0036 would transparently create a fair formula to use as a guide to the City in negotiating payments with the wealthy nonprofits. It is important to complete this work in timely fashion so that the City does not suffer from a gap in PILOT payments. For all these reasons, I urge a favorable report on Council Bill 25-0036.

May 13, 2025

Devin Krol

Pikesville, MD, 21208

Testimony In Support Of Bill# 25-0036

Property Taxes- Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Devin Krol

My name is Devin Krol. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and I urge a favorable report with no weakening amendments.

I am a lifelong resident of Baltimore County but much of my time throughout my life has taken place in Baltimore City. I work in Baltimore City in childcare, my mother was a Baltimore City Public School special educator for 44 years, and I love the culture of the city- spending much of my free time there as well. I am a member of the Jewish community, attending Jewish day school as a child, and now I am a member of a justice action group made up of Jewish people across the state.

There is a Jewish value called "arevut," these are a series of laws encouraging commitment of mutual aid and devotion among one's community. The proposed bill #25-0036 would set Baltimore up for success by forming a community-driven PILOT task force that is fair, transparent, and timely. Baltimore needs a more equitable PILOT agreement, so that all of our City's institutions contribute towards the cost of the city services they utilize. With each institution involved paying their fair share, we will be able to take better care of our greater Baltimore City community.

The Baltimore Banner published an article in February of this year titled "Transit nightmare: Thousands of Baltimore kids can't get to school on time" written by Liz Bowie and Greg Morton. With a truly equitable PILOT agreement, we could provide school buses for our middle and high school children. Our kids could get to school on time and safely, as the article states "They [the students] stand in drenching rain, endure sexual harassment from strangers and witness violent fights on buses." If we, as the adults, ignore this we are falling majorly short of following community devotion and the laws of arevut. This is just one example of the countless issues we face as a Baltimore community that could be addressed by a fair share PILOT agreement, as outlined in Bill #25-0036.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

PILOT Task Force Would Bring Fairness, Transparency to Largest Institutions' Payments

Position Statement in Support of Council Bill 25-0036

Given before the Budget and Appropriations Committee

Baltimore City and its tax-exempt hospitals and universities rely on each other. However, this relationship is currently lopsided, with the 14 institutions party to the city's payment in lieu of taxes (PILOT) agreement paying only \$6 million each year while receiving \$48 million worth of city services. This imbalance deprives the city of resources that could otherwise support essential public services like education, transportation, and affordable housing. Council Bill 25-0036 would establish a balanced task force to recommend a fair, transparent PILOT formula. **For these reasons, the Maryland Center on Economic Policy supports Council Bill 25-0036.**

Tax-exempt institutions significantly reduce Baltimore City's property tax base. While the city accounts for only 5% of assessable real property statewide,ⁱ we account for nearly 19% of all tax-exempt property.ⁱⁱ In theory, the city's PILOT agreement allows the city to recoup a portion of this tax loss from the largest exempt institutions. However, in reality the current agreement allows major private hospitals and universities to pay far less than their fair share:

- Tax-exempt hospitals, colleges, and universities pay only \$6 million per year under the current PILOT agreement.
- These institutions receive nearly \$48 million per year in city services, according to a 2019 analysis by the Bureau of the Budget and Management Research (eight times the amount they pay).ⁱⁱⁱ
- Private universities in Baltimore City alone receive nearly \$39 million per year in direct financial support from the state (17 times the amount these institutions pay).^{iv}
- If the institutions party to the PILOT agreement were subject to property tax, they would pay \$108 million per year, according to the 2019 BBMR analysis (18 times the amount they pay).^v
- The more-than \$40 million annual gap between the city services these institutions receive and what they pay is equivalent to 72 miles of road repair, salaries for 480 teachers and librarians, or eviction prevention services for 15,000 families.

Ensuring that these large institutions pay their fair share is especially important as prices are rising throughout the economy, the city's public school funding responsibilities are increasing significantly, state policymakers are shifting costs onto local governments, and federal policymakers are considering drastic, harmful cuts.

Council Bill 25-0036 would create a fair, transparent process to guide future PILOT agreements:

- The task force created under the bill includes equal representation for tax-exempt institutions and workers.
- The task force also includes members designated by the mayor, the City Council president, the city comptroller, a City Council members, and three low- or moderate-income residents of different council districts.
- The task force would recommend a standardized formula for determining PILOT amounts, and would educate policymakers and the public about the PILOT process.
- Under state law, PILOTs would remain negotiated.

For these reasons, the Maryland Center on Economic Policy respectfully requests that the Budget and Appropriations Committee make a favorable report on Council Bill 25-0036.

ⁱ State Department of Assessments and Taxation Assessable Base Report: March 31, 2025, <https://dat.maryland.gov/Documents/statistics/March2025-BaseEstimatesFinal.pdf> with calculations by MDCEP

ⁱⁱ Robert Cenname, “City Council Bill 19-0174R – Anchor Institution’s PILOT Agreement for Real Property Taxes,” Baltimore City Bureau of the Budget and Management Reserch, 2019, <https://baltimore.legistar.com/LegislationDetail.aspx?ID=4207969&GUID=6D63EB70-C1A0-43FF-9CFE21EB0B80E031&Options=ID|Text|&Search=19-0174r>

ⁱⁱⁱ Cenname, 2019

^{iv} Maryland FY 2026 Operating Budget (Allowance), 2025, <https://dbm.maryland.gov/budget/Documents/operbudget/2026/proposed/FY2026-Volume2.pdf>

^v Cenname, 2019

May 13, 2025

Mary Jo Kirschman
Baltimore, Maryland 21214

TESTIMONY IN SUPPORT OF BILL# 25-0036
Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Mary Jo Kirschman

My name is Mary Jo Kirschman. I am a resident of Baltimore City District 3. I am submitting this testimony in support of Council Bill 25-0036, Baltimore City Payment in Lieu of Taxes Task Force. I strongly urge you to support a favorable report with no weakening amendments.

I have been a resident of Baltimore City for 55 years, and a homeowner since 1981. My two children attended Baltimore City Public Schools, and I obtained my graduate degree from the School of Social Work downtown. My librarian training was at Notre Dame. All my employment has been here, most recently as the librarian at Roland Park Elementary/Middle School. I have been an election judge in the last two elections. I am a member of the Lauraville Community Association, Jews United for Justice, and BeTheChangeBmore, among other city-based organizations. I could not be more invested in Baltimore City and our shared future.

As I walk around my Lauraville neighborhood, I always have mixed feelings. I have lived here happily for 39 years. We moved here because we wanted to live in one of Baltimore's most diverse communities – racially and economically, with mixed housing stock and access to shops and services. But I also see serious needs – housing codes unenforced, vacant properties, sewage pollution in the Herring Run, many empty storefronts, and trash overflowing and in the streets. As I drive around the city, I see all of the above, and more. Why? Because our needs far exceed our resources, and because cuts from Washington have already worsened this condition.

And yet there is so much good energy and hope. We are lucky to have more than 5,000 non-profits here doing such important work to supplement what government can do. The Anchor institutions are part of my life – I rely on Union Memorial, Johns Hopkins, Good Samaritan and Mercy for health care. I have attended many events at U of M, Loyola, and the Hopkins Homewood campus. They are part of my community and I am part of theirs. My property taxes, and their payments in lieu of taxes, make our city stronger. We can be proud of joining together to do this, and it's in both our interests to do so.

The Task Force will bring together all the stakeholders to look at how they can work together to build up the city we all call home. It's an opportunity we can't afford not to take.

For all these reasons, I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Thank you.

TESTIMONY IN SUPPORT OF BALTIMORE CITY COUNCIL BILL 25-0036

**Property Taxes - Baltimore City Payment in Lieu of Taxes Task Force for the purpose
of establishing the Baltimore City Payment in Lieu of Taxes Task Force**
Budget & Appropriations Committee
May 13, 2025

Social Work Advocates for Social Change (SWASC) strongly supports Council Bill 25-0036 and urges the Committee's favorable report without weakening amendments. This bill is a critical move towards establishing a fair and transparent process for renegotiating the 2026 Payment in Lieu of Taxes (PILOT) Agreement, ensuring that all relevant stakeholders have a seat at the table.

SWASC is a coalition of Master of Social Work students and alumni from the University of Maryland School of Social Work (UMSSW) that embodies a deep commitment to equity and community engagement. **Our over 600 students dedicate more than 350,000 hours of invaluable, unpaid social work services annually across Maryland, with a significant focus on Baltimore City residents.** We are on the front lines, supporting children and families in the child welfare system, assisting survivors of trauma and human trafficking, caring for our aging population, and providing vital assistance to individuals experiencing homelessness, substance use, and mental health crises, as well as those reintegrating after incarceration. **Our deep investment in the well-being of Baltimore's most vulnerable neighbors underscores our commitment to this city.**

Fundamental fairness dictates that Baltimore City's wealthiest tax-exempt institutions - our hospitals and universities - contribute fully and equitably to the essential city services they rely upon. Like every Baltimore City resident, these institutions benefit from our infrastructure, public safety, sanitation, and the vibrancy of our community. Recent funding cuts have impacted various sectors, including hospitals and universities. Baltimore City taxpayers, including the students we represent, have also faced significant financial strain through job losses, defunded state services, and increased tuition costs. **Despite these challenges and our substantial contributions, we are all expected to pay in full for the services we utilize.**

While valuable, the services provided by anchor institutions align with their specific missions and primarily benefit their bottom lines and reputations. They are not benevolent. They are significant economic actors that rely on the city's infrastructure, safety, and workforce, all supported by taxpayer dollars. To suggest that the benefits they provide absolve them of a broader civic responsibility to contribute equitably for the services they use creates a two-tiered system of obligation, where the wealthiest operate under different rules than the residents who support them.

Our dedication to Baltimore is evident in the hundreds of thousands of hours of free social work services we provide and the taxes we pay to the city. Anchor institutions should mirror this commitment through a fair and transparent PILOT agreement. **The question is not whether these institutions contribute, but whether their contribution is proportionate to their wealth and their reliance on city services.** This bill offers a pathway to a more just and equitable sharing of responsibility, ensuring that the prosperity of anchor institutions contributes to the prosperity of the entire city.

The stark reality is that many of the city's largest nonprofit institutions continue accumulating exponentially growing endowments and increased revenue. In contrast, the financial burdens on individual Baltimore residents grow with rising water, sewer, and gas utility rates, tuition costs, inflation, and diminished or no savings. This disparity is difficult to reconcile because these same institutions' top executives earn individual salaries that surpass their institution's current PILOT contribution to Baltimore City. For example, **the compensation of the CEO of the University of Maryland Medical System exceeds their institution's PILOT payment by over threefold. At both Johns Hopkins Hospital and the University, top executives earn more than 1.6 times their respective institution's PILOT contribution.**¹

Baltimore City residents should not bear a disproportionate share of the tax burden, effectively subsidizing institutions like Johns Hopkins, which boasts more than a \$13 billion endowment and possesses a far greater capacity to contribute to the city's fiscal health than many struggling Baltimore residents and families.²

To grow our city and improve its functioning for its residents, we need transparency and equitable participation in the decisions that shape it. Therefore, all relevant stakeholders, including community representatives, need to be at the negotiating table for the 2026 PILOT agreement. This more inclusive process will support our goal of fair and just contributions from anchor institutions, supporting the city's residents, and strengthening the vital services that our community relies upon.

The 2026 PILOT agreement is an opportunity for Baltimore City to prioritize equity and support the long-term well-being of all its residents and city services. **Council Bill #25-0036 is critical to ensure a fair and transparent PILOT renegotiation process. Social Work Advocates for Social Change urges this Committee to pass Council Bill #25-0036 without any weakening amendments.**

Social Work Advocates for Social Change is a coalition of MSW students at the University of Maryland School of Social Work that seeks to promote equity and justice through public policy, and to engage the communities impacted by public policy in the policymaking process.

¹ 1199SEIU. (2024, December). *Anchor institution expenditures relative to the PILOT program*. WUFU Baltimore. <https://wufubaltimore.com/wp-content/uploads/2024/12/PILOT-WHITE-PAPER-FINAL.pdf>

² Hooke, M. (2024, November 12). Johns Hopkins University endowment growth outpaces Ivy League rivals. Baltimore Business Journal. <https://www.bizjournals.com/baltimore/news/2024/11/12/johns-hopkins-university-endowment-growth.html>

May 13, 2025

Kyle Long
Baltimore, MD 21218

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Kyle Long

My name is Kyle Long. I am a lifelong resident of Baltimore City, currently living in District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I am a clinical social worker working with families across Baltimore City and routinely see the need for increased services and support for families I work with and in communities across Baltimore. We should be doing all we can to generate revenue from organizations who can pay their fair share instead of placing the burden on the back of city residents.

I work for a community based social work service that provides case management, therapeutic support and financial assistance to families living in Baltimore City. The number one reason why families seek services at my agency is due to housing issues and support with back rent. It is no secret that there are at least 13,000 vacant houses in the city and that many families live in substandard housing. On top of that, rent is becoming increasingly unaffordable, with Baltimore City having one of the highest eviction rates in the country. For folks that do end up experiencing homelessness, they are lucky if they can even get a bed in a shelter or even reach someone to see if there are beds available.

I see day in and day out the effects of a broken housing system: people living in unsafe housing conditions and struggling to get the basic repairs fixed or pest issues addressed; people struggling to pay their rent

due to losing a job; people who struggle to find homes where their rent is truly affordable. Given that Mayor Scott has set forward ambitious housing plans to tackle vacants and provide relief to homeowners saddled with the highest property taxes in the state, the funds generated through a revised PILOT agreement would help to push those plans forward. Especially at a time when we are facing federal funding cuts, we need to do all that we can to generate revenue from those institutions that can afford to pay them and use that to invest in Baltimore City residents and communities.

Thank you for the opportunity to speak on this matter. It is crucial that we continue to find ways to fund and support the Mayor's ambitious plans to redress the housing situation in Baltimore City and make sure that our institutions that can afford to are paying their fair share to make that happen. It is for these reasons that **I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.**

May 13, 2025

Joan Jacobson
Baltimore, MD 21214

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Joan Jacobson

My name is Joan Jacobson. I am a resident of Lauraville and Councilmanic District 3 and have been a city property taxpayer for many decades. I am submitting testimony in favor of Bill 25-0036: Baltimore City Payment in Lieu of Taxes Task Force, in its original form.

I am a member of Jew United for Justice and the With Us For Us Coalition which initiated this legislation.

We in the coalition are not here as adversaries to the city's great universities and hospitals. We are not here to threaten their nonprofit status. We are not here to further endanger their outstanding research and education that the federal government is now slashing. We come as friends.

I am testifying in favor of a strong bill without any weakening amendments. The purpose of the task force is to work in a public forum to renegotiate a formula that increases the current \$6 million annual payments (or 5.5 percent of property taxes the 14 universities and hospitals would otherwise pay). The task force must exist to involve the public - for the first time in the city's history- in calculating how much the "meds and eds" pay in lieu of property taxes.

I also propose the council add one amendment to the original bill to ensure the task force's meetings are open to the public: "All task force meetings will comply with Maryland's Open Meetings Law."

The current formula was created in 2016 by the Mayor's Office behind closed doors without input from the city council or any community organizations. It expires in 2026 and needs to be renegotiated now, despite the current climate of severe federal cuts to universities and hospitals. I do not believe this is an adversarial position. I do not believe these institutions should lose their nonprofit status. But I believe they should at least cover the \$47 million annually they use in city services, which will also be affected by federal cuts. I believe we are all in this crisis together. We should work together – in a public setting – to make the PILOTs more equitable with what other property owners pay.

The central demand of the WUFU campaign – as stated in the bill -is to create a Fair Share PILOT Task Force. The task force would recommend uniform standards for determining what each institution would contribute, recommend legislative changes to provide more equitable partnerships between the city and these institutions, and provide not only community representation at the table but public reports so that we can make sure our interests are being represented properly.

Since anchor institutions use \$47 million worth of city services per year, that's \$41 million more than they contribute through the current PILOT. Therefore, WUFU is asking that they bridge this gap in city services usage, rather than lay that burden on the rest of us. Forty-seven million dollars is 12% of the anchor institutions' collective annual operating costs — or 40% of the property taxes they would pay yearly. It is also twice the compensation paid to their executives annually (that's 14 executives versus half a million Baltimoreans).

We are all suffering at the hands of the federal administration and these anchor institutions are no exception. That is exactly why we are asking that they increase their PILOT contribution. We are inviting them to work with us to keep Baltimore a livable, lovable city. We benefit from these anchor institutions as they benefit from all of us.

This is feasible. In the past 15 years, cities along the eastern corridor - including New Haven, Boston, and Providence — have renegotiated PILOT agreements with wealthy, tax-exempt institutions. Those cities currently earn between 2-10 times as much revenue from their PILOT agreements as Baltimore does today. And their anchor institutions continue to thrive - not in spite of - but because of the strengthened relationships with these cities after renewed PILOT agreements.

May 12, 2025

Kanika Bynum
Baltimore, MD 21216

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Kanika Bynum

My name is Kanika Bynum. I am a resident of Baltimore City District 7. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force and urge a favorable report with no weakening amendments.

I am with Indivisible Baltimore and am writing this as a part of the With Us, For Us campaign. I support a review of whether the current PILOT agreements serve the City's interest holistically. I think the Council should be open to renegotiating the wealth distribution in the City. The organizations that benefit from these PILOTs are facing federal disruptions, but we all are and we should share the pains and gains of our local economy.

I am so excited about the developments in my neighborhood, from the Mill on North Avenue to the Hanlon Park renovations. I know more people will move to Baltimore because of the jobs and affordable housing. I think increasing the input of anchor institutions in this City sends the right message that we all will be contributing to its growth.

Again, I support Council Bill 25-0036 to create a Task Force to investigate whether the current PILOT agreements are still necessary at this level. This has been successful in other cities, and we deserve a thoughtful and fair tax base as Baltimore grows.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Thank you

5/13/25

PILOT Taskforce Bill Testimony

Good morning. My name is Margie Miller. I live in District 7, in Reservoir Hill. I am here to ask you to pass a strong bill because it is the right thing to do.

I'm an educator, and I received my Master's in Special Education from Hopkins last year. This year, I got a job as an in-school math tutor for City Schools students. And then I lost the job. Under Trump, the Dept. of Ed. clawed back \$418 million it had promised our state. School districts all over Maryland lost funding. City Schools lost \$48 million, causing it to cancel all in-school tutoring programs, as well as after-school programs. This was a devastating blow to children and families in the city, and for City Schools to have to take this drastic step illustrates how underfunded they and the city continue to be.

It's great that we have so many nonprofits in our city. The Eds and Meds that are here add a lot to Baltimore. But prestige doesn't pay the bills, and the current set-up has eroded our tax base. Property taxes provide half of the city's revenue. But the last PILOT that the city negotiated didn't even charge these institutions enough to cover the city services that they use every year. They used \$48 million in services, but made only \$6 million in PILOT payments.

Hopkins is the city's largest anchor institution. They will likely argue that now is not the time for them to pay their fair share. But with the cuts, uncertainty, and looming recession triggered by the current federal administration, almost everyone in the city and the state is suffering right now. And most of us don't have \$13 billion in the bank. In fact, what the city has, is an \$85 million budget shortfall.

An important part of closing that shortfall is passing a strong PILOT bill without weakening amendments. This bill must be fair. That means following best practices of creating a formula that ensures each institutions' payment takes into account their size and economic footprint. This bill must be transparent. Rather than negotiations taking place behind closed doors, they must be open to the public, and have community members seated at the table. This bill must be timely. The current PILOT agreement expires next year, so we need to create a timeline and start the process now.

Eds and meds with sizeable assets should join home-owners and small businesses in paying for the city services they use. And Baltimore should join Boston, New Haven, and Providence in negotiating a just and transparent PILOT deal. For children, families, and educators, please pass a strong bill with no weakening amendments. Thank you.



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chairwoman Danielle McCray and Members of the Budget & Appropriations Committee,

My name is David Saucedo. I am a homeowner in Baltimore City District 14, and a healthcare worker at one of the hospitals under the current PILOT agreement. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments. Every Baltimorean - including anchor institutions – needs to pay for the city services we all rely on. The PILOT Task Force will ensure there is a transparent, balanced and democratic process to determine fair PILOT contributions.

Anchor institutions *not* paying their fair share burdens residents with higher costs. If anchors paid for what they utilize in services, the City could have enough money to repair 72 miles of road. Every day that I drive to work, my Mini Cooper hits potholes and road bumps. The cost for alignments is up to \$200, and I have two cars. Recently my partner and I had to pay \$2,000 to fix the suspension on our Honda. I used to work 12-hour shifts three days a week, and my employer changed my schedule to 8-hour shifts five days a week. Additional days means I spend more on gas and wear and tear, this adds up quickly. Bad road conditions aren't only a financial concern for residents, it's a safety concern too. I was in a car accident because another car hit a pothole then slammed into my car. Thankfully I was uninjured, but God forbid someone gets into an accident and needs to go to a hospital. Maryland hospitals are 46th in staffed beds and have the longest emergency department wait times in the country. Healthcare workers are burnt out, overworked, and understaffed and patients are struggling to get timely care.

When I cut my finger at work, my employer instructed me to get in-house treatment and follow ups. To my surprise, I received a bill, then **my employer filed a medical debt lawsuit against me** after I informed them I wasn't paying because it should be covered by workers compensation. I was ultimately able to get the suit dropped because I knew my rights, but not everyone does. My case is exceptional, not because I was threatened with a lawsuit, but because I was able to get it withdrawn. A study co-authored by the AFL-CIO found it's common for Baltimore's nonprofit hospitals to sue their own employees over medical debt.

My experience getting the medical debt lawsuit dropped because I was an informed union worker demonstrates why it is so important that the PILOT Task Force have **equal** representation between unions and institutions. Workers deal with institutions not paying their fair share at work *and* when we go home to communities to high property taxes and inadequate city services. Equal representation ensures a true democratic process. Workers' voices matter. Trump wants to gut our unions and take us back to the Gilded Age. If you reduce labor seats on the PILOT Task Force, you are doing Trump's work for him! He is trying to dim us, but YOU can make Baltimore shine brighter for everyone. Pass a strong version of this bill where workers have an equal seat at the table in OUR city. Thank you for your time and peace be with you all.

May 13, 2025

Abby Rammelkamp
Baltimore, Maryland 21211

Testimony In Support Of Bill #25-0036
Property Taxes— Baltimore City Payment in Lieu of Taxes Task Force

My name is Abby Rammelkamp. I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I am a retired Department of Defense employee, where I worked for 33 years, brought up two children in Baltimore who graduated from city public schools, and have owned property in Baltimore City for 39 years. I have paid taxes in Baltimore for decades and have benefited from the facilities and amenities that my taxes have made possible.

Baltimore is fortunate to be home to major educational and medical institutions, which are sources of jobs and services as well as civic pride. The downside of their presence here is that they are tax exempt and have bought up large and increasing amounts of valuable property, while using city services, which puts the burden of funding these services on people like me. The major institutions have much greater financial resources than people like me. Baltimore City's tax rate is substantially higher than neighboring counties, thanks in part to the mixed blessing of sharing our city with our prestigious medical and educational institutions.

Most Baltimore City residents are unaware of the fact that the major medical and educational institutions do pay a certain amount of money to the city in lieu of taxes. This sum falls short of the cost of the services they consume by a \$41 million annual shortfall. The last arrangement was negotiated a decade ago behind closed doors, to the disadvantage of the citizens of Baltimore.

We can all appreciate that the financial situation of Baltimore's universities, hospitals, and city budgets are under attack by a federal regime that is hostile to education, health and science, and Baltimore City itself. Now more than ever, the wellbeing of the institutions, the city, and its citizens are intertwined and interdependent, which requires all parties to the PILOT arrangement to be represented in the Task Force and ultimately in the negotiations. The taxpayers are citizens, not subjects, and need to have a voice in financial agreements that affect their taxes and quality of life.



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chair Dani McCray and Members of the Budget & Appropriations Committee,

My name is Donna Johnson. I'm a healthcare worker, lifelong resident of Baltimore, and a homeowner in District 9. My family members own homes all across the city. We pay such high property taxes because so much of the city's land is owned by wealthy, tax exempt institutions. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments.

I pay *more* than my fair share in property taxes to fund vital services that our city needs to thrive - it's time for tax exempt anchor institutions to pay their fair share too. I used to receive escrow checks that I would spend on essentials, but since the property taxes have gone up again, I am not getting those checks anymore. My family is feeling the burden of the rising cost of living while CEOs of nonprofit anchor institutions get multi-million dollar salaries.

I'm a grandmother, so youth safety is my number one concern. With the budget shortfall, the City may not have enough funding for violence prevention programs that help keep our children safe. I'm also worried about the funding freeze on the fire department. Fires burn more quickly and the smoke is more toxic compared to a few decades ago. As a healthcare worker, I know that emergency response times are very important. Not all neighborhoods have fire departments close by. Our fire department needs more resources.

Transparency is so important, especially when our democracy is under attack on a federal level. The PILOT Task Force, with equal representation and a fair funding formula, will make sure that the next PILOT agreement is a democratic process that produces a fair agreement. The average Baltimorean should have their voice heard in the PILOT negotiation. No more backroom deals! Please vote YES on this bill. Thank you.

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: David Schmidt

My name is David Schmidt. I am a resident and homeowner in Baltimore City District 3. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I am a Baltimore City Public School Teacher who is acutely aware of the incoming impact of cuts to federal funding and state funding, as well as the City's ongoing budget deficit of roughly 85 million. In the fact of our budget challenges, we must ensure that our public school and parks and recreation systems are equitable, which means ensuring that all students have access to safe and reliable public transportation to get to and from school, as well as a variety of enrichment options after school and at recreation centers. I know that access to safe and reliable transportation is a huge problem that will require a lot of money for us to begin to address, and that students and families need more options for after school activities that run all year. I believe that holding our anchor institutions accountable for paying their fair share is one way to help achieve this.

In the past, Baltimore City Public Schools has experienced funding cuts that led to teacher layoffs to help balance the City budget. Our anchor institutions benefit from all of the public services paid for by taxpayers, including the public school system. Last year these anchor institutions only paid \$7 million while spending roughly \$48, and I believe that they should be contributing significantly more to the Baltimore City coffers. What the anchor institutions do not pay is covered by taxpayers. That means that last year, taxpayers were left to pay for \$41 million in services used by the anchor institutions who earn significant revenues which they reinvest into developing their properties and adjacent neighborhoods, as well as to pay their executives exuberant salaries. We know that they can afford to pay more, and we could use that money to support students and families of Baltimore City Public Schools.

An improved PILOT program could have contributed to funding to improve access to safe and reliable transportation for our public school students, or to increase funding for afterschool programs at public schools and parks and recreation centers. All residents and their families should have access to transportation that is timely and safe to get to and from school. Likewise, all students should have access to after school programs at local schools and parks to help them develop relationships with positive role models and discover and grow their interests.

Please support the Improved PILOT bill to help us get our budget in order so that we have the funding necessary to survive the cuts to State and Federal funding that will impact our public schools. I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Sincerely,

David Schmidt

Tracy_Lingo_Bill#25-0036_Support

May 13, 2025

Tracy Lingo
2214 Brookfield Ave.
Baltimore, MD 21217

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Tracy Lingo

My name is Tracy Lingo. I am the President of UNITE HERE Local 7. Our Union represents over 1,500 hotel, food service, airport, casino, stadium and event center workers in Baltimore and throughout Maryland. I am also a resident of Baltimore City District 7. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

Nearly 200 of our members provide food service and catering for students, faculty, and guests at Johns Hopkins University. Like me, almost all of our Hopkins members are city residents, and many are Baltimore City Schools parents.

Since the beginning of the Trump Two administration, our city and our Democracy have been under attack. In bargaining to raise standards for Baltimore's hospitality workers, we have been able to focus on wages and affordable individual health care, because our Blue State of Maryland has chosen to invest in making sure all children have affordable health care through a generous CHIP program. Now, thoughtless cuts at the federal level and layoffs of federal workers endanger Maryland's ability to continue that program.

Throughout the world organized labor is a pillar of free Democracies. Often our position as the strongest, best organized, and most independently funded civil society organizations puts us in a position to lead fights against fascism. We have taught ourselves how to stand up to bullies who try to make us cower in fear, whether they come in the form of bosses or the kinds of billionaire bosses we now have running the country. Because we know what a fear campaign looks like, our members know that the Trump Administrations targeting of immigrants and particularly of immigrant students for using their First Amendment rights to Free Speech will be used to silence all of us if we don't oppose them now.

Since Trump's inauguration and before it, Local 7 members have worked hard to preserve democracy and free speech. During the first Trump administration over 40 of our members took weeks and months off work to travel to battleground states to defeat Trump and take back the Senate. Here in Baltimore Local 7 is proud to be part of the community and labor coalition which mobilized thousands in opposition to the Trump/Musk agenda on May 1st and continues to build.

Johns Hopkins and other Universities are also under attack from fascism and experiencing deep cuts to their educational and research programs. These attacks hurt not only the Universities, but our community and our democracy. But far from an excuse for these institutions to step back from their commitment to our City, these attacks are the reason that now more than ever, we need these institutions to dig in and help the city bolster itself against the deep cuts and attacks coming from the Trump Administration.

We are proud of the leadership our Mayor, City Council President and Council have shown in standing up and presenting Baltimore as an alternative vision to Trumps bleak vision of scarcity. A vision in which we all do better, when we all do better. We believe it is true, even in this crisis, that if everyone contributes their fair share, Baltimore can thrive. But this can only happen if our hospitals and universities come to the table and bargain with the communities they exist in honestly and in good faith. This is why we urge you to support Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and the transparent process for PILOT renegotiation that it presents.

May 12, 2025

Rebecca Schachter
Baltimore, MD 21211

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Rebecca Schachter

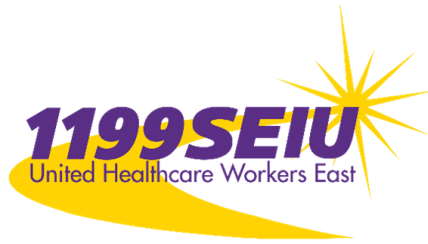
My name is Rebecca Schachter, and I live in Baltimore City Council District 7. I'm writing today to testify in support of Council Bill 25-0036: Baltimore City Payment in Lieu of Taxes Task Force, and to urge the committee to return a favorable report with no weakening amendments.

For the past seven years, I've worked at Johns Hopkins University as an undergraduate financial aid advisor. So, I am intimately acquainted with the extraordinary financial resources that Hopkins is lucky enough to have, as well as with the incredible, transformative impact it can have when we use those resources generously and equitably. Every day, my colleagues and I change students' lives when we're able to offer them the financial aid that makes it possible for them to attend Hopkins, and I'm so proud of the work that we do, and grateful that we have the funding with which to do it. But I also know that we can be more generous and equitable towards the amazing Baltimore community to which we belong.

When prospective students visit Hopkins, my wonderful colleagues in our admissions office never hesitate to tell them what a fantastic city Baltimore is. We boast that our students are active citizens of Baltimore, and that our campus is not just in the city, but of the city - that Baltimore is a key part of who we are and what we do as an institution. How much more true could that be if Hopkins contributed a fair share towards the cost of making our beautiful city run? We love to talk about all the wonderful events that happen here - and how much more wonderful would it be if our contribution helped support stronger public transit, to make those events more accessible? When parents express concerns about whether their students will be safe in Baltimore, we are always quick to reassure them - and how much stronger would those reassurances be, if we helped more to provide for the public safety programs our city needs? At our best, Hopkins and Baltimore can have a productive, mutually beneficial partnership; I support this bill because I believe it will make that partnership stronger.

Of course, as a university employee, I also know that these are difficult times for higher education. Funding cuts from a federal government hostile to free expression, academic inquiry, diversity and inclusion, and so many of the other values that we in Baltimore hold dear, pose a real challenge for institutions like Hopkins - and I don't deny that! But I would argue that this makes establishing a fair PILOT agreement now *more* important, not less. When the administration comes for the services and freedoms that Baltimore residents rely on and deserve, our city needs the resources, and the funding, to fight back, and to protect our most vulnerable community members - many of whom are employees or students or patients at the very institutions in question. Moreover, developing a fair PILOT agreement through a transparent and democratic process will help to demonstrate that, while the rule of law and the rights of citizens to influence their government may no longer be respected on a federal level, here in Baltimore, they are still strong. And when Hopkins and our other anchor institutions make larger, fairer PILOT payments, they won't be losing that money - they'll be contributing it towards our common good, throwing their lots in with the rest of us who call this city home. Here in Baltimore, we know that we are stronger together.

For all of these reasons, and for so many more - from the streets outside my home and the park around the corner that could be better maintained, to the students in Baltimore city schools who could receive a more robust education - and hopefully have a chance to attend Hopkins, or another one of our city's excellent universities someday - I respectfully urge this committee to support Bill 25-0036, to form a PILOT task force here in Baltimore city, without any weakening amendments. Thank you so much for your time and your thoughtful consideration.



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chairwoman Danielle McCray and Members of the Budget & Appropriations Committee,

My name is Carolyn Taylor Chester. I'm a healthcare worker and member of 1199SEIU. I've lived in Baltimore since I was a baby, and currently reside in District 8. I have two sons, 5 grandchildren, and one great grandchild that live in Baltimore City. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments, because I want my family to benefit from well funded city services. Working people are struggling to get the services we need because the institutions under the current PILOT agreement are not contributing enough to cover the cost of the city services they use. They get tax breaks while we get tax hikes, fines and fees - and we don't have the luxury of endowments to tap into.

If the anchor institutions paid their fair share, the City would have enough money to hire 480 new teachers and librarians. I want my grandchildren and great grandchild to have opportunities in life that come from having quality public education, and before and after school programs. For me to go to work and focus on my job, providing high quality healthcare for *your* loved ones, I need to know *my* loved ones are safe.

The bus system in Baltimore is unreliable and bus stops are too far apart. It is burdensome to walk too many blocks to the bus stop, especially when I have to carry bags with me. When buses run late, it's hard to know if I will get to work on time. I care about my patients and I don't want to risk my job due to tardiness, so I have to spend ~\$100/week on Lyft instead of ~\$30/week on the bus. Universities have private transportation systems that use our roads, which they don't pay to maintain. If these institutions really want to be a part of Baltimore, they need to contribute to Baltimore - not create their own systems that don't benefit residents and then pass us the bill. If they paid their fair share, that money could be used to improve transportation for everyone.

The PILOT Task Force must have equal representation between unions and institutions to ensure the recommendations are fair to everyone. Union workers are the voice of the people. We work in these institutions so we know how they operate, and we live in communities that are under-resourced because the institutions don't pay their fair share. Please vote YES on this bill, and give workers a real voice in the process. Thank you.



Maryland
Hospital Association

May 12, 2025

To:

Danielle McCray, Chair, Health, Environment, and Technology Committee
Zeke Cohen, President, Baltimore City Council

Re: City Council Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce

Dear Chair McCray, President Cohen, and Councilmembers:

Baltimore City Council – Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce Hearing

On behalf of the Maryland Hospital Association (MHA) and our member hospitals and health systems, thank you for the opportunity to provide informational testimony on City Council Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce, the city's 2016 Nonprofit Assessment Agreement with MHA's member hospitals Bon Secours, Johns Hopkins Hospital, Johns Hopkins Bayview Medical Center, MedStar Good Samaritan, MedStar Harbor Hospital, MedStar Union Memorial, Mercy Medical Center, Sinai Hospital, St. Agnes Health Care, University of Maryland Medical Center, and University of Maryland Midtown, and the essential role hospitals have in the city's health and economy.

Baltimore City's nonprofit hospitals are cornerstones of community health and economic vitality. They are open 24/7/365—including during disasters, pandemics, and epidemics—caring for residents regardless of insurance status or ability to pay. They are major employers, educators, innovators, and partners in addressing the City's most pressing health challenges. Hospitals also are pillars in their communities, operating vital programs outside their walls that reach deep into Baltimore's neighborhoods.

Hospitals also are among Baltimore's largest employers and engines of economic growth. They provide thousands of well-paying jobs, purchase goods and services from local vendors, and train the next generation of health professionals.

Healthy Hospitals = Healthy Communities

Maryland hospitals are facing the most challenging financial environment in recent history, driven by steep increases in labor, supply, and physician coverage costs, alongside growing insurance denials and infrastructure needs. More than half of the state's hospitals have reported

negative operating margins in recent quarters, and the average margin remains far below the level needed for long-term sustainability. Many hospitals have been forced to defer hundreds of millions of dollars in essential capital investments.

Maryland hospitals also lag national peers on capital adequacy metrics, with older infrastructure and weaker cash reserves putting access to borrowing and credit ratings at risk. A sustained gap between expenses and revenue limits hospitals' ability to invest in patient experience, clinical quality, and workforce recruitment.

MHA and the hospital field have communicated to the Maryland Health Services Cost Review Commission and state legislators, that without urgent financial relief, hospitals may be forced to reduce services, delay innovation, or eliminate community-based programs essential to public health.

Looming federal funding cuts and changes to health care programs further threaten the financial health of hospitals. Congress is working on a reconciliation bill to enact key pieces of the President's agenda. The House Energy and Commerce Committee has been instructed to reduce deficits by at least \$800 billion. To achieve this goal, the committee is considering significant Medicaid cuts, which, if passed, could have dire impacts on hospitals, health care services, and the health of our communities.

But we don't have to wait for the federal budget to pass to see the impacts federal actions have on hospital budgets and programming. The Department of Justice recently eliminated a \$1.2 million grant to LifeBridge Health's Center for Hope which provided critical infrastructure support for cross-functional staff and initiatives central to both its Community Violence Intervention (CVI) work and the broader mission of the Center for Hope: advancing hope, healing, and resilience for those affected by trauma, abuse, and violence.

Investments Beyond the Bedside

Even amid these financial challenges, Baltimore's nonprofit hospitals deliver substantial and measurable community benefits.

Maryland hospitals, including those in Baltimore City, contribute a combined \$2.2 billion annually in community benefit, including programs and services that directly support Baltimore residents and the communities they live in. Community benefits include community health education, free clinics, preventive care programs, public health initiatives, vaccine drives, screenings, public health education campaigns, and efforts to expand access to food, transportation, and housing. Specifically, hospitals in Baltimore contributed \$1.2 billion in FY23 toward community health benefits in the city for health professional education, free medical services, and community building initiatives.

These investments directly address social drivers of health. They represent a return on community trust and an extension of the hospital mission beyond the bedside for the elderly, lower-income families, and those with chronic conditions.

A Longstanding Partnership with Baltimore

Baltimore City has long recognized the crucial role of nonprofit education and health care institutions. The modest tax-exempt status afforded to hospitals reflects their public mission—and the enormous value they return to the city in health services, community programming, and economic support.

In 2010, hospitals in Baltimore voluntarily entered into a nonprofit assessment agreement with the City for \$20.4 million over the course of six years (2011-2016). In 2016, hospitals voluntarily entered into another nonprofit assessment agreement for \$6 million annually over 10 years totaling \$60 million. While not technically PILOTS, the institutions voluntarily entered into these agreements to help the City during tough budget times demonstrating their commitments to the City and its residents above and beyond the community benefits discussed above.

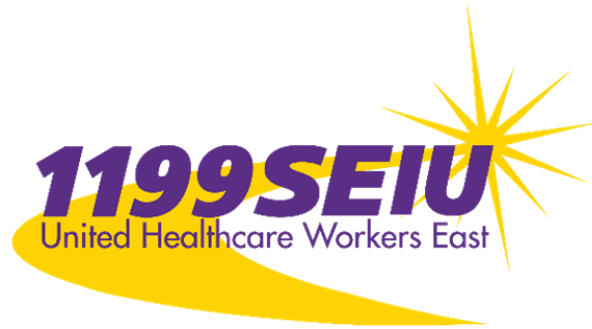
Task Force and Tax Policy

As the Council considers establishing a task force to review the future of the City's PILOT agreements with other nonprofit and business entities and the Nonprofit Assessment Agreement with hospitals, we ask that it fairly recognize and protect the vital role of Baltimore's hospitals. These institutions are not only health care providers but foundational partners in creating a stronger, healthier, and more equitable city.

The nonprofit and tax-exempt status designations granted to hospitals under state and federal law recognize their charitable purposes and allow them to put money, expertise, and time back into their communities to keep Marylanders healthier. Any changes to tax policies contemplated by the proposed task force will affect their status and should be uniform and neutral, based on tax principles and informed by tax and finance experts.

For instance, actions that increase financial burdens on hospitals—such as reducing exemptions or imposing additional costs—would directly threaten their ability to sustain the very programs that address Baltimore's most pressing health and social challenges. When hospitals are forced to divert limited resources to cover new financial obligations, it often means cutting back on community benefit efforts that are not reimbursed. These are precisely the types of upstream investments that improve public health, reduce disparities, and strengthen neighborhoods. Preserving hospitals' financial stability is not just about maintaining operations—it is about protecting access, equity, and innovation in care delivery. Baltimore's hospitals serve as a safety net for thousands of residents, and their long-term viability depends on thoughtful, balanced, policy decisions made today.

For more information, please contact:
Natasha Mehu, Vice President, Government Affairs & Policy
Nmehu@mhaonline.org



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chair Danielle McCray and Members of the Budget & Appropriations Committee,

My name is Antonia Brooks. I am a Technician 2 in an Intensive Care Unit at a hospital that is part of the PILOT agreement, and a lifelong East Baltimore City resident. My job is to support patients on ventilators and aid them with their mobility.

I urge you to issue a favorable report on bill 25-0036, with **no weakening** amendments, because it's time for Baltimore City's hospitals and universities to pay their fair share. We know that they have the money: their CEOs make millions, and they pay expensive lobbyists to oppose hospital safe staffing initiatives. At the same time, the people who keep hospitals running are overworked and experiencing burnout. That's only getting worse as the cost of living increases.

Workers face these same challenges at so many Baltimore City anchor hospitals, not just the one I work at. If these institutions want to be a part of our community, they should make voluntary PILOT contributions that the city can use to benefit everyone. More money in the city's general fund can be used to make people's lives better, especially for our young people, like investing in parks and recreation. That's something I'd like to see again with greater revenue from a renegotiated PILOT agreement.

The PILOT task force should include equal representation of union members like me. Union workers are *not* at-will employees, which helps us be able to speak more freely to hold institutions accountable. And workers are the majority: we are Baltimore. We live it and see it every day. Our city can become a better place to live, but only with our input. Please vote YES on this bill. Thank you.

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Blaire Ann Postman, 320 S High Street, Baltimore MD 21202

My name is Blaire Postman. I am a resident of Baltimore City District 12 in Little Italy. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments..

I proudly bought a home and moved to Baltimore from the greater DC area 3.5 years ago and plan to live here the rest of my life. Baltimore is amazing talent, resilience, energy and - well - fun. It also cares about its people but is unusually hamstrung in finances to improve what most people agree needs improving, from roads, to schools, to support of fire and rescue services and more. Baltimore taking a loss by servicing these enormous “non-profits” many with incredibly high revenue and/or endowments feels wrong and downright immoral at this time. How dare we complain, for one example, about those without homes looking for a safe place to go to the bathroom while these institutions are using up our limited city resources? These are fine, beloved institutions. But it is time they pay their fair share.

Thank you for your serious consideration of these issues.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

May 13, 2025

Yona Gorelick
Baltimore, MD 21217

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Yona Gorelick

My name is Yona Gorelick. I am a resident of Baltimore City District 7. I am submitting this testimony in support of Council Bill 25-0036 - Baltimore City Payment in Lieu of Taxes Task Force, and I urge a favorable report with no weakening amendments.

I care about the passage of this bill without weakening amendments because I care about Baltimore City and the people who live here. In the last 48 hours alone, I've had numerous glimpses of what our city's residents stand to gain from a more equitable PILOT agreement, developed through a transparent process by a representative task force.

I attended a community event, and I considered traveling via public transit. The 2.5-mile distance would have taken me as long to traverse via public transit as walking the whole way. I passed a patched-up piece of roadway that, despite multiple calls to 311, had until recently had a leak for several months, including through the winter, creating icy conditions. I toured a community farm in my neighborhood that makes fresh and healthy produce freely available to community members whose basic needs are not being met in other ways. The farm could expand its positive impact with more robust partnership from the city, such as a restoration of access to a nearby water source for irrigation.

It does not make sense to me that individual CEOs are compensated in higher amounts than what their institutions commit to the city in the existing PILOT agreement.

When we all contribute our fair share, we all do better. I look forward to Baltimoreans thriving, in healthier communities, with a more fair PILOT agreement, established by a more fair and transparent task force process.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Sachet_Branch_Bill#25-0036_Support

May 13, 2025

Sachet Branch

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Sachet Branch

Good morning Chairwoman McCray and members of the committee. My name is Sachet Branch. I'm a Cook at Johns Hopkins University and a shop steward for UNITE Here Local 7. I'm a mother of a three year-old daughter, and a caregiver for two other people in my household. I'm here to talk about what Hopkins owes us

Hopkins prefers to use temp workers, instead of offering good, family-sustaining work to the people of Baltimore. When management wants me to stay after the end of my shift, they tell me at the last minute. If I can't figure out childcare for my daughter, I can't stay. But when I want to stay after the end of my shift, management has already put a temp worker in my place. This job doesn't just support me — it supports an entire household. But Hopkins doesn't think it owes us any respect.

Our Union has joined the "With Us, For Us" Coalition to hold Hopkins and other wealthy tax-exempt hospitals and universities accountable to contributing their fair share. Hopkins has billions of dollars in its endowment, but they don't pay any property taxes to Baltimore.

If the 14th largest non-profit medical and educational institutions in Baltimore paid property taxes like you and me, it would bring in about \$120 million a year.

That would mean better schools, better roads, better buses, and a future for my family.

Instead, these institutions use 47 million dollars of city services each year, but they only pay 6 million a year.

If Hopkins believes in democracy, they should respect their union workers, students, and faculty. They should give back to the community. They don't just owe me, they owe us.

May 13, 2025

Charles Rammelkamp
Baltimore, Maryland 21211

Testimony In Support Of Bill #25-0036
Property Taxes— Baltimore City Payment in Lieu of Taxes Task Force

As a resident of Baltimore City since 1983 and a property owner since 1986, I've long been aware of the anxiety about the budget, spending and sources of revenue. What I hadn't been aware of was the PILOT arrangement with the universities and medical institutions, probably because they were negotiated without the public's knowledge or input.

Property taxes are the largest source of revenue for Baltimore City, funding schools, libraries, parks, roads, infrastructure, and the services we all depend on. As Johns Hopkins University continues to accrue properly and thereby shrink the property tax base, it and all other tax-exempt institutions should reconsider their contributions. Currently, nearly thirty percent of real property in Baltimore is tax-exempt, crippling the city government as it scrambles for revenue. JHU and the other Baltimore City anchor institutions should be contributing more in the Payment In Lieu of Taxes arrangement to fund these vital city expenses.

How much more? Currently, there's a forty-one million dollar annual shortfall in contributions from these tax-exempt institutions because of the current arrangement. Bill 25-0036 establishes a task force to set uniform standards to determine what each institution should contribute to make up this shortfall and how these institutions can further support our communities to provide a more equitable partnership between the city and these institutions. The proposed membership of the task force will include participants from the institutions, the community, labor, and city officials such as the mayor. While it would be great if the tax-exempt institutions agreed to make up the annual \$41 million, we should at least have the new process in place to ensure a more equitable distribution of financial responsibilities.

Further, these negotiations should be conducted in a public manner rather than in private, backroom discussions, with public reports made available to all citizens. This will assure that the interests of all the citizens are represented. The task force will recommend a fair funding formula that considers each institution's total property tax exemption, its assets, and its actual utilization of city services.

Such a program has already been successfully implemented in Boston, Providence, and New Haven. With its similar makeup of medical and educational institutions, Baltimore City can benefit from a similar re-structure of revenue sources.

Given the current revenue gap in Baltimore's general fund, this is an urgent top-of-the-list issue that can improve our city for all of its residents. Bill 25-0036 should be passed without amendments. When we all pay our fair share we all do better.

As a Baltimore City taxpayer for over four decades, I definitely have skin in this game and hope you'll consider the fairer, more transparent process proposed by the bill.

Charles Rammelkamp
605 Cracombe Avenue
District 14

May 12, 2025

Councilwoman Danielle McCray, Chair, Budget & Appropriations
Baltimore City Council
Baltimore City Hall, Suite 400
100 N. Holliday St
Baltimore, MD 21202

RE: City Council Bill 25-0036

Chair McCray, President Cohen, & Members of the Committee & the Council,

My name is Shawna Stepp-Jones, and I am the founder and CEO of the Divaneering Lab. My company is a hardware-focused beauty-tech company that aims to change the game for wig and weave wearers. I hold engineering degrees from Morgan State University and Johns Hopkins University Whiting School of Engineering.

I started Divaneering to create pathways for women and girls to pursue careers in STEM. My lab's workshops have challenged thousands of girls from kindergarten through 12th grade with engineering design enrichment. Johns Hopkins provided me with valuable support to realize my vision for Divaneering. My time at Johns Hopkins was more than academic—it was transformational. It gave me vision. It sharpened my leadership skills. Hopkins gave me access to a world I had only read about. It expanded my capacity to think bigger. It gave me permission to dream beyond my zip code. Beyond academics, I was able to participate in Johns Hopkins Social Innovation Lab where I gained meaningful connections and relationships that have helped me amplify my impact across the city.

Baltimore's nonprofit universities and hospitals act as unparalleled economic, social, and cultural engines for the city. They educate future innovators and entrepreneurs; they conduct lifesaving research; they promote public health; they provide world-class healthcare; and they develop the economy and the workforce. Their work with startups provides risk-takers with good ideas with pathways to success, and this grows the local economy.

Nonprofit colleges and health systems give back in amazing ways and grow the city in unique ways that benefit residents, companies, and the local economy. In this time of unprecedented uncertainty, I hope that you will consider the great good works that these Eds & Meds do in Baltimore and for Baltimore.

Thank you for the opportunity to testify and thank you for your service.

Sincerely,

Shawna Stepp-Jones
Chief Executive Officer
Divaneering Lab

Arlene Ogurick_Bill#25-0036_Support
May 13, 2025

Arlene Ogurick
4401 Roland Ave, #102, Baltimore, MD 21210

TESTIMONY IN SUPPORT OF BILL# 25-0036
Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Arlene Ogurick

OPENING: My name is Arlene Ogurick. I am a resident of Baltimore City District 14. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge your support.

As a Baltimore City homeowner, I pay annual property taxes. This is my minimal required contribution to Baltimore city.

As a resident who cares about the quality of life in Baltimore City -

I paid dues to become a member of local community associations in Charles Village & Abell Improvement Assn for the 51 years I was home owner in that area.

Some of these dues were used as "grants" to fund special projects at our local community school. I worked to solicit donations to our annual neighborhood auction - again helping raise funds to support local projects

I worked with community institutions - like the Village Learning Place - a non-profit that supports surrounding community by providing educational & enrichment activities for children and adults, I helped plan programs and solicit donations.

Major non-profit institutions' making a minimal contribution to our city is not enough! Baltimore's quality of life benefits from the extra effort that many residents make – improving our city helps it flourish economically and attract future residents and businesses that could further improve the quality of life in our city. Major non-profits need to step up and contribute more.

ENDING: I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Bill 25-0036 Testimony by Ilana Ginsberg
May 12, 2025

My name is Ilana Ginsberg, and I'm a Bolton Hill resident in District 11. I'm with JUFJ and the With Us, For Us Coalition. I have an M.A. from Johns Hopkins University. I support City Council Bill 25-0036.

Baltimore City's 14 wealthiest tax-exempt hospitals and universities cost the city \$47 million annually, but they pay the city only \$6 million, based on the PILOT agreement signed in 2016. That means that these institutions are a drain on our city, requiring taxpayers like me to cover the \$41 million gap in city services that they benefit from but do not pay for. Baltimore residents are the backbone of support for Baltimore City, but we don't receive the city services that we deserve.

Just last month, Baltimore City's already underfunded school system had to cut tutoring and after school programs as a result of federal funding cuts. I plan to send my daughter to Baltimore City public schools in a few years, and I hope with all my heart that her classmates will have safe places to spend their afternoons, extra attention and support to keep up with school as needed, and food to fill their bellies. The school system lacks funds for critical school programs. Children growing up in Baltimore deserve better.

Baltimore's wealthy institutions need to be made to look at the city where they reside, the city in which they continue to build and expand their tax-exempt real estate holdings. The unmet needs and inequities in our city are immense. Negotiating a PILOT agreement which directs large tax-exempt institutions to pay for the city services on which they rely would be a step in the right direction.

Thank you.

May 12, 2025

Councilwoman Danielle McCray, Chair, Budget & Appropriations Committee
Baltimore City Council
Baltimore City Hall, Suite 400
100 N. Holliday St
Baltimore, MD 21202

RE: City Council Bill 25-0036

Chair McCray & Councilmembers,

My name is Patrick Mutch, and I serve as the President & CEO of Chase Brexton Health Care. I am writing to comment on City Council Bill 25 – 0036, Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force (PILOT).

Chase Brexton Health Care is a federally qualified health center organization serving over 48,000 patients at its 5 centers including Mount Vernon. Most of our patients are low income and or have challenges in accessing health care because of their special health needs and or insurance coverage. Chase Brexton offers adult and pediatric primary care, behavioral health, ob/gyn, pharmacy, psychiatry, social services and substance use. With our mission to serve healthcare needs of the community regardless of ability to pay, Chase Brexton enjoys a strong relationship and multiple partnerships with Johns Hopkins Medicine and all the health systems based in Baltimore City. Our patients require their specialty services, and we also provide a training center for many of their health care students.

As you consider the bill to create the PILOT Task Force, I respectfully urge you to take the vast contributions of our health systems, medical and educational nonprofits into account when you deliberate on these issues. Nonprofit health care and educational systems and government all face steep federal cuts that will impact our ability to serve our constituents. We can best weather this storm by working together, the way that we have done in the past.

Thank you for your service to Baltimore City.

Sincerely,

Patrick F. Mutch



MAY 12, 2025

Councilwoman Danielle McCray, Chair, Budget & Appropriations Committee
Baltimore City Council
Baltimore City Hall, Suite 400
100 N. Holliday St
Baltimore, MD 21202

RE: CITY COUNCIL BILL 25-0036

Chair McCray & Councilmembers,

I am Ellen Janes, Executive Director of the Central Baltimore Partnership (CBP). For nearly ten years I have worked with Johns Hopkins University (JHU), Maryland Institute College of Art (MICA) and Medstar, who have all contributed significantly to the eleven neighborhoods we serve. They have each been superb partners with the 150 plus organizations who actively participate in CBP.

Our partners—from neighborhood associations to artists and arts groups, small businesses and these major institutions—share the goal of creating a community where everyone can participate and everyone can thrive. We work together to activate vacant property; create employment and youth opportunity; support legacy as well as new homeowners; improve health; recruit Black- and women-owned businesses and help them grow; and improve the safety and attractiveness of public spaces.

We work most closely with Johns Hopkins, whose contribution to the revival of Central Baltimore has been recognized locally, across the state and nationally. JHU has:

- Offered Live Near Your Work grants to homebuyers along the Greenmount Avenue Corridor;
- Leased space for classrooms and offices in long vacant buildings now transformed into new landmarks—like the Centre Theatre;
- Supported the expansion of small businesses including most recently the re-opening of Thai Restaurant;
- Made possible over 100 community Spruce-Up projects transforming blighted open spaces into neighborhood parks and play areas and raising up new community leaders; and
- With Medstar and Keswick helped launch and operate the high-impact health suite at the J Van Story Branch housing tower—the City’s largest remaining low-income housing facility.

These investments have resulted in remarkable population growth in some of our neighborhoods—nearly 25 percent in the Station North Arts District—while attracting new residents from every demographic group and preserving income diversity.



The work JHU has supported—complemented by MICA and Medstar and over 150 community partner organizations—are in addition to JHU’s core mission, which blesses Baltimore with world-renowned education, research, and medical facilities. All told JHU, MICA and Medstar epitomize the purpose of tax-exempt status and other tax incentives meant to offer community benefits that are otherwise not possible.

While it might be that the proposed Task Force will gather information of value to all of us working to improve Baltimore, such an investigation at this time ignores the enormous stress tax-exempt organizations from JHU to the Central Baltimore Partnership are working under now. Nearly every day brings more bad news—whether cancelled grants or new “legal” restrictions—to the City’s nonprofits of all sizes—raising previously inconceivable threats to our work, our staff, and ultimately to the vitality of Baltimore.

Instead of the effort proposed, I strongly urge the members of this Committee and all our City’s elected leaders to focus on how the City can—with care but urgency—support Baltimore’s critical tax-exempt organizations through this extraordinarily difficult time.

Thank you for this opportunity and please do not hesitate to contact me if I might be of assistance to you and the Budget & Appropriations Committee.

SINCERELY,



Ellen Jones
Executive Director





GOUCHER
— college —



JOHNS HOPKINS
UNIVERSITY



MARYLAND INSTITUTE
COLLEGE OF ART / MICA

MICUA

MARYLAND INDEPENDENT COLLEGE
and UNIVERSITY ASSOCIATION



MCDANIEL
COLLEGE



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OF MARYLAND
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140 South Street, Annapolis, MD 21401 | 410-269-0306 | www.micua.org

May 12, 2025

WRITTEN TESTIMONY

Baltimore City Council – Bill 25-0036

Submitted by the Maryland Independent College and University Association (MICUA)

The Honorable Chair Danielle McCray and Members of the Budget and Appropriations Committee
City Hall, Suite 400
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable City Councilmembers,

The Maryland Independent College and University Association (MICUA) submits this testimony on behalf of its four member institutions located in Baltimore City: Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These nonprofit colleges and universities are among the oldest institutions in Baltimore—three of them founded prior to the Civil War—and have built enduring partnerships across the City for well over a century.

These institutions have survived wars, depressions, and cultural upheaval. But today, they face a convergence of existential threats unlike any previous moment in American higher education. Simultaneous federal disinvestment, demographic decline, inflationary pressures, and rising political scrutiny have created a historic inflection point for the sector. Institutions are closing across the country. Staff layoffs are already underway. Enrollment losses stemming from the pandemic have not yet been fully recovered—and they are now giving way to a protracted demographic downturn that will reduce the number of college-aged students for the next two decades. For many institutions, this combination of shrinking enrollment and sustained financial strain threatens their long-term sustainability and forces difficult decisions regarding staffing, academic offerings, and student access.

At the same time, federal support for higher education and research is being dramatically reduced or outright eliminated. The FY26 federal budget proposes an 80% cut to the Federal Work Study program, a 44% reduction to the National Institutes of Health (NIH), a 55% reduction to the National Science Foundation (NSF), and the complete elimination of the National Endowments for the Arts and Humanities. These cuts follow earlier policy changes that already weakened institutional capacity.

The NSF—a key federal agency that funds foundational research—has suspended new grant programs and implemented a cap on indirect cost reimbursements, limiting them to just 15%. This is a dramatic departure from long-standing negotiated rates that covered essential infrastructure and administrative expenses. The reduction not only renders many research projects financially unsustainable but is already triggering legal action from affected universities.

Similarly, the U.S. Agency for International Development (USAID) has undergone a sweeping rollback of global engagement. More than 80% of USAID-funded initiatives—including global health, education, and economic partnerships—have since been canceled. These programs have long supported research collaboration, community health infrastructure, and student training both domestically and abroad. Their sudden termination disrupts not just international partnerships, but the very mission of global engagement and service that defines higher education.

The reductions in indirect cost reimbursements by both NSF and NIH have created significant budgetary strain for Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These rates, which help universities recover the actual costs of administering federally sponsored research, are critical to maintaining labs, IT infrastructure, compliance, and personnel. A blanket 15% cap severely underfunds these functions, resulting in diminished research capacity, delayed innovation, and reduced support for graduate students and early-career investigators.

MICUA respectfully urges the Council to consider the broader external environment in which higher education currently operates before establishing a task force to reconsider or potentially revise the voluntary contributions that these institutions have made—and continue to make—in good faith. These contributions stem from agreements initiated in 2010 and in effect through 2026.

Negotiated with the City and consistently honored for more than a decade, these agreements—adjusted for inflation—have generated nearly \$100 million in direct support to the City's General Fund. In FY23 alone, MICUA and MHA institutions paid \$22.8 million in taxes and fees to the City, while their employees contributed an additional \$57.6 million in local income taxes. Nearly 30,000 Eds & Meds employees reside in Baltimore City.

Beyond financial support, MICUA institutions are driving Baltimore's economic future. In FY23, they invested \$546 million in construction of healthcare and education facilities, and more than \$5.2 billion in additional capital investment is planned through FY28. They are among the largest private-sector employers in the City, responsible for 1 in 4 private-sector jobs. They play a leading role in workforce development, medical research, public health, housing stabilization, arts engagement, and K-12 partnerships.

Over the course of their combined histories, these four institutions have directly impacted an estimated 10.7 million Baltimoreans—including more than 6.7 million students and alumni, nearly 700,000 employees, and over 3.3 million city residents through community outreach and engagement. There is no other group of institutions in Baltimore—public or private—that matches this combination of scale, longevity, and direct civic contribution.

MICUA notes that while the proposed task force includes members affiliated with MICUA institutions, those appointees do not hold positions with institutional leadership or financial authority. Yet the composition of the task force would be charged with making recommendations that carry direct and significant budgetary implications for each institution. This disconnect is impractical and risks undermining collaborative approaches that have served the City and its nonprofit sector well for more than two decades.

Baltimore's nonprofit colleges and universities are enduring civic anchors. They do not relocate, divest, or shutter in response to market shifts. They remain, they serve, and they invest. At a time of unprecedented challenge, the City should take care to strengthen—not destabilize—the very institutions that help secure its long-term health and prosperity.

For all these reasons, we urge the Council to consider whether this is the appropriate time to initiate a new and

potentially duplicative review process. We remain committed to working with the City in good faith, as we have for decades, but we believe it is critical that the full scope of our contributions and the extraordinary threats we now face are clearly recognized.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Matt Power', with a long horizontal flourish extending to the right.

Matt Power
President

May 13, 2025

Ioana Petricel

Baltimore, MD 21211

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Ioana Petricel

OPENING: My name is Ioana Petricel. I am a resident of Baltimore City District 14, as well as an employee of Johns Hopkins University I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and strongly urge a favorable report with no weakening amendments.

As a resident of Baltimore and an employee of one of the institutions who would be affected by this Bill, I have firsthand experience witnessing the discrepant services available to University staff as opposed to the residents of my neighborhood. I am able to call a JHU shuttle, or rely on multiple existing routes of JHU buses for regular transit. My neighbors do not have this privilege – when they go to the same location for medical care, or to visit a relative, their commutes can last upwards of an hour – and my neighborhood (Remington) is particularly well connected to the bus network.

I am a public health professional, and recently attended the mayor's budget town hall, where I spoke with the Department of Health on many of the improvements that they're planning on undergoing in this coming year. If institutions like Johns Hopkins were to pay their fair share, city programming would be able to get a jump start – and it's notable to say that Johns Hopkins often makes money off the hard work of our Baltimore City Health Department by being able to conduct research on programming and publish papers – this money should be reinvested into the city.

I believe that Bill 25-0036 is a critical outlet for Baltimore City to reinvest in its people and commit to residents who pay their fair shares that tax-exempt institutions who use \$47 million in city services each year should not be treated any differently than Baltimore's own residents. I urge this committee to consider me and my neighbors – Bill 25-0036 would allow for growth in the Department of Transportation and increase bus routes, so that I and my neighbors can finally have parity getting to the hospital.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.



Kenya Campbell
PRESIDENT

LaBrina Hopkins
SECRETARY-TREASURER

**Written Testimony Submitted to the
Baltimore City Council Budget & Appropriations Committee
City Council Bill 25-0036
Property Taxes – Baltimore City Payment In Lieu of Taxes Taskforce
May 13, 2025
FAVORABLE**

Good afternoon Chair McCray, Vice Chair Schliefer, and members of the City Council Budget and Appropriations Committee. AFT-Maryland is the parent organization for a number of certified unions for both public and private employees working in Baltimore City, including the Baltimore Teachers Union, the City Union of Baltimore, and the University of Maryland Resident and Fellow Alliance, representing resident doctors at the University of Maryland Medical Center. On their behalf, we call on this committee to issue a favorable report to bill number 25-0036, the bill that would establish a taskforce to determine the appropriate PILOT rate for our large, wealthy non-profit institutions.

With the state's recent move during the 2025 legislative session to shift more financial commitments to local jurisdictions, Baltimore must be very intentional and deliberate regarding generating the revenues needed to fund its schools and residential services. Baltimore is being asked to now cover 100% of the costs associated with City Schools' teacher and educator retirement plans, as well as an increase in the city's share of property tax assessments. While elected leaders in Annapolis felt local jurisdictions are in a better position to assume these costs because property values across the state— including Baltimore City— are going up, and therefore revenues collected by those increased property values are going up, we as a city are in a particularly vulnerable fiscal situation because Baltimore is home to the highest number of entities that are exempt from paying those property taxes. Without the revenues needed from these larger entities who are exempt from paying property taxes, our city's obligations to provide its students with a high-quality education or its residents with high-quality services may be in jeopardy.

A fundamental principle of democracy remains transparency and open, free discourse on what should be the equitable rules and laws that govern how we relate to each other. We elect representatives to various offices to debate and discuss bills that may become our laws, and all we are asking with this bill is that discussions on a fair rate for these non-profits be studied openly and discussed with democratic transparency. And we assert that just as we residents benefit from the non-profits providing services to the people of Baltimore City, so too must these non-profits recognize their success is dependent upon the health and the well-being of its neighbors. We urge the committee to vote to pass Bill 25-0036. Thank you.

May 12, 2025

Baltimore City Council
Budget & Appropriations Committee
100 N. Holliday Street
Baltimore, MD 21202

Re: CB 25-0036 Property Taxes – Baltimore City Payment in Lieu of Taxes (PILOT) Task Force

Dear Chair McCray and Committee Members,

I urge the Committee to approve the bill favorably with no weakening amendments. As a Baltimore City resident, I have often felt the impact of our city's lack of funds.

For example, I use transportation options other than driving whenever reasonable, because I personally strive for a safer, cleaner city where the significant expense of car travel isn't a requirement to put food on the table. I try to lead by example, to help show how much is possible even now. But safety improvements for vulnerable road users like me take too long and cost far more than they should because we lack the consistent funding to bring the physical work in-house to BCDOT. Lack of funding similarly stymies the Circulator network's usefulness and makes it difficult for BCDOT to coordinate with MDOT MTA, BGE, and other institutions.

This lack of service and paltry protections for e-biking make me hesitant to travel longer distances in Baltimore. I am fortunate because many of our impoverished citizens face far greater impacts, like a lack of reliable jobs.

At the same time, our non-profit institutions pay less to the city than the value of the city services they receive, while funding their own shuttles and buses. In essence, Baltimore subsidizes this economically segregated, fragmented transportation system.

This is just one of the reasons why I urge you to report CB 25-0036 favorably without weakening amendments. There is an incredible amount of room to increase PILOT payments even if we wish to retain some amount of tax break.

Sincerely,

Chris Guinnup
District 14 (Hampden)



COMMUNITY DEVELOPMENT NETWORK OF MARYLAND

Testimony for FY2026 PILOT Budget Baltimore City Council May 12, 2025

Members of the Baltimore City Council

On behalf of the Community Development Network of Maryland (CDN), we write in full support of the *With Us For Us* (WUFU) Coalition and the passage of **Bill 25-0036**, which would establish a **Payment in Lieu of Taxes (PILOT) Task Force** with a fair, community-centered mandate.

CDN is a statewide member association of community-based nonprofits, affordable housing developers, and community development professionals. Our Baltimore City equitable network includes over 40 member organizations that have worked with city residents and agencies for decades to strengthen communities.. We are part of the *With Us For Us* (WUFU) coalition of advocates. As an organization committed to equity, inclusion, and sustainable community development across Baltimore, we believe this legislation is not only timely—it is essential. For far too long, the institutions with the greatest wealth and resources —our major hospitals and private universities—have not contributed proportionally to the public infrastructure they rely on.

Baltimore is home to **nearly one-fifth of all tax-exempt property in Maryland**, and property taxes fund more than **50% of our city's annual revenue**. With \$5 billion worth of untaxed property in the hands of just 14 nonprofit institutions, the result is a structural imbalance that unfairly burdens residents and small businesses, who must shoulder the costs of municipal services—while others benefit without contributing equitably.

According to Baltimore City's own Department of Finance, these institutions use approximately \$47.6 million worth of city services annually. Yet, they contribute only **\$6 million** through the current PILOT structure. That leaves a **\$41 million annual shortfall**—the equivalent of:

- **72 miles of road repairs**
- **480 teachers and librarians**
- **15,000 eviction preventions**

Baltimore simply cannot afford this gap.

While we recognize concerns about the timing—particularly amid shifts in federal funding and political threats to universities—we must emphasize that these institutions are not struggling. In fact, they are thriving:

- Johns Hopkins University's endowment grew by \$2.3 billion in just one year.
- The CEO of the University of Maryland Medical System earned more than 3x the total PILOT payment of their institution.

If Boston, Providence, and New Haven can renegotiate fair PILOT contributions—raising **tens to hundreds of millions** for community reinvestment—then Baltimore can and must do the same.

That's why we strongly support the *With Us For Us* framework:

- A balanced, transparent task force including labor, **community**, and institutional voices.
- A fair funding formula based on property value, assets, and city service use.
- Timely deadlines to ensure a new agreement is in place before the 2026 expiration of the current PILOT.

It is not radical to ask billion-dollar institutions with tax-exempt land and seven-figure executive salaries to contribute fairly to the communities they exist within. It is responsible governance—and a moral imperative.

We urge you to pass **Bill 25-0036 without weakening amendments** and set Baltimore on a path to equity, sustainability, and fiscal justice. As we prepare for what may be a deeply hostile federal climate under future administrations, we must take care of our own—and ensure our communities are not left to pay the price of institutional inaction.

We urge the City Council, Mayor, and Comptroller to do the same.

Submitted by,

Edward Blackstone

Baltimore Organizer

Community Development Network of Maryland

eddie@communitydevelopmentmd.org



May 12, 2025

Testimony: Council Bill 25-0036
Baltimore City Payment in Lieu of Taxes Task Force
Position: Support

Dear Budget & Appropriations Committee,

Clean Water Action supports Council Bill 25-0036, to establish the Baltimore City Payment in Lieu of Taxes Task Force, and asks you to pass this important bill without weakening amendments.

As the Council grapples with a FY26 budget proposal that is missing important investments in environmental justice needs, we must take a careful look at every potential source of revenue. Baltimore City is home to 9% of the state population and covers just 0.7% of the state's land area, but hosts nearly 20% of all tax-exempt property in Maryland, meaning that everyday residents and local businesses shoulder a disproportionate burden of financing public services as this land is removed from the City's property tax revenue. Even after deducting community benefits and contributions that the 14 nonprofit institutions in the City's current PILOT agreement make to the City, the Department of Finance has estimated that they use about \$47 million of municipal services a year – a financial gap of \$41 million that residents and businesses must fill, while PILOT institutions pay only \$6 million.

Just 11% of this gap (\$4.5 million) would be enough to begin citywide collection and composting of residential yard waste currently burned at BRESKO. Just 5% of this gap (\$2.1 million) would be enough to expand the city's Sewage Onsite Support program to comply with EPA and MDE's order to offer assistance with emergency cleanup and disinfection to every household with a sewage backup caused by City infrastructure – an order the Scott administration is still disputing two years after it was issued, citing its potential cost. As the Council considers how much nonprofit institutions in the PILOT should contribute to the City budget and who should be involved in shaping the next PILOT agreement, please consider which City residents must pay if these institutions do not: whether in terms of property and income tax, increased fines and fees, health impacts from air pollution from burning our yard waste, or the thousands of dollars to clean up a sewage backup caused by city infrastructure.

To set the City up for a successful budget, the task force created by Council Bill 25-0036 must be fair, transparent, and timely, with meaningful participation from workers at the institutions and residents throughout the community. Please pass this bill without weakening amendments to give Baltimore the best chance of an equitable PILOT agreement that will serve City residents.

Thank you,

Jennifer Kunze
Maryland Organizing Director
Jkunze@cleanwater.org

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Lyndah Lovell

My name is Lyndah Lovell. I am a resident of Baltimore City District 9. I am submitting this testimony in support of Council Bill 25-0036-Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I am a 2nd year PhD graduate student in the Neuroscience Department at Johns Hopkins School of Medicine. I am proud to be a member of this institution and the broader Baltimore community. I see the impact Hopkins has on the healthcare, well-being, and growth of Baltimore. Students of Baltimore City public high schools attend summer programs with our various biomedical laboratories, for example, but the greatest impact would come from aid that extends beyond one summer. Aid that extends beyond one summer program, and reaches these students' families and these students' communities, that is true impact – and this bill will achieve it.

What really generates power and wealth in a community is retention. Once money is invested in these students for one summer, where do they go from there? How do we keep them in school with supportive families at home? These communities they live in have to be sustained: healthy food options close by, local businesses, maintained parks for physical exercise, and school-led STEM projects year-round. These are just some of many resources that would be sustained by a fund devoted to the community from the community. I know I am not alone when I say that giving money can be hard, but it's not when it ultimately benefits the community: me *and* others. The Task Force from With Us For Us aims to support the entire Baltimore community by everyone paying what is needed. That is what this bill will achieve and that is why I support it.

My letter will be one of countless that support this bill. There will be many examples of what this bill means to each person, all that is missing now is your testimony. I kindly request that you take a moment to consider what this bill means to you and your life, your family, and what power you want for Baltimore. Take a moment to consider the bill's effectiveness, its outcomes, its success. Investing generates wealth, or else no one would do it, so it's time to see that return.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

My name is Samantha Williams, and I am an immigration social worker in Baltimore. I work directly with immigrant newcomer families, asylum seekers, unaccompanied children, and immigrant survivors of crime. My experience working in Baltimore over the past almost 8 years has shown me that there are huge needs to bolster Baltimore's general fund, in order to improve education, public transportation, public infrastructure, language access, and the overall accessibility of city services. I have seen newcomer immigrant youth unable to reach school because of a failing public transportation system. I have seen survivors of crime unable to receive medical, mental health, and court services due to language access issues. I have seen refugees struggle to keep their first jobs in America because they can't afford the travel costs alongside their rent utility bills.

Without doubt, Baltimore's 14 anchor institutions have played a pivotal role in the city's growth and well-being. These institutions have a mission to serve all of us, regardless of background, status, or income. However, for years, these institutions have contributed far less than what they receive in return from the city through the current Payment In Lieu of Taxes (PILOT) program. In fact, under the current agreement, these institutions contribute only 0.04% of their overall operating budgets to the city. Meanwhile, they utilize more than \$45 million in city services annually, more than 7 times what they pay under the current PILOT agreement.

We find ourselves at a critical time in American history. With federal attacks on all of us and our communities, both residents and institutions will be facing an uphill battle in the coming years. However, the most vulnerable Baltimore residents are being impacted most—facing higher water and utility bills, rising food costs, and increasingly unaffordable housing. Thus, even though the political climate is challenging to say the least, the wealthiest institutions in the city must not turn away from their responsibility to the city, and rather should turn towards the possibility to work collaboratively towards a new PILOT agreement that is favorable to all.

We need Bill 25-0036 to pass without any weakening amendments because we need a PILOT task force. This would legally ensure that we convene a diverse group of representatives from all interested parties, and ensure that all sectors of our city—especially the most vulnerable—are heard throughout this process. These fourteen institutions have a duty to our city, and we are not asking them to pay more than they can afford, we are only asking them to *pay their fair share* so that we may all live in a healthier and more prosperous city.

We must do all we can to make Baltimore accessible, equitable, and welcoming, and one way forward in this work is to support Bill 25-0036, and ensure it moves forward without weakening amendments.

Sincerely,
Samantha Williams

Intro: Hi My name is Nicole Fabricant, Teach Anthropology at Towson

She/Her pronouns

Organize with South Baltimore Community Land Trust, Coal Free Curtis Bay, Baltimore Rapid Response Network

I am from District 4 and Mark Conway is my council person

Why do I support this legislation?

2536 council Bill

We all pay taxes. It is not fair that our anchor institutions do not

How much land is tax-exempt? Collectively own more than 5 billion \$ in property

120 million / year

This \$41 million shortfall is the equivalent of “72 miles of road repair, 480 teachers and librarians, or preventing 15,000 evictions every year,

Barely pay for the city services they use

Each year they use \$47 million dollars in city services like roads, police and fire but who pays the share? We do! THEY OWE THIS TO THE CITY

When they do not pay their fair share we are shouldering that burden and paying for them. Public schools – my kids go to public schools I believe in public schools and we need (predictable investments in city budget) this could improve so many aspects of city life.

I am holding anchor institutions accountable because they have created a lot of harm in Baltimore City and it is now time for them to pay their fair share for city services.

Thank you!

May 12, 2025

Dear Baltimore City Council:

I am Nicole King. I live in the 9th district in the Hollins Market area of Southwest Baltimore. In addition, I have been a professor in the Department of American Studies at UMBC in Baltimore County for 19 years. I am writing with my strong support for Bill 25-0036.

It is essential that our educational and medical institutions pay their fair share in property taxes in Baltimore City, especially in light of the harm and extractive development practices these institutions have engaged in throughout Baltimore's history.

Throughout my research on and my experience living in Baltimore for nearly 20 years, I have become extremely frustrated with the lack of investment in city services. The roads, public transit, K-12 public education, all suffer as non-profit institutions do not share the burden for the property they own. And I have lived for more than 12 years in district 10 and the past couple of years in district 10. Both neighborhoods are in the shadow of the University of Maryland, Baltimore and they struggle with disinvestment. Using \$47.6 million in city services and only paying \$6 million in PILOT payments is not fair and more importantly not sustainable for our city.

From EBDI—the massive displacement and redevelopment project of John Hopkins hospital over East—to the expansion of UMB and its BioPark over West—universities work as massive developers and have displaced residents in the name of “innovation” and progress. When these universities bring in private police, let's be clear that it is primarily to protect their private property and profits, not your safety or certainly your academic freedom.

As we defend ourselves in this moment when higher education is under attack, we need to acknowledge our mistakes, our failures to live up to our own mission, our own ethos, our own inability to see and hear the people already on the land.

The PILOT Task Force proposed as part of this bill meets national standards and provides a clear method to see and hear the people already on the land.

I have written extensively on Baltimore history and how it affects its future—from being an editor for *Baltimore Revisited: Stories of Inequality and Resistance in a U.S. City* published in 2019 to articles like “Building Together” in *Baltimore? Corporate Mega-Development and Coalitions for Community Power* for *Urban Affairs Review* in 2022. I know Bill 25-0036 would help improve city services and the relationship between our eds and meds institutions and the communities they serve.

Sincerely,
Nicole King, Ph.D.
1125 Hollins St.

Baltimore, MD 21223
Associate Professor, UMBC
Department of American Studies nking@umbc.edu

Testimony by Executive Director, Wide Angle Youth Media On the Importance of Anchor Institutions and Their Nonprofit Status

Good Chairwoman McCray, Councilwoman Porter, the task force, and all the members of the budget and appropriations committee my name is Susan Malone, and I serve as the Executive Director of Wide Angle Youth Media, a Baltimore-based nonprofit that empowers young people to tell their own stories through media arts and leadership development.

I'm here today to speak about the essential partnerships between community organizations like ours and the anchor institutions that help keep our city strong—especially our local public universities and hospitals. These institutions do far more than educate and heal—they serve as critical collaborators, trusted employers, and foundational supporters of Baltimore's nonprofit sector.

At Wide Angle, we've seen firsthand how these partnerships amplify our work. Local universities like MICA and Johns Hopkins University have been instrumental to our growth. MICA's socially engaged programs connect us with student artists whose community-based work enriches our programming. Many of these students continue their service through careers in education, civic media, and nonprofit leadership—some even join our staff or apprenticeship programs, bringing a lasting commitment to Baltimore youth.

Johns Hopkins has not only placed exceptional student interns with us through their CIIP summer program—boosting our capacity for over a decade—they also acted as a vital fiscal partner, helping us secure \$500,000 in state funding through DHCD. That funding would have been inaccessible without the university's nonprofit infrastructure.

These are not one-sided relationships. Our young people are invited into university classrooms, shaping future civic leaders with their lived experience and insight. These collaborations are reciprocal, respectful, and deeply rooted in a shared commitment to community progress.

But all of this is at risk. Any major shift to the nonprofit status of these institutions could have destabilizing effects—not only on organizations like ours, but on the broader ecosystem. Let's not forget that nonprofits employ 25% of Baltimore's workforce. As city and state budgets tighten, and funding becomes more scarce, the support we receive from our anchor partners becomes even more critical.

We are in a moment that calls for thoughtful partnership, not division. Let's ensure our policies strengthen—not weaken—the bonds between institutions and the communities they serve. Our shared progress depends on it.

Thank you.

Yacob_Castro_de_Almeida_Bill #25-0036_Support – Oral Testimony

May 13, 2025

Baltimore, Maryland

Chair McCray, Vice Chair Schleifer, and members of the committee:

My name is Yacob Castro de Almeida. I am a resident of Baltimore City District 5 and I speak in support of Council Bill 25-0036 the Payment in Lieu of Taxes Task Force.

Under Maryland law and the Baltimore City Charter, nonprofit institutions including Johns Hopkins University and the University of Maryland Medical System are exempt from paying property taxes on land used for charitable, educational, or religious purposes.

However, these institutions collectively own substantial real estate portfolios within city limits. Johns Hopkins alone is Baltimore's largest private employer and maintains extensive holdings in East Baltimore and beyond. The combined footprint of such institutions reduces the volume of taxable property in the city, thereby narrowing the city's recurring revenue stream.

The State of Maryland's Department of Legislative Services and national studies including those from the Lincoln Institute of Land Policy have documented that cities with a high percentage of tax-exempt property often rely on PILOT agreements to recapture foregone revenue.

This bill does not impose taxes. It merely establishes a formal task force to evaluate current exemptions, review comparable agreements in peer cities, and propose equitable frameworks for voluntary contributions.

Creating this Task Force aligns with precedents in cities such as Boston and Philadelphia, which have both implemented PILOT programs that generate millions annually in supplementary funding for city services.

In summary: the bill is lawful, procedurally sound, fiscally prudent, and reflective of national best practices.

I respectfully urge a favorable report on Council Bill #25-0036 with no weakening amendments.

Thank you.

Good morning, Honorable members of the Budget and Appropriations committee and the distinguished members of the Council.

My name is Matt Coster, and I serve as President of the Baltimore Firefighters, IAFF Local 734.

I'm here today to speak in strong support of Council Bill 25-0036, which would establish the Payment in Lieu of Taxes Task Force.

As firefighters, we are on the front lines of public safety in this city—responding to emergencies at all hours, in every neighborhood, and at many of the large nonprofit hospitals and universities this bill concerns. These institutions play important roles in our community, but they also benefit from significant property tax exemptions while still relying heavily on city services—especially police, EMS, and fire.

This task force gives us a chance to create a fair and transparent formula for PILOT contributions—so these institutions help support the very systems they rely on. It's not about punishment. It's about partnership, equity, and sustainability.

For the Fire Department, this matters. Our trucks are aging. Our firehouses need repair. Staffing levels are strained. Every additional dollar that can be directed toward public safety helps us respond faster, stay safer, and serve the people of Baltimore better.

This bill also brings needed accountability and gives working people—through their unions—a voice in the process.

I urge you to support this legislation and issue a favorable report on Council Bill 25-0036.

Thank you for your time and your commitment to the residents—and first responders—of Baltimore.

Emilio D Gironda, Jr
5000 Broadmoor Road
Baltimore, Maryland MD 21212
(845) 616-7584
egirondajr@gmail.com

May 13, 2025

To: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

From: Emilio D Gironda, Jr

Re: TESTIMONY IN SUPPORT OF BILL# 25-0036
Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

I am a resident of Baltimore City District 4. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments.

I am a retired Attorney who practiced law for over 35 years, and am familiar with the history, facts and circumstances herein.

In a nutshell, hospitals and universities not only possess greater wealth and assets than most other nonprofits and thus have a higher ability to contribute financially, they disproportionately erode the City's tax base by owning the most extensive and most valuable real estate – all tax exempt.

It is my understanding that the task force will recommend a fair funding formula to be used for PILOT contributions that takes into consideration total property tax exemption, assets, and city service utilization for each institution

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

If you need anything else please contact me at the above address, phone number or email. Thank you for your time and attention to this matter and for your courtesy and cooperation.

Very truly yours,

Emilio Gironda

May 15, 2025

Toby Ditz
Baltimore City, 21217

TESTIMONY IN SUPPORT OF Bill # 25-0036
Property Taxes– Baltimore City Payment in Lieu of Taxes Task Force

TO: City Council President Zeke Cohen and Members of City Council

FROM: Toby Ditz

I'm Toby Ditz testifying in support of the Pilot Task Force bill.

I came to Baltimore to join the History faculty at Johns Hopkins University in 1982. I am incredibly grateful for the opportunity to work with so many wonderful students and colleagues, and I also am deeply distressed by President Trump's assault on our leading research institutions

But as a resident of Bolton Hill and Central West Baltimore for over 40 years, I also love this City. Long before the era of Trump, I was convinced that JHU has a moral obligation to face outward and work in partnership with the City

That is why I support a fair and transparent PILOT agreement in 2026. Yes, our nonprofit Universities and hospitals now face tremendous uncertainty and financial stress. But so does our city— as our looming budget deficit attests.

So I see no reason to water down our expectations. To the contrary. The \$6 million dollar annual sum currently paid by all 14 of our leading Eds and Meds *together* is a token sum— less than 15% of the cost of the city services they use every year and a tiny fraction of their annual operating budgets. Now more than ever “Town” and “Gown” need to work in partnership. Now more than ever, we should all pay our fair share.

A Task Force that would work out consistent principles for determining a solid, realistic agreement is a crucial first step. Our Comptroller has already done an important study of fair agreements in several of our sister cities in the Northeast: we know it can be done.

Now is the time to move forward—together. Let's pass this bill without weakening amendments.

May 13 2025

Toby Ditz
Baltimore City, 21217

TESTIMONY IN SUPPORT OF Bill # 25-0036

Property Taxes– Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and members of the Budget & Appropriations Committee

FROM: Toby Ditz

My name is Toby Ditz, and I am submitting this testimony in support of bill #25-0036.

I came to Baltimore in 1982 to join the History faculty at Johns Hopkins University. I am incredibly grateful for the opportunity I have had to work with so many brilliant colleagues and to teach several thousand wonderful graduate and undergraduate students. Although I have had my differences with the administration over the years, I am deeply distressed by the Trump administration's assault on academic freedom and the research mission of our leading Universities.

But as a resident of Bolton Hill and Central West Baltimore, I have come to feel an even greater attachment to my adopted home of Baltimore. I love this City and want it to thrive. Long before the era of Trump, my conviction that JHU has a moral obligation to face outward and work in partnership with our City has grown steadily. The same is true of our other great Meds & Eds.

And that is why I support the effort to negotiate a fair and Transparent PILOT agreement in 2026. Yes, our Universities and affiliated hospitals now face tremendous uncertainty, even financial hardship. But so does our city. Consider only our looming budget deficit, let alone the unknowns introduced by the Trump administration. Now is precisely the time to strengthen our partnership. It is more important than ever for our City and wealthiest non-profits to face our uncertain future *together*.

So I see no reason to postpone the new PILOT agreement or water down our expectations. The \$6 million dollar annual sum currently paid by all 14 institutions together is symbolic: it recognizes the principle of a Payment in Lieu of Taxes, but it is a mere 5% of the real property taxes that these institutions would owe were they not tax exempt, and less than

15% of the cost of the city services they use. A token payment. The time is now for our leading “Meds and Eds” to pay their fair share.

The *With Us, For Us Campaign* is proposing a serious, realistic partnership between the City and our leading tax-exempt institutions. Establishing a task force that would work out consistent principles for determining an equitable agreement is the first step. Our Comptroller has already issued an important study of the standards that went into the creation of substantively and procedurally fair agreements in several of our sister cities on the Eastern seaboard. So, we know it can be done.

Let’s move forward—together. Let’s pass #25-0036 without weakening amendments.

I am a concerned Baltimore citizen who has lived in this wonderful city for ten years. What makes this city unique is its people. We lift each other up. We help our neighbors. We identify with each other and we celebrate each other. We see each other, regardless of race, religion, gender, nationality, or ethnicity. And I'm not even a native Baltimorean, so being accepted in this community means so very much to me.

What I do not see enough of in this city is these immense institutions being our neighbors as well. They possess so much real estate, so much wealth, so much of Baltimore, but what are they giving back? Mere pennies.

CB 25-0036 is an opportunity for these wealthy institutions to show us, the people who work in your offices, the people who pay your tuition, the people who keep YOUR lights on, that you are here and you will support them. How is it possible that my neighbors and I can pay the lion's share of taxes to support this beautiful city, even on the lowest of incomes, even in the harshest of circumstances, but organizations like Hopkins, Medstar, Loyola, can rake in millions, and only give a mere fraction of it back to this city, this community, that keeps their engines running. Why must we see beautiful buildings be raised up on MLK Jr Blvd in mere months for institutions like the University of Maryland, but walk ten feet out their doors and trip on an enormous pothole?

If you as an organization wish to take from this city, whether it's our land for your offices, our power to keep your lights on, or our working class to continue being your dependable employees, the very least you can do is be a neighbor to us in our beautiful city. That means doing what all we Baltimoreans already do, which is give back and support each other. CB 25-0036 is Baltimore's opportunity to have everyone at the table so we can lift this city up...together.

May 13, 2025
Rachel Wallach
Baltimore 21214

Testimony in support of Council Bill #25-0036: Baltimore City Payment in Lieu of Taxes Task Force

I've lived in Baltimore since 1989 and in the Third District since 1996. I'm writing in support of Bill #25-0036 because we have an opportunity here to create a powerful relationship between the people of Baltimore and our nonprofit neighbors—one that will benefit us all.

Baltimore is scrambling. No one is getting what they deserve—whether from schools, parks, roads, libraries, youth and workforce development, or housing. There just isn't enough money to fund these services at the levels required for us to be the city we want to be, and we are all the poorer for it, including our institutional neighbors.

If structured appropriately, a PILOT task force charged with renegotiating the existing agreement is a first step toward making a real impact in people's day-to-day lives and in correcting some of Baltimore's historic imbalances. That structure will require the freedom for authentic collaboration among representatives of all concerned. It will require full and public transparency, so that everyone trusts the process enough to engage with the issues, constraints, and ideas. It will require time to build trust and to develop imaginative solutions, so it's important to start now to prepare for the expiration of the current agreement.

The existing PILOT is a step in the right direction, a signal that our institutions recognize what they gain from their location here and see themselves as being *of* the city, not separate from it. This moment is an opportunity for them to deepen that connection, to show that we can count on them, and to take on the responsibility of contributing in substantive, lasting ways. A more equitable payment structure will not only lift up our city in tangible ways, but also open doors between our institutions and their neighbors. They bring something to Baltimore, and we bring something to them—that is why it's so important to create a rigorous mechanism to work on these issues together. We all need one another.

It is through this process, with everyone affected at the table, that we will come up with the creative, sustainable approach—specific to our city and its people and institutions—that we all deserve. It will put all of us on the same side: Baltimore residents and Baltimore institutions. By combining our resources, we will stand stronger and be better positioned to weather any coming fiscal and political realities, together.

I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Hasiuk, Ethan (City Council)

From: Patrick Mutch
Sent: Monday, May 12, 2025 4:46 PM
To: Testimony; Office of Council Services
Cc: Justin Lane; Hosanna Asfaw-Means; Patrick Mutch
Subject: Testimony to City Council Bill 25-0036

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RE: City Council Bill 25-0036

Chair McCray & Councilmembers,

My name is Patrick Mutch, and I serve as the President & CEO of Chase Brexton Health Care. I am writing to comment on City Council Bill 25 – 0036, Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force (PILOT).

Chase Brexton Health Care is a federally qualified health center organization serving over 48,000 patients at its 5 centers including Mount Vernon. Most of our patients are low income and or have challenges in accessing health care because of their special health needs and or insurance coverage. Chase Brexton offers adult and pediatric primary care, behavioral health, ob/gyn, pharmacy, psychiatry, social services and substance use. With our mission to serve the healthcare needs of the community regardless of ability to pay, Chase Brexton enjoys a strong relationship and multiple partnerships with Johns Hopkins Medicine and all the health systems based in Baltimore City. Our patients require their specialty services, and we also provide a training center for many of their health care students.

As you consider the bill to create the PILOT Task Force, I respectfully urge you to take the vast contributions of our health systems, medical and educational nonprofits into account when you deliberate on these issues. Nonprofit health care and educational systems and government all face steep federal cuts that will impact our ability to serve our constituents.

We can best weather this storm by working together, the way that we have done in the past.

Thank you for your service to Baltimore City.

Sincerely,

Patrick F. Mutch

Patrick F. Mutch

*President & Chief Executive Officer
Pronouns (he/him)*



Chase Brexton Health Care

Because everyone's health matters.

1111 North Charles Street | Baltimore, MD 21201

T: 410-837-2050 ext. 2218

chasebrexton.org

Our mission is to provide compassionate and integrated high quality health care that honors diversity, addresses health inequities, and advances wellness in the communities we serve.

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FY2026 Baltimore City Budget Testimony – Andrew Hinz

Andrew Hinz
1427 Park Avenue
Baltimore, MD 21217
ahinz61@outlook.com

May 14, 2025

In general the budget is irresponsible in terms of resources allocated to waste diversion.

The police budget should be cut at the same level as other city services, if not more.

The PILOT agreement is not equitable.

I have the following specific requirements:

1. General Fund Item 42981, Service 663: Waste Recycling and Removal, Recycling Program Associate, \$0 in FY26 (was \$49,533). This position should be funded, not cut. One of the explicit duties should be to work with benefits districts to help them divert both yard trimmings, food waste, and other organics away from incineration. Additional duties should be to work with major sources of yard trimmings and food waste and other organics to divert those resources from incineration. Another duty should be, working with the City legal department, to reduce single-use plastics, sold into and consumed in the City. Another duty should be to establish a program through which citizens can volunteer to have their trash and recycling picked up monthly rather than weekly (they would pay the same rate and could be 'rewarded' by an annual picnic, letter of thanks, or a symbolic \$.01 reduction in their monthly bills).
2. General Fund Item 00090, Service 738: Weatherization Services, Operations Manager (non-civil), \$0 in FY26 (was \$121,081). This position should be funded for 5 years and the duties should be modified to be leading the transition of all City housing units from current energy supply to rooftop solar plus storage during the 5-year appointment—all of the units should be transitioned during that tenure. The position should have the authority to enter into contracts to convert city housing to solar plus storage that are revenue neutral to the city or revenue-producing.
3. General Fund Item 00089, Service 185: Board of Municipal and Zoning Appeals, Operations Officer V (non-civil), \$129,855 in FY26. An additional position should be funded for 1 year to develop 25-year plan to redress the harm and loss of life the City caused, and continues to cause, by zoning the Eastern and Southern districts for industrial use on top of pre-existing residential communities.

Thank You

Andrew hinz

Hasiuk, Ethan (City Council)

From: donald gresham
Sent: Monday, May 12, 2025 5:38 PM
To: Testimony
Subject: Fw: Testimony on 25-0036 FAV

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Testimony

Bill 25-0036: Fair Share PILOT Taskforce Position: **FAVORABLE**

To Chair Danielle McCray and Members of the Budget & Appropriations Committee,

My name is Donald Gresham. I've been a homeowner in District 12 for almost 15 years, an advocate, and I am the President of the Baltimore Redevelopment Action Coalition for Empowerment (BRACE). I urge a **favorable** report on Bill 25-0036 to create a Task Force that will recommend a fair Payment in Lieu of Taxes (PILOT) agreement between the City and the anchor institutions.

When anchor institutions don't pay for the city services they use, it puts an increased financial burden on everyday Baltimoreans like my neighbors. Instead of having residents pay more, anchor institutions should pay their fair share. These institutions have the money. They pay their executives multi-million dollar salaries, and the amount of money they are paying to the PILOT is small compared to their endowments. Our city

services are overburdened, residents pay for service but we are not benefitting because services are strained.

The City needs more money for infrastructure repair. My neighborhood has a lot of issues with flooding. When there is heavy rain or snow, water is not able to flow properly so the wastewater ends up in people's basements. My neighbors and I have to pay a lot of money out of our pockets to repair damage that is not our fault. If anchor institutions paid more to the General Fund, the city would be able to afford infrastructure repairs instead of placing the burden solely on homeowners.

Residents pay very high property taxes. It is hard for us to manage high property taxes plus the increased water bills, BGE bills and overall cost of living. If anchor institutions claim to be a part of the community, they need to pay their fair share like the rest of us do. Please vote **YES** on this bill. Thank you.

Donald Gresham

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Hasiuk, Ethan (City Council)

From: James Wright
Sent: Monday, May 12, 2025 4:51 PM
To: Testimony
Cc: Porter, Phylicia R.L. (City Council); Caraway, Ashia (City Council)
Subject: Testimony in Support for Council Bill 25-0036–Baltimore City Payment in Lieu of Taxes Task Force

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Dear Baltimore City Council, Council Staff, and Residents:

I write to provide testimony regarding property taxes and Council Bill 25-0036–Baltimore City Payment in Lieu of Taxes Task Force. I've been a homeowner in Ridgley's Delight (District 10) for 3 years and a resident of the City for over seven years. The tax gap this bill addresses certainly remains one of my primary concerns.

I fully support the formation of the task force for developing a fair and transparent approach to address the City's tax gap. By including community members alongside local government representatives and representatives from local universities and hospitals, the task force can ensure and sustain an equitable negotiation process and secure fair contributions to annual City revenue. I also support the educational mission of the task force and its role in renegotiating for the 2026 PILOT Agreement, which must ensure sustainable funding for essential public services, including schools, parks, and other city systems and services.

While my work will prevent me from attending the hearing tomorrow, May 13 at 10am, please submit these comments of mine in support of the bill and of the task force it would establish. Also, consider me for any future support and service I might provide as a homeowner and resident.

Thank you for your ongoing good work in public service.

Best,
James Wright
313 S Fremont Avenue
Baltimore, MD 21230



GOUCHER
— college —



JOHNS HOPKINS
UNIVERSITY



MARYLAND INSTITUTE
COLLEGE OF ART / MICA

MICUA

MARYLAND INDEPENDENT COLLEGE
and UNIVERSITY ASSOCIATION



MCDANIEL
COLLEGE



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OF MARYLAND
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Washington
College

140 South Street, Annapolis, MD 21401 | 410-269-0306 | www.micua.org

May 12, 2025

WRITTEN TESTIMONY

Baltimore City Council – Bill 25-0036

Submitted by the Maryland Independent College and University Association (MICUA)

The Honorable Chair Danielle McCray and Members of the Budget and Appropriations Committee
City Hall, Suite 400
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable City Councilmembers,

The Maryland Independent College and University Association (MICUA) submits this testimony on behalf of its four member institutions located in Baltimore City: Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These nonprofit colleges and universities are among the oldest institutions in Baltimore—three of them founded prior to the Civil War—and have built enduring partnerships across the City for well over a century.

These institutions have survived wars, depressions, and cultural upheaval. But today, they face a convergence of existential threats unlike any previous moment in American higher education. Simultaneous federal disinvestment, demographic decline, inflationary pressures, and rising political scrutiny have created a historic inflection point for the sector. Institutions are closing across the country. Staff layoffs are already underway. Enrollment losses stemming from the pandemic have not yet been fully recovered—and they are now giving way to a protracted demographic downturn that will reduce the number of college-aged students for the next two decades. For many institutions, this combination of shrinking enrollment and sustained financial strain threatens their long-term sustainability and forces difficult decisions regarding staffing, academic offerings, and student access.

At the same time, federal support for higher education and research is being dramatically reduced or outright eliminated. The FY26 federal budget proposes an 80% cut to the Federal Work Study program, a 44% reduction to the National Institutes of Health (NIH), a 55% reduction to the National Science Foundation (NSF), and the complete elimination of the National Endowments for the Arts and Humanities. These cuts follow earlier policy changes that already weakened institutional capacity.

The NSF—a key federal agency that funds foundational research—has suspended new grant programs and implemented a cap on indirect cost reimbursements, limiting them to just 15%. This is a dramatic departure from long-standing negotiated rates that covered essential infrastructure and administrative expenses. The reduction not only renders many research projects financially unsustainable but is already triggering legal action from affected universities.

Similarly, the U.S. Agency for International Development (USAID) has undergone a sweeping rollback of global engagement. More than 80% of USAID-funded initiatives—including global health, education, and economic partnerships—have since been canceled. These programs have long supported research collaboration, community health infrastructure, and student training both domestically and abroad. Their sudden termination disrupts not just international partnerships, but the very mission of global engagement and service that defines higher education.

The reductions in indirect cost reimbursements by both NSF and NIH have created significant budgetary strain for Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These rates, which help universities recover the actual costs of administering federally sponsored research, are critical to maintaining labs, IT infrastructure, compliance, and personnel. A blanket 15% cap severely underfunds these functions, resulting in diminished research capacity, delayed innovation, and reduced support for graduate students and early-career investigators.

MICUA respectfully urges the Council to consider the broader external environment in which higher education currently operates before establishing a task force to reconsider or potentially revise the voluntary contributions that these institutions have made—and continue to make—in good faith. These contributions stem from agreements initiated in 2010 and in effect through 2026.

Negotiated with the City and consistently honored for more than a decade, these agreements—adjusted for inflation—have generated nearly \$100 million in direct support to the City's General Fund. In FY23 alone, MICUA and MHA institutions paid \$22.8 million in taxes and fees to the City, while their employees contributed an additional \$57.6 million in local income taxes. Nearly 30,000 Eds & Meds employees reside in Baltimore City.

Beyond financial support, MICUA institutions are driving Baltimore's economic future. In FY23, they invested \$546 million in construction of healthcare and education facilities, and more than \$5.2 billion in additional capital investment is planned through FY28. They are among the largest private-sector employers in the City, responsible for 1 in 4 private-sector jobs. They play a leading role in workforce development, medical research, public health, housing stabilization, arts engagement, and K-12 partnerships.

Over the course of their combined histories, these four institutions have directly impacted an estimated 10.7 million Baltimoreans—including more than 6.7 million students and alumni, nearly 700,000 employees, and over 3.3 million city residents through community outreach and engagement. There is no other group of institutions in Baltimore—public or private—that matches this combination of scale, longevity, and direct civic contribution.

MICUA notes that while the proposed task force includes members affiliated with MICUA institutions, those appointees do not hold positions with institutional leadership or financial authority. Yet the composition of the task force would be charged with making recommendations that carry direct and significant budgetary implications for each institution. This disconnect is impractical and risks undermining collaborative approaches that have served the City and its nonprofit sector well for more than two decades.

Baltimore's nonprofit colleges and universities are enduring civic anchors. They do not relocate, divest, or shutter in response to market shifts. They remain, they serve, and they invest. At a time of unprecedented challenge, the City should take care to strengthen—not destabilize—the very institutions that help secure its long-term health and prosperity.

For all these reasons, we urge the Council to consider whether this is the appropriate time to initiate a new and

potentially duplicative review process. We remain committed to working with the City in good faith, as we have for decades, but we believe it is critical that the full scope of our contributions and the extraordinary threats we now face are clearly recognized.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Matt Power', with a long horizontal flourish extending to the right.

Matt Power
President



Maryland
Hospital Association

May 12, 2025

To:

Danielle McCray, Chair, Health, Environment, and Technology Committee
Zeke Cohen, President, Baltimore City Council

Re: City Council Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce

Dear Chair McCray, President Cohen, and Councilmembers:

Baltimore City Council – Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce Hearing

On behalf of the Maryland Hospital Association (MHA) and our member hospitals and health systems, thank you for the opportunity to provide informational testimony on City Council Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce, the city's 2016 Nonprofit Assessment Agreement with MHA's member hospitals Bon Secours, Johns Hopkins Hospital, Johns Hopkins Bayview Medical Center, MedStar Good Samaritan, MedStar Harbor Hospital, MedStar Union Memorial, Mercy Medical Center, Sinai Hospital, St. Agnes Health Care, University of Maryland Medical Center, and University of Maryland Midtown, and the essential role hospitals have in the city's health and economy.

Baltimore City's nonprofit hospitals are cornerstones of community health and economic vitality. They are open 24/7/365—including during disasters, pandemics, and epidemics—caring for residents regardless of insurance status or ability to pay. They are major employers, educators, innovators, and partners in addressing the City's most pressing health challenges. Hospitals also are pillars in their communities, operating vital programs outside their walls that reach deep into Baltimore's neighborhoods.

Hospitals also are among Baltimore's largest employers and engines of economic growth. They provide thousands of well-paying jobs, purchase goods and services from local vendors, and train the next generation of health professionals.

Healthy Hospitals = Healthy Communities

Maryland hospitals are facing the most challenging financial environment in recent history, driven by steep increases in labor, supply, and physician coverage costs, alongside growing insurance denials and infrastructure needs. More than half of the state's hospitals have reported

negative operating margins in recent quarters, and the average margin remains far below the level needed for long-term sustainability. Many hospitals have been forced to defer hundreds of millions of dollars in essential capital investments.

Maryland hospitals also lag national peers on capital adequacy metrics, with older infrastructure and weaker cash reserves putting access to borrowing and credit ratings at risk. A sustained gap between expenses and revenue limits hospitals' ability to invest in patient experience, clinical quality, and workforce recruitment.

MHA and the hospital field have communicated to the Maryland Health Services Cost Review Commission and state legislators, that without urgent financial relief, hospitals may be forced to reduce services, delay innovation, or eliminate community-based programs essential to public health.

Looming federal funding cuts and changes to health care programs further threaten the financial health of hospitals. Congress is working on a reconciliation bill to enact key pieces of the President's agenda. The House Energy and Commerce Committee has been instructed to reduce deficits by at least \$800 billion. To achieve this goal, the committee is considering significant Medicaid cuts, which, if passed, could have dire impacts on hospitals, health care services, and the health of our communities.

But we don't have to wait for the federal budget to pass to see the impacts federal actions have on hospital budgets and programming. The Department of Justice recently eliminated a \$1.2 million grant to LifeBridge Health's Center for Hope which provided critical infrastructure support for cross-functional staff and initiatives central to both its Community Violence Intervention (CVI) work and the broader mission of the Center for Hope: advancing hope, healing, and resilience for those affected by trauma, abuse, and violence.

Investments Beyond the Bedside

Even amid these financial challenges, Baltimore's nonprofit hospitals deliver substantial and measurable community benefits.

Maryland hospitals, including those in Baltimore City, contribute a combined \$2.2 billion annually in community benefit, including programs and services that directly support Baltimore residents and the communities they live in. Community benefits include community health education, free clinics, preventive care programs, public health initiatives, vaccine drives, screenings, public health education campaigns, and efforts to expand access to food, transportation, and housing. Specifically, hospitals in Baltimore contributed \$1.2 billion in FY23 toward community health benefits in the city for health professional education, free medical services, and community building initiatives.

These investments directly address social drivers of health. They represent a return on community trust and an extension of the hospital mission beyond the bedside for the elderly, lower-income families, and those with chronic conditions.

A Longstanding Partnership with Baltimore

Baltimore City has long recognized the crucial role of nonprofit education and health care institutions. The modest tax-exempt status afforded to hospitals reflects their public mission—and the enormous value they return to the city in health services, community programming, and economic support.

In 2010, hospitals in Baltimore voluntarily entered into a nonprofit assessment agreement with the City for \$20.4 million over the course of six years (2011-2016). In 2016, hospitals voluntarily entered into another nonprofit assessment agreement for \$6 million annually over 10 years totaling \$60 million. While not technically PILOTS, the institutions voluntarily entered into these agreements to help the City during tough budget times demonstrating their commitments to the City and its residents above and beyond the community benefits discussed above.

Task Force and Tax Policy

As the Council considers establishing a task force to review the future of the City's PILOT agreements with other nonprofit and business entities and the Nonprofit Assessment Agreement with hospitals, we ask that it fairly recognize and protect the vital role of Baltimore's hospitals. These institutions are not only health care providers but foundational partners in creating a stronger, healthier, and more equitable city.

The nonprofit and tax-exempt status designations granted to hospitals under state and federal law recognize their charitable purposes and allow them to put money, expertise, and time back into their communities to keep Marylanders healthier. Any changes to tax policies contemplated by the proposed task force will affect their status and should be uniform and neutral, based on tax principles and informed by tax and finance experts.

For instance, actions that increase financial burdens on hospitals—such as reducing exemptions or imposing additional costs—would directly threaten their ability to sustain the very programs that address Baltimore's most pressing health and social challenges. When hospitals are forced to divert limited resources to cover new financial obligations, it often means cutting back on community benefit efforts that are not reimbursed. These are precisely the types of upstream investments that improve public health, reduce disparities, and strengthen neighborhoods. Preserving hospitals' financial stability is not just about maintaining operations—it is about protecting access, equity, and innovation in care delivery. Baltimore's hospitals serve as a safety net for thousands of residents, and their long-term viability depends on thoughtful, balanced, policy decisions made today.

For more information, please contact:
Natasha Mehu, Vice President, Government Affairs & Policy
Nmehu@mhaonline.org



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chairwoman Danielle McCray and Members of the Budget & Appropriations Committee,

My name is Renee Neal, and I'm a member of 1199SEIU United Healthcare Workers East. I'm 65 years old and was born and raised in East Baltimore, where I still live and now own a home. I like where I live and I'm proud of my community, so I am also active in my neighborhood association. I have worked at a hospital that is part of the PILOT agreement for 30 years. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments.

Our city services need a lot of work. We don't get street sweepers out enough, and when I call 311 for assistance, no one ever comes to help. Supervisors talk to me and promise me they will send someone out but it never happens. Basic issues don't get fixed: I've asked for an abandoned car, that has 6 year old expired tags, behind my house to be towed, but it's been sitting there for three months. It's gotten to the point where I think it'd be easier to call my city councilmember directly. I should not have to fight so hard to get basic city services.

I'm also concerned about our kids. They are our future; they're going to take our place, so it's important for our schools to function. Without a healthy K-12 school system, we cannot thrive as a city. It's like a flower that grows at the root. We need good quality books, hot lunches, and teachers who are paid a respectable wage. Our schools could be so much better if anchor institutions paid their fair share. We could hire 480 more teachers. We could have better career and technical education (CTE) programs for kids so they can get the skills they need to get good jobs working for the city of Baltimore!

Meds and eds benefit from the state's spending and infrastructure, and they have their own wealth, so they should pay their fair share. We all have to pay our taxes, and even still, we don't have the resources we need. Emergency Room wait times are often 10+ hours.

That could change if everyone paid their fair share. If I'm paying, you're paying. My property taxes are \$5,000 a year. Everyone else has to pay bills, so do these institutions. If everybody paid their fair share then there wouldn't be so much burden on the most vulnerable people in our city, and our city services like trash pickup and 311 would have more funding. Please vote YES on a strong version of this bill. Thank you.

May 12, 2025

Councilwoman Danielle McCray, Chair, Budget & Appropriations
Baltimore City Council
Baltimore City Hall, Suite 400
100 N. Holliday St
Baltimore, MD 21202

RE: City Council Bill 25-0036

Chair McCray, President Cohen, & Members of the Committee & the Council,

My name is Shawna Stepp-Jones, and I am the founder and CEO of the Divaneering Lab. My company is a hardware-focused beauty-tech company that aims to change the game for wig and weave wearers. I hold engineering degrees from Morgan State University and Johns Hopkins University Whiting School of Engineering.

I started Divaneering to create pathways for women and girls to pursue careers in STEM. My lab's workshops have challenged thousands of girls from kindergarten through 12th grade with engineering design enrichment. Johns Hopkins provided me with valuable support to realize my vision for Divaneering. My time at Johns Hopkins was more than academic—it was transformational. It gave me vision. It sharpened my leadership skills. Hopkins gave me access to a world I had only read about. It expanded my capacity to think bigger. It gave me permission to dream beyond my zip code. Beyond academics, I was able to participate in Johns Hopkins Social Innovation Lab where I gained meaningful connections and relationships that have helped me amplify my impact across the city.

Baltimore's nonprofit universities and hospitals act as unparalleled economic, social, and cultural engines for the city. They educate future innovators and entrepreneurs; they conduct lifesaving research; they promote public health; they provide world-class healthcare; and they develop the economy and the workforce. Their work with startups provides risk-takers with good ideas with pathways to success, and this grows the local economy.

Nonprofit colleges and health systems give back in amazing ways and grow the city in unique ways that benefit residents, companies, and the local economy. In this time of unprecedented uncertainty, I hope that you will consider the great good works that these Eds & Meds do in Baltimore and for Baltimore.

Thank you for the opportunity to testify and thank you for your service.

Sincerely,

Shawna Stepp-Jones
Chief Executive Officer
Divaneering Lab



Maryland
Hospital Association

May 12, 2025

To:

Danielle McCray, Chair, Health, Environment, and Technology Committee
Zeke Cohen, President, Baltimore City Council

Re: City Council Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce

Dear Chair McCray, President Cohen, and Councilmembers:

Baltimore City Council – Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce Hearing

On behalf of the Maryland Hospital Association (MHA) and our member hospitals and health systems, thank you for the opportunity to provide informational testimony on City Council Bill 25-0036 – Baltimore City Payment In Lieu of Taxes Taskforce, the city's 2016 Nonprofit Assessment Agreement with MHA's member hospitals Bon Secours, Johns Hopkins Hospital, Johns Hopkins Bayview Medical Center, MedStar Good Samaritan, MedStar Harbor Hospital, MedStar Union Memorial, Mercy Medical Center, Sinai Hospital, St. Agnes Health Care, University of Maryland Medical Center, and University of Maryland Midtown, and the essential role hospitals have in the city's health and economy.

Baltimore City's nonprofit hospitals are cornerstones of community health and economic vitality. They are open 24/7/365—including during disasters, pandemics, and epidemics—caring for residents regardless of insurance status or ability to pay. They are major employers, educators, innovators, and partners in addressing the City's most pressing health challenges. Hospitals also are pillars in their communities, operating vital programs outside their walls that reach deep into Baltimore's neighborhoods.

Hospitals also are among Baltimore's largest employers and engines of economic growth. They provide thousands of well-paying jobs, purchase goods and services from local vendors, and train the next generation of health professionals.

Healthy Hospitals = Healthy Communities

Maryland hospitals are facing the most challenging financial environment in recent history, driven by steep increases in labor, supply, and physician coverage costs, alongside growing insurance denials and infrastructure needs. More than half of the state's hospitals have reported

negative operating margins in recent quarters, and the average margin remains far below the level needed for long-term sustainability. Many hospitals have been forced to defer hundreds of millions of dollars in essential capital investments.

Maryland hospitals also lag national peers on capital adequacy metrics, with older infrastructure and weaker cash reserves putting access to borrowing and credit ratings at risk. A sustained gap between expenses and revenue limits hospitals' ability to invest in patient experience, clinical quality, and workforce recruitment.

MHA and the hospital field have communicated to the Maryland Health Services Cost Review Commission and state legislators, that without urgent financial relief, hospitals may be forced to reduce services, delay innovation, or eliminate community-based programs essential to public health.

Looming federal funding cuts and changes to health care programs further threaten the financial health of hospitals. Congress is working on a reconciliation bill to enact key pieces of the President's agenda. The House Energy and Commerce Committee has been instructed to reduce deficits by at least \$800 billion. To achieve this goal, the committee is considering significant Medicaid cuts, which, if passed, could have dire impacts on hospitals, health care services, and the health of our communities.

But we don't have to wait for the federal budget to pass to see the impacts federal actions have on hospital budgets and programming. The Department of Justice recently eliminated a \$1.2 million grant to LifeBridge Health's Center for Hope which provided critical infrastructure support for cross-functional staff and initiatives central to both its Community Violence Intervention (CVI) work and the broader mission of the Center for Hope: advancing hope, healing, and resilience for those affected by trauma, abuse, and violence.

Investments Beyond the Bedside

Even amid these financial challenges, Baltimore's nonprofit hospitals deliver substantial and measurable community benefits.

Maryland hospitals, including those in Baltimore City, contribute a combined \$2.2 billion annually in community benefit, including programs and services that directly support Baltimore residents and the communities they live in. Community benefits include community health education, free clinics, preventive care programs, public health initiatives, vaccine drives, screenings, public health education campaigns, and efforts to expand access to food, transportation, and housing. Specifically, hospitals in Baltimore contributed \$1.2 billion in FY23 toward community health benefits in the city for health professional education, free medical services, and community building initiatives.

These investments directly address social drivers of health. They represent a return on community trust and an extension of the hospital mission beyond the bedside for the elderly, lower-income families, and those with chronic conditions.

A Longstanding Partnership with Baltimore

Baltimore City has long recognized the crucial role of nonprofit education and health care institutions. The modest tax-exempt status afforded to hospitals reflects their public mission—and the enormous value they return to the city in health services, community programming, and economic support.

In 2010, hospitals in Baltimore voluntarily entered into a nonprofit assessment agreement with the City for \$20.4 million over the course of six years (2011-2016). In 2016, hospitals voluntarily entered into another nonprofit assessment agreement for \$6 million annually over 10 years totaling \$60 million. While not technically PILOTS, the institutions voluntarily entered into these agreements to help the City during tough budget times demonstrating their commitments to the City and its residents above and beyond the community benefits discussed above.

Task Force and Tax Policy

As the Council considers establishing a task force to review the future of the City's PILOT agreements with other nonprofit and business entities and the Nonprofit Assessment Agreement with hospitals, we ask that it fairly recognize and protect the vital role of Baltimore's hospitals. These institutions are not only health care providers but foundational partners in creating a stronger, healthier, and more equitable city.

The nonprofit and tax-exempt status designations granted to hospitals under state and federal law recognize their charitable purposes and allow them to put money, expertise, and time back into their communities to keep Marylanders healthier. Any changes to tax policies contemplated by the proposed task force will affect their status and should be uniform and neutral, based on tax principles and informed by tax and finance experts.

For instance, actions that increase financial burdens on hospitals—such as reducing exemptions or imposing additional costs—would directly threaten their ability to sustain the very programs that address Baltimore's most pressing health and social challenges. When hospitals are forced to divert limited resources to cover new financial obligations, it often means cutting back on community benefit efforts that are not reimbursed. These are precisely the types of upstream investments that improve public health, reduce disparities, and strengthen neighborhoods. Preserving hospitals' financial stability is not just about maintaining operations—it is about protecting access, equity, and innovation in care delivery. Baltimore's hospitals serve as a safety net for thousands of residents, and their long-term viability depends on thoughtful, balanced, policy decisions made today.

For more information, please contact:
Natasha Mehu, Vice President, Government Affairs & Policy
Nmehu@mhaonline.org

JOHNS HOPKINS

UNIVERSITY & MEDICINE

May 12, 2025

The Honorable Chair Danielle McCray and Members of the Budget and Appropriations Committee
City Hall, Suite 400
100 N. Holliday Street
Baltimore, MD 21202

RE: City Council Bill 25-0036- Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

Dear Honorable City Councilmembers,

Across the nation, unprecedented federal actions and spending cuts are affecting our fellow Americans, especially here in the State of Maryland and in Baltimore City, where so many jobs are tied to federal work and federally funded research. For us at Johns Hopkins, these cuts are not a distant abstraction. They are up close and personal. They have already caused significant job losses tied to the elimination of \$800 million in USAID funding. We are now grappling with targeted federal cuts to research projects that had previously been funded by the National Institutes of Health, the National Science Foundation, the Department of Education and other agencies. And there are additional major changes headed our way that could have devastating consequences for our community.

Johns Hopkins University is directly impacted - from the **termination** and slowing of critical lifesaving research grants to policy changes on immigration, diversity, and accreditation. The Trump Administration's proposed "skinny budget" features widespread reductions across scientific research and education and will further exacerbate the financial uncertainty the university must navigate. Here in Baltimore, we have been incredibly proud to lend our policy experts and leadership to assist and advise on critical city issues and functions. We know that research saves lives, but it also creates jobs and contributes significantly to our economy. All of that vital activity is at risk due to federal cuts.

The healthcare system in Maryland, including Johns Hopkins Health System and its Baltimore hospitals – Johns Hopkins Hospital and Johns Hopkins Bayview Medical Center –helps cover gaps in our healthcare system for the most vulnerable, by providing approximately \$83 million in care to uninsured and underinsured patients. These institutions are now facing the prospect of devastating federal cuts. When faced with federal Medicaid cuts, states must decide whether to replace some of the lost dollars with state funds, restrict coverage, or decrease reimbursement to providers and health plans. As Senate President Bill Ferguson shared with reporters on May 6, the federal government pays for 90% of Maryland's Medicaid costs and the state picks up the remaining 10%. Any shift in the federal/state split would mean Maryland would have to absorb additional costs or revisit participant eligibility and coverage as well as reimbursement rates. For the Johns Hopkins Health System this will no doubt impact our operations in a profound way, constraining our ability

to meet the demand for services and access to care to Baltimoreans. Also looming is the possible change in the manner that hospitals are reimbursed in the state of Maryland as our current Total Cost of Care agreement between the state and the Department of Health and Human Services is under review with potentially dramatic change in the manner and rate at which we are reimbursed for Medicare services. Changes could result in hundreds of millions of dollars in reduced payments to Baltimore City hospitals for Medicare patients.

In the face of these extreme challenges, Johns Hopkins University and Johns Hopkins Health System remain steadfast in our commitment to Baltimore. Over the span of twenty years, we have appreciated the voluntary agreements that the City of Baltimore has forged with Baltimore's largest nonprofit educational and medical institutions, a commitment that has provided critical financial stability for the city and its anchor institutions. The mutual, voluntary agreement has allowed Johns Hopkins to execute multi-year investments in job growth, local businesses, capital improvement projects and community development that have greatly expanded the institution's economic impact.

As vital nonprofit anchors, we bring substantial public benefits to the city. We save municipalities significant costs by delivering services that local governments would otherwise have to provide. Johns Hopkins University and Johns Hopkins Health System, the largest private employer in Maryland and in Baltimore, **directly employs more than 41,100 people in the city and generates \$5 billion in direct economic impact each year.** Annual community spending by Johns Hopkins, last estimated at **\$407 million in fiscal year 2024**, supports crucial economic development and job growth for neighborhoods across Baltimore. We focus our spending on Baltimore specifically through HopkinsLocal, which has spent more than **\$1 billion with local Baltimore City businesses since 2016**, with major local outlays on construction projects and to Baltimore City-based minority- and women-owned firms. We are responsible for bringing new residents to Baltimore with good jobs, thereby stimulating economic activity and generating tax revenue for the city. The jobs we provide to our **nearly 17,000 employees who live in Baltimore City generated \$26 million in local income taxes in addition to the nearly \$19.7 million we pay in taxes and fees.** Growing Baltimore's tax base and driving economic activity in our city are the most important roles we can continue to serve for our hometown.

Johns Hopkins is proud of our hometown and the chance to support our beloved city and its people in hundreds of different ways. To start, we provide high quality health care and services to our patients, including charity care to ensure access to care for those with financial hardship, particularly the uninsured and underinsured.

From an employee benefits perspective, we offer down payment grants for employees buying homes in Baltimore City through our Live Near Your Work program. We also support our employees with childcare benefits and subsidized college tuition for their children, at any school of their choice.

Thanks to generous financial aid funded by our endowment, we make a Hopkins education affordable for admitted students from all backgrounds – but especially students from Baltimore City public schools. Through our Cummings Scholars program, City students attend Hopkins for free (room and board included) if their families earn \$80,000 or less, or close to free if they earn up to \$150,000. **In FY24, \$2.9 million was provided in Baltimore City Cummings Scholarships, and out of 53 students over half are underrepresented minorities.**

This is only scratching the surface. From providing vision screening and glasses, school counseling and tutoring support to children across the city, to millions of dollars in grants to nonprofits citywide who are helping to keep crime down at historically low levels, Johns Hopkins is deeply committed to Baltimore. We see a bright future for Baltimore, and we are grateful for the chance to contribute to it, in these and many other ways.

We appreciate the opportunity to provide comment and look forward to engaging in future discussion on this important topic.

Sincerely,



Maria Harris Tildon

Vice President, Government, Community & Economic Partnerships
Johns Hopkins University & Medicine

Enclosures:

Johns Hopkins By the Numbers
HopkinsLocal Impact Report
Johns Hopkins Technology Ventures FY24 Annual Report
Johns Hopkins University Innovation Fund for Community Safety Impact Report

JOHNS HOPKINS

UNIVERSITY & MEDICINE

Johns Hopkins Impact in Baltimore

JOHNS HOPKINS ANNUAL CONTRIBUTION

TAXES AND FEES (FY24): \$56.9 MILLION

- **\$3.2 million:** Annual nonprofit contribution from Johns Hopkins, which represents more than half of the \$6 million that all nonprofits pay to the city as part of the nonprofit assessment agreement.
- **\$26 million:** (FY22) Annual local income taxes for the 17,000 JH employees who live in Baltimore.
- **\$19.7 million:** Property, energy, parking, telecom taxes and fees, including:
 - \$8.2 million: Property taxes paid annually for real estate that is leased or does not qualify for the tax-exempt status granted to nonprofit hospitals and universities.
 - \$6 million: Energy tax
 - \$5.3 million: Parking taxes
- **\$8.0 million:** Water and sewer charges

JOHNS HOPKINS ANNUAL COMMUNITY SPENDING

\$407 MILLION, INCLUDING

- **\$165 million** in Hopkins Local business spending on goods and services. Doesn't include construction spend.
- **\$83 million:** Financial assistance to the uninsured and underinsured patients who seek care at Johns Hopkins hospitals.
- **\$60 million:** Community health services
- **\$12 million:** Employee tuition reimbursement
- **\$10.7 million:** Johns Hopkins' contribution to the Live Near Your Work grants to Johns Hopkins employees 2009 to 2024. Over last five years, average contribution of \$500,000 annually.
- **\$2.3 million:** Innovation Fund for Community Safety has supported 20 nonprofit organizations that pursue public health-oriented strategies for reducing violence in Baltimore. This is \$6M (FY22-FY25) + \$6M committed FY26-FY28
- **\$2.1 million:** Investing in the Mayor's Priorities: e.g., ROCA, Gun Violence Reduction, Public Initiatives, and Health Department

MISSION

HopkinsLocal is committed to leveraging the economic power of Johns Hopkins University and Medicine to expand and enhance economic growth, employment, and investment in Baltimore.

HOW TO GET INVOLVED

Please reach out to hopkinslocal@jh.edu to learn more about local hiring and procurement opportunities!

Learn More



BUILD

\$360.4 Million Committed to LBE's for design and construction projects based in Baltimore City.

\$308.2 Million Committed to MBE's for design and construction projects based in Baltimore City.

103 BUILD College alumni firms with 59% being M/WBE&LBEs.

What are LBE's? Businesses located in Baltimore City or their main office providing support to the project is located within the Baltimore City limits.

What are MBE's? Any minority- and/or women-owned firm certified by MDOT or Baltimore City.

What are Commitments? Parts of the contract that have been assigned to a contractor or subcontractor but have not necessarily been completed.

HIRE

4,202 Targeted positions filled by focus area Baltimore City residents.

2,041 Justice involved individuals hired.

What are Targeted Positions? Specified roles where the need for employment is great.

What are Focus Areas? Baltimore neighborhoods where our efforts can make the greatest impact, fostering economic development through local employment, workforce partnerships, and community connections.

What are Justice Involved Individuals? Those who have been identified through a background check as having interacted with the criminal justice system, including arrest, conviction, probation, or parole, regardless of whether they have been incarcerated.

BUY

\$1.05B Total addressable spend with local Baltimore City businesses.

What is Addressable Spend? Spend that can be negotiated or be subjected to a sourcing process.

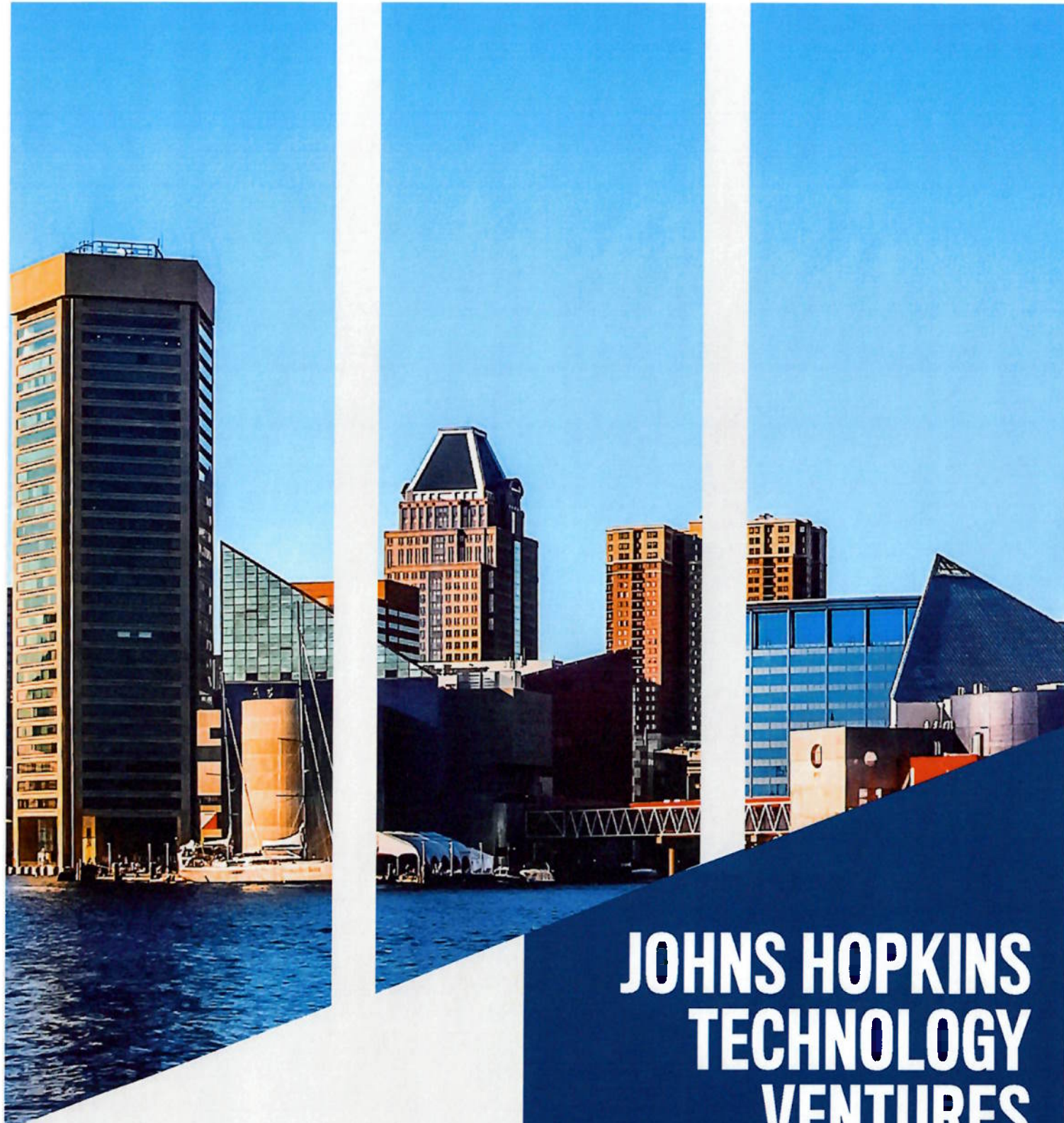
INVEST

\$75M of the Johns Hopkins endowment assigned to be managed by a minority owned firm in HopkinsLocal 2.0.

\$287.2M in net new investments managed by diverse and women owned investment firms as of 9/1/2024 in HopkinsLocal 3.0.

To learn more about HopkinsLocal goals and progress, please visit hopkinslocal.jhu.edu or contact HopkinsLocal@jhu.edu





JOHNS HOPKINS TECHNOLOGY VENTURES

FISCAL YEAR 2024
ANNUAL REPORT

10
CELEBRATING INNOVATION
10
YEARS



JOHNS HOPKINS
TECHNOLOGY VENTURES

WELCOME

This year marks a milestone: one decade of work on behalf of faculty members and students. It is an opportunity to celebrate our progress, our wins and, most importantly, the incredible innovators and inventors at the nexus of the Johns Hopkins entrepreneurial ecosystem. Our celebration of 10 years has been a rewarding exercise in reflection, appreciation and planning.

We are **reflecting** on our progress: a tripling of annual licensing revenue, a quadrupling of venture investment and startup exits, and the creation of bustling spaces/programs for both faculty and student entrepreneurs. We appreciate the many stakeholders that make this possible, not limited to our unparalleled research faculty members and a dream team of Johns Hopkins Technology Ventures (JHTV) staff members. And we are **planning** for the decade ahead, focused on development of the policies, programs, places, people and partnerships that will unlock additional impact on humanity, our planet and Baltimore.

This work of academic translation and company building is not for the faint of heart. Those already doing it with us know the struggle and the immense rewards. If you are not yet doing this work, please lean in. There is nothing more satisfying than seeing entrepreneurship bear fruit, and we need a collective groundswell to make this happen at scale.

With all that Johns Hopkins researchers, students and alumni have to offer — and with institutional investments in data science/AI, life sciences infrastructure and much more — I cannot help but think that we have barely scratched the surface. In a way, it feels like we are just getting started. Onward!



Christy Wyskielec

Senior Adviser to the President of The Johns Hopkins University
for Innovation and Entrepreneurship
Executive Director, Johns Hopkins Technology Ventures

In Memoriam

This annual report is dedicated to two people whose deaths rocked the Baltimore innovation ecosystem this year. Pava Marie Lapere (A&S '19) and Mark Komisky (A&S '87). We are left with gaping holes in the fabric of our Johns Hopkins Technology Ventures/Baltimore ecosystem, but this community has shown its beauty in the way it has honored them and turned grief into action. To read about these cherished colleagues and the legacies we honor, visit [here](#) and [here](#).

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JHTV worked with a local filmmaker to capture the spirit of the entrepreneurial journey and the immense potential of Johns Hopkins innovation. Cheers to 10 years and counting!



Video by: **Morton Works**

10 YEARS OF INNOVATION

The following selection of innovations from the past decade illustrates the depth, breadth and impact of research from Johns Hopkins' many divisions and disciplines.

For more than a decade, **Personal Genome Diagnostics** has been developing liquid biopsy and tissue-based genomic products out of its Baltimore offices. Following a major acquisition by LabCorp in 2022, its next-generation sequencing is now incorporated into LabCorp's oncology diagnostics portfolio and driving better patient outcomes.

In 2024, the Food and Drug Administration (FDA) approved **Vorranigo** (vorasidenib), a targeted cancer therapy that inhibits activity of the mutated gene IDH, slowing the growth of previously untreatable low grade glioma — the most common malignant primary brain tumor in adults. The gene's discovery in 2008 by Johns Hopkins and Duke University researchers enabled development of a targeted therapy.

Thrive Earlier Detection was formed to bring earlier multicancer detection into routine medical care via liquid biopsy. Its pioneering screening technology, including the pivotal CancerSEEK, got the attention of Exact Sciences Corporation, which acquired Thrive in 2020 for \$2.15 billion — the largest acquisition in Johns Hopkins' startup history.

The FDA approved **Opduvalag** in 2022 for treatment of adult and pediatric patients with unresectable or metastatic melanoma. Opduvalag is a first-in-class, fixed-dose dual immunotherapy combination of two immune checkpoints — LAG-3 and PD-1 — that represents a significant leap forward in improving antitumor response.

DELFI Diagnostics celebrated the launch of its first product, Firstlook Lung, in 2023. Firstlook Lung uses a breakthrough technology of whole-genome machine learning to analyze fragments of cell-free DNA that are markers of cancer in the blood. The company plans to use its fragmentomics platform to develop an array of disease-specific tests and other cancer treatment monitoring products.

Pylarify is a positron emission tomography (PET) imaging agent that precisely detects PSMA-positive cancers and guides treatment decisions, particularly for patients with suspected prostate cancer metastasis or recurrence. Brought to market by Lantheus, Pylarify was approved by the FDA in 2021 and has rapidly gained adoption, with sales of \$851 million in 2023.

A DECADE OF MOMENTUM Since 2014

\$39.5M
AGGREGATE
LICENSING
REVENUE

At an average annual pace (\$39M) that has more than doubled

\$4.4B
VENTURE
CAPITAL

Raised by startups, **400%** uptick in average annual fundraising

43
COMPANY
EXITS

Compared to 11 exits (IPOs, M&A events) in prior history

\$236.6M
CORPORATE
SPONSORED
RESEARCH

From 60 industry partners

Founded in 2016, **Kubanda Cryotherapy** initially aimed to improve access to breast cancer diagnostics and treatments in low-income countries and evolved to offering minimally invasive tumor treatments for pets. The company's patented device freezes and eliminates cancerous masses during one outpatient session.

The OMIM Database is a catalog of human genetic traits and disorders, entitled Mendelian Inheritance in Man (MIM). It has become a critical research tool around the world, with over 1 million page views per week from 2.5 million unique researchers annually.

Circulomics is a genomics game changer that specializes in sample preparation by extracting high molecular weight DNA. It was acquired in 2021 by PacBio, a publicly traded company with "long read" DNA sequencing capabilities that allow scientists to read longer portions of DNA.

Founded in 2021, **CurieDx** makes a remote virtual diagnostic software tool that is among the first of its kind. The software provides an almost instant diagnosis for strep throat. CurieDx is developing six more diagnostic tools for common diseases.

ECOSYSTEM SUCCESSSES

LEAD STORY

Blackbird Labs Launches with \$100M and Foundational Collaboration with Johns Hopkins University

In collaboration with Johns Hopkins and other local research institutions, Blackbird Labs is investing in early-stage academic technologies with the goal of launching Baltimore-based startups and solving unmet medical needs, with an initial focus on development of new medicines.

In its first year, Blackbird committed more than \$1.5 million in funding across four Johns Hopkins projects encompassing a wide array of technologies. The projects included development of innovative treatments for inflammatory bowel disease, a broad platform for improving gene therapies and software designed to locate and navigate clinical trials.

FUNDING NEWS

- » Asclepix Therapeutics Raises \$10M to Advance Phase 1/2a Clinical Study of AXT107
- » EDAC Labs Raises \$3M to Scale Carbon-Removal Technology
- » Infinity Bio Opens Baltimore Lab after \$4.5M Raise
- » Rapafusyn Pharmaceuticals Raised \$28M Series A Funding

DIGITAL HEALTH

b well Collaboration with Samsung Health to Make Personalized Healthcare a Reality

DELFI Diagnostics Recent Equity Investment to Accelerate Cancer Screening AI Platform

Scene Health and CareFirst Expanded their Partnership for Medicaid Recipients



PRODUCT UPDATES

Previse's Flagship Product Escopredict™ Awarded NIH Direct to Phase II SBIR

NEW LAB SPACE

Johns Hopkins Green Tech Lab to Open Above R House Food Market



STARTUP NEWS

LEAD STORY

Clasp Therapeutics Launches with \$150M Investment in Precision Immuno-oncology

Clasp Therapeutics launched in March 2024, backed by \$150 million in venture financing. A biotechnology company pioneering precision immuno-oncology through next-generation T cell engagers (TCEs), Clasp seeks to address the unmet needs of patients with cancer who do not respond to existing treatments.

Clasp leverages research from Johns Hopkins investigators, including cancer geneticist Bert Vogelstein, M.D., and immuno-oncology pioneer Drew Pardoll, M.D., Ph.D. The researchers' expertise in human leukocyte antigen (HLA)-antibody interactions enables the engineering of advanced TCEs with newfound specificity, precisely targeting common oncogenic mutations. JHTV facilitated the commercialization of Clasp's innovative platform, which offers off-the-shelf, antibody-like medicines that can precisely target a wide range of challenging tumor types.

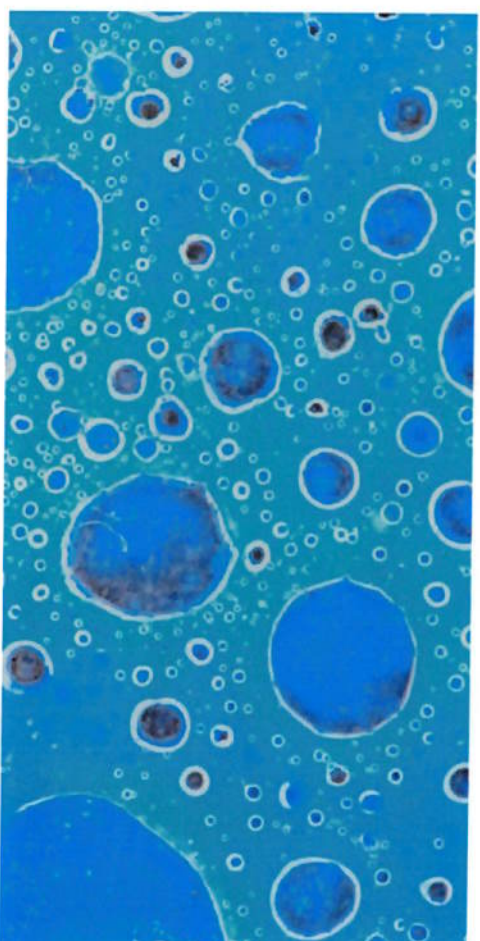
ACQUISITIONS

Escient Pharmaceuticals Acquired by Incyte



PRODUCT UPDATES

- » Ashvattha Therapeutics Announces Phase 2 Chronic Dosing Study
- » Glyscend Doses First Patient in a Phase 2 Obesity Trial of GLY-200
- » Proscia Digital Pathology Software was Awarded FDA 510(k) Clearance



COLLABORATIONS

TRILINK BIOTECHNOLOGIES

The Johns Hopkins University formed a collaboration with Trilink BioTechnologies, part of Maraval Sciences and a leader in mRNA manufacturing, to accelerate RNA therapeutic research. This partnership established a new center at the Whiting School of Engineering, using Trilink's advanced RNA synthesis technology. Recognized for its critical role in developing COVID-19 vaccines, RNA technology offers the potential to treat diseases such as Alzheimer's and Parkinson's disease and cancer, each considered untreatable with conventional drugs.

Led by Jeff Collier, Ph.D., who worked closely with Johns Hopkins Institute for NanobioTechnology directors Hai-Quan Mao, Ph.D., and Sashank Reddy, M.D., Ph.D., the center will drive innovation and unite Johns Hopkins researchers of RNA biology, genetic medicine and biotechnology, fostering innovation and reducing research barriers. Trilink will provide funding, technical expertise and its CleanScript technology, enabling seamless transition from research-grade to clinical-grade mRNA.

AMAZON

Johns Hopkins' AI2A partnership with Amazon is entering its third year of a five-year initiative.

Announced in 2022 and housed in the Whiting School of Engineering, the initiative focuses on machine learning, computer vision, natural language understanding and speech processing. To date, the initiative has awarded 15 faculty research awards and 10 Ph.D. fellowships.

DANAHER CORPORATION

Danaher has joined forces with Bloomberg Distinguished Professor Jessica Gill, Ph.D., M.S.N., and Richard Rothman, M.D., Ph.D., to develop advanced blood-based diagnostics for mild traumatic brain injury (TBI). The collaboration aims to leverage novel biomarker panels for early, precise TBI diagnosis with the potential to revolutionize treatment and benefit the nearly 56 million patients globally who have mild TBI.

CANON MEDICAL SYSTEMS

Canon renewed its collaboration with Johns Hopkins for another five years to advance high resolution MRI/computerized tomography (CT) technology, building on a history that has yielded 31 projects involving 15 faculty members since 2017. The collaboration makes research funding and cutting-edge clinical diagnostic instruments available to Johns Hopkins researchers. For example, the collaboration enabled a multicenter clinical study that investigates the effectiveness of ultrahigh resolution CT to detect coronary heart disease. Other research projects combine expertise from our School of Engineering and School of Medicine, and uses AI and data science to minimize denoising and spectral distortion in advanced CT. To further the collaboration, Canon plans to install new scanners at Johns Hopkins during the next two years, including a new MRI and photon-counting CT scanner.

RESEARCH AREAS & FACULTY HIGHLIGHTS

CARDIOMETABOLIC DISEASE

Johns Hopkins cardiometabolic research spans four centers and institutes that conduct research, prevention and treatment for obesity, diabetes, chronic kidney disease, cardio-kidney-metabolic disease and heart health/hypertension. Johns Hopkins research in this area has particular depth in lipid metabolism, targeted immunotherapies, energy balance and nutrient sensing.



Dax Fu, Ph.D.

Type 1 and type 2 diabetes research leader who is developing antigen-specific and islet-targeted immunotherapies to achieve permanent protection against, or reversal of, T1D. His research has been funded by the Brookhaven National Laboratory, NIH, the Van Andel Institute and companies including Amgen and Pfizer.

DATA SCIENCE & AI

Johns Hopkins has made a transformational investment in the power and promise of data science and AI, and it is building the nation's foremost destination regarding emerging applications, opportunities and challenges presented by data science, machine learning and AI. Faculty are engaging with industry on applications for drug discovery, precision medicine and climate resilience, among other areas.



Jeffrey Gray, Ph.D.

Leader in antibody engineering and protein structure prediction, including in the use of deep learning and AI. Gray's research has been funded by ACS, the Beckman Foundation, DARPA, NIH, NSF, Rosetta Commons and companies including AstraZeneca, GSK Vaccines, Moderna and UCB.

ORGANOIDS

During the past decade, advances in human stem cell biology, tissue engineering and microtechnology have led to development of microphysiological systems and organoids, which are platform technologies used to recapitulate key organ features and to study human tissues under complex conditions. Faculty members in this field are engaging with industry to work toward a paradigm shift in high-throughput drug and toxicology testing.



Annie Kathuria, Ph.D.

Leader in organoid tissue engineer breakthroughs, is exploring the molecular foundations of several neurological disorders including autism, schizophrenia and Alzheimer's disease. Kathuria's research has been funded by the Brain and Behavior Research Foundation, Element Biosciences, the Maryland Stem Cell Research Fund and the NIH.

FUNDING & AWARDS



Provost Roy Joyawardhana, Nick Papadopoulos, Christy Wyskiel, President Ronald Daniels, Christopher Douville, Chetron Bettagowda, Bert Vogelstein, and Denis Wirtz

PRESIDENT'S INNOVATION AWARD

Christopher Douville, Ph.D., an assistant professor of oncology at the Johns Hopkins University School of Medicine, was named the inaugural recipient of the Johns Hopkins President's Innovation Award in recognition of his scholarly pursuits.

The \$250,000 President's Innovation Award will be given annually to an early-career to mid-career faculty member who is focused on solving problems in society and translating research beyond academia. The award, which builds on the range of commercialization support and resources that JHTV provides, was presented during an event celebrating JHTV's 10th anniversary. Douville was selected from 28 nominees from across the university.

Douville's work is in the field of computational biology — he uses algorithms to understand cancer genetics and to detect cancer early via liquid biopsy. In research published earlier this year in *Science Translational Medicine*, Douville and collaborators found that people with cancer have different amounts of a type of repetitive DNA than those without cancer. Blood tests can reliably detect these anomalous early cancer warning signs before symptoms appear.

PITCH IT ON!

Zhuolun Wang, a Ph.D. candidate at The Johns Hopkins University, won \$15,000 in JHTV's annual Pitch It On! competition for her innovative chronic pain management system.



Pitch It On! is a virtual competition featuring female inventors at Johns Hopkins that reflects JHTV's efforts to close the entrepreneurship gap in which women are much less likely to be patent holders and startup founders. A generous donation from the female members of JHTV's IDEA Board funded this year's award.

Wang's CALMS technology, which combines clustered regularly interspaced short palindromic repeats (CRISPR) gene editing and AAV delivery, aims to provide long-lasting pain relief without the side effects of opioids. Through her startup, SereNeuro Therapeutics, Wang hopes to commercialize studies from her Ph.D. thesis project into curative therapies for chronic pain.

LOUIS B. THALHEIMER FUND FOR TRANSLATIONAL RESEARCH

The Thalheimer Fund, established with a generous donation from businessman and philanthropist Louis Thalheimer, provides seed funding for crucial proof-of-concept and validation studies at Johns Hopkins. This year, three faculty members were awarded a total of \$240,000.



Reza Kalhor, Ph.D.

Research

A High-Throughput Cell Line Development Platform to Assess Cell Line Performance in Realistic Biomufacturing Conditions



Betsy Luczak, Ph.D.

Research

A Novel Drug Discovery Platform to Identify Small Molecules to Treat Atrial Fibrillation



Chao Wang, Ph.D.

Technology

Electrochemical Extraction of Lithium from Seawater

MARYLAND INNOVATION INITIATIVE (MII)

An additional 17 Johns Hopkins faculty members received a total of \$2 million from the state of Maryland's MII.

PAVA CENTER

A fiscal year 2024 highlight was the launch of the **Pava Marie LaPere Center for Entrepreneurship**, dedicated in memory of a formative member of the student entrepreneurship program previously called FastForward U.

As an undergrad and then local alum, LaPere directly mentored dozens of teams and helped shape some of FastForward U's signature programs, influencing more than a thousand student ventures and counting. She represented the trajectory that FastForward U aimed to enable: that Johns Hopkins students create high-impact startups while on campus, then remain in Baltimore to grow them and give back to future generations of campus and local entrepreneurs.

Last year, the Pava Center worked with 140 teams across six accelerator programs, including teams from all nine schools and teams from the community that participate in the Social Innovation Lab accelerator.

Philanthropic gifts enabled many of the center's activities this year. These include gifts made as part of our Founders' Pledge program, in which alumni founders such as Jess Gartner (Education, '11) generously commit a share of proceeds upon company exit.

PAVA CENTER STATS

140 UNIQUE TEAMS	2,000+ STUDENTS 100+ COMMUNITY MEMBERS	\$770K+ NON- DILUTIVE GRANTS	\$243M+ EXTERNAL INVESTMENT
Participated in more than six accelerators	Reached by Pava Center programming	Awarded to student and community ventures	Outside funds raised in history of program

FASTFORWARD U & PAVA CENTER TIMELINE



STUDENT, COMMUNITY, & ALUMNI SPOTLIGHTS

President's Venture Fellowship Awardees



Drul

Somnair

Innovation & Entrepreneurship Challenge
10 teams were awarded a total of \$130K.

Fuel Fall Grand Prize Winner

Orbit



Fuel Spring Grand Prize Winner
Squid3 Space

Social Innovation Lab Cohort Prize Winner

Salama Wellness



Spark Fall Judge's Prize Winners

Biolinco, Stem Equity Project, Tlbi, and Whisper

Spark Spring Judge's Prize Winners

Droppy, Fiesta, Oratio, and RectaNav

Alumni News

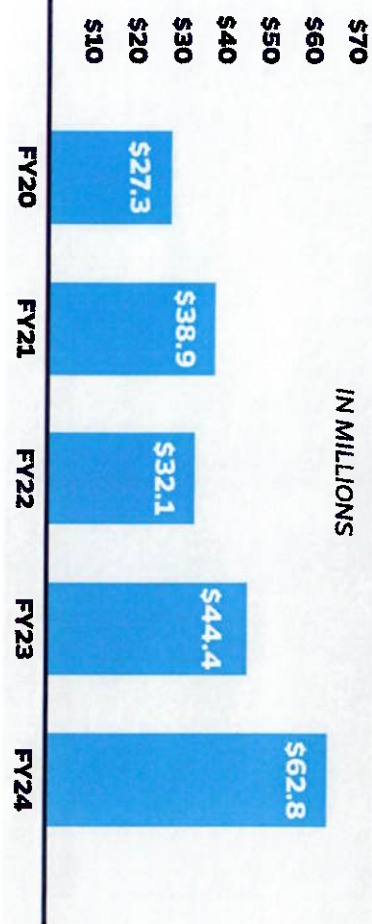
- > Hubly Surgical Closes Oversubscribed \$3M Seed Funding Round
- > Marigold Health Secures \$11M in Series A Funding to Expand Peer Support

BY THE NUMBERS

TECHNOLOGY TRANSFER



LICENSING REVENUE TREND FY20-24



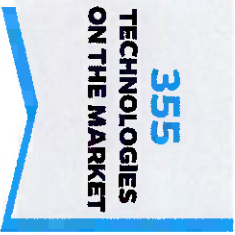
CORPORATE PARTNERSHIPS



UNIVERSITY STARTUPS



PORTFOLIO SNAPSHOT



EVENTS & VIBRANCY

JHTV INNOVATION HUBS

Last year, JHTV had many opportunities to host the innovation ecosystem. At our 1812 Ashland Ave. hub, we continued to cohost the Anchor Ventures panel series with the University of Maryland, Baltimore. We also held Upsurge Baltimore's Equitech Tuesday at the Pava Center, gathering more than 100 people from Baltimore's innovation community.



5-5-5 SERIES

This initiative was implemented last year to bring together five innovators, five investors and five entrepreneurs to spark valuable conversations. The series has provided a space for informal discussion about innovations, the markets and opportunities.

CELEBRATION OF INNOVATION

JHTV celebrated the prolific research community, which has made discoveries that have changed the world and the Baltimore skyline. We gathered Johns Hopkins and Baltimore ecosystem leaders and faculty innovators to recognize the accomplishments of the past decade while looking ahead to an exciting future.



COLUMBIA UNIVERSITY PITCH DAY

Columbia University invited JHTV to co-host its annual Startup Pitch Day, an event that welcomes a new university each year to showcase startups from its research labs. Faculty members and a student from 14 Johns Hopkins labs pitched their innovations in New York City to more than 175 investors.

PAVA CENTER DEDICATION

Over 250 people gathered to celebrate five years of empowering and equipping Johns Hopkins students, alumni and community change makers, while formally dedicating the Pava Marie Lapere Center for Entrepreneurship.



ACKNOWLEDGMENTS

JHTV is grateful for the support of many generous stakeholders, including its donors, corporate sponsors, mentors, and strategic advisers.

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JOHNS HOPKINS TECHNOLOGY VENTURES

FISCAL YEAR 2024
ANNUAL REPORT

1812 ASHLAND AVENUE
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JOHNS HOPKINS
TECHNOLOGY VENTURES



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Innovation Fund for Community Safety

IMPACT REPORT

2021-2024

Introduction

Building on its long-standing commitment to improving public safety in Baltimore, Johns Hopkins University launched in 2021 the Innovation Fund for Community Safety, a four-year, \$6 million commitment to support innovative, community-led interventions designed to reduce violent crime. Since then, the university has worked in partnership with 11 grassroots community organizations to advance projects tackling the root causes of violence and providing financial support, technical assistance, data collection and analysis, and research.

Baltimore's challenges are complex, but we firmly believe that the solutions lie within our communities. From workforce training and after-school programming to harm reduction and outreach, these 11 organizations answered the challenge with compassion, creativity, and innovation, and together, they are helping build a brighter future for our city.

Highlighted in the Ten for One, the new strategic framework that will guide the university through the end of the decade, is a desire and commitment to deepen partnerships with our neighbors and invest in the vitality of our city and the communities around us. As part of this commitment, Johns Hopkins University is excited to renew its \$6 million investment in the Innovation Fund for Community Safety to support new projects in 2025 and beyond, with a focus on safety in the built environment, wrap-around social services, and violence interruption.



"We believe the Innovation Fund can play an important role in supporting local solutions—some big and complex, others targeted and straightforward—to spark immediate or near-term improvements in public safety, explore what will work at scale across our city, and build momentum for change."

— President Ronald J. Daniels, Johns Hopkins University



Johns Hopkins University is proud to share the stories of our **11 community partners**, selected during the first cycle of the Innovation Fund for Community Safety, whose projects sought to make our communities safer and healthier.

And we are incredibly excited to continue supporting this important work in the years to come.

Focus Areas

Each of the funded projects relates to one or more of the following focus areas:

- Environmental improvements to specific locations
- Wrap-around support services including counseling, coaching, job training and/or placement, and other services
- Youth interventions and leadership that promotes academic and employment success
- Community mediation

A selection advisory committee reviewed all applications for the Innovation Fund for Community Safety and made recommendations for funding in spring 2021.

The committee comprised of 12 individuals, including six community members who are Baltimore residents not affiliated with Johns Hopkins. Committee members were selected based on their involvement in the community and experience in public safety.

House of Ruth Maryland

Abuse Intervention Supportive Services

Founded more than 40 years ago, House of Ruth is a well-known haven for victims of domestic violence and their children. Today, it is recognized as one of the nation's most comprehensive domestic violence centers. House of Ruth Maryland addresses the root causes of domestic violence by confronting the systems and behaviors that perpetuate it, and by providing victims with the services necessary to rebuild their lives safely. In 2021, House of Ruth Maryland received funding from the Innovation Fund to expand their Abuse Intervention Supportive Services program. The program provides co-located supportive services to reduce criminal recidivism for individuals with a history of intimate partner violence.

Over a three-year period, House of Ruth's program engaged more than 1300 participants in their unique behavior change program and wraparound services such as MOED and Family Tree. After completing the Abuse Intervention Supportive Services Program, 88% of participants reported being less likely to be verbally abusive towards their partner, and 93% reported being less likely to be violent towards their partner. The success of this program is attributed to its mentorship component, where past participants serve as mentors and supportive partners. It also aligns with Mayor Brandon Scott's mission to empower community partners and city agencies to actively co-produce public safety and prevent violence through a trauma-responsive, healing-centered, and equity-based approach for the benefit of all Baltimoreans.

1300+
participants in behavior
change program
88%
of participants reporting
less likely to be verbally
abusive
93%
of participants reporting
less likely to be violent

The Be.Org

Foodie Science

Since 2014, Tonnee Lawson and Be.org have worked tirelessly to facilitate the social and emotional growth of Baltimore's young people through STEM education, college-and career-readiness, and after-school programming that nurtures youth to develop their character, talents, and leadership skills. Under the Innovation Fund, Be.Org developed a unique after-school program for youth in select schools in East Baltimore.

The popular program called Foodie Science teaches youth to make affordable healthy food choices and leverages the application of scientific principles through a lens of cooking and baking. The program works with youth from high risk areas to promote community building, youth leadership, and supports students' social and emotional learning. Students reported that they felt more confident in their conflict resolution skills and were less likely to engage in risky behavior after completing the curriculum. The program created a safe space for students, encouraging them to build a community and environment conducive to healthy and positive relationships.



B-360

Sound of Summer

Brittany Young founded B-360, an organization that utilizes dirt bike culture to end the cycle of poverty, disrupt the prison pipeline, and build bridges in communities. Through education, community engagement, and career preparation, B-360 equips youth and young adults with the skills to secure educational and career opportunities while changing the perception of dirt bike riders. Through culturally relevant programming, B-360 teaches students the engineering and design process behind dirt bikes. In partnership with the Innovation Fund, they have solidified their impact in East Baltimore by serving more than 700 youth and young adults, improving environmental conditions, and creating employment for young adults who previously had an unclear path forward.

B-360's impact throughout the Baltimore Metropolitan area has been significant as they continue to grow as an organization and change the narrative around dirt bike riding. The success of the program lies in its leadership and curriculum, which exposes participants to STEM concepts and

cognitive reasoning. Their multipronged approach

includes improvements to community spaces in East Baltimore, a diversion program for non-violent dirt bike offenses, and a robust education curriculum uniquely tailored to Baltimore's youth.

B-360 exists at the unlikely intersection of three lanes: unrecognized potential, dirt bike culture, and STEM education.



I AM MENTALITY

I AM MENTALITY Health & Wellness Program

Darren Rogers has prioritized the wellbeing of at-risk boys in the Baltimore area by providing them with critical direct services like leadership development training, mentorship, and mental health counseling. The I AM MENTALITY Health and Wellness Program engages young boys and their guardians to share resources, make informed decisions and create long-term plans for their future successes. The program provides trauma informed mentoring to promote overall well-being and helps mold young Baltimoreans into transformational leaders positioned to impact their communities.



Through initiatives such as health and wellness classes, leadership workshops, and educational trips, the program offers a multifaceted approach to youth development. By fostering positive relationships between mentors and mentees, youth gain a sense of belonging and support, steering them away from negative influences. The program served close to 900 youth and continues to add sites across Baltimore.

No Boundaries Coalition

Black Captain Boot Camp

No Boundaries Coalition empowers residents to lead community transformation through training, education, and base building. Since 2008, No Boundaries Coalition has united Central West Baltimore to foster community through civic engagement and transforms community members into homegrown leaders and advocates for their neighborhoods. The organization aims to empower community members to change the trajectories of their households and communities.



In 2021, No Boundaries Coalition received funding from the Innovation Fund to expand their Black Captains Bootcamp. This program aimed to demystify the processes of local and state government and assist with navigating city services, as well as principles of self-advocacy, financial literacy, and basic community organizing. Through various community events, street fairs, and neighborhood enhancements through mini-grants, participants reported an increased feeling of community cohesion and belonging.

Charm City Care Connection

Safety at the Margins

The mission of Charm City Care Connection is to promote health, self-determination, and self-advocacy for individuals affected by drug use, stigma, poverty, and inequities, with a primary focus on serving individuals who use drugs. Founded in 2009 by local students in collaboration with East Baltimore community leaders, Charm City Care Connection aims to create a future free from disparities in health and healthcare access. Their work is rooted in dignity, justice, and respect and centers members of affected communities in the planning and programming of their organization.

Under the Innovation Fund, they were able to grow their Safety at the Margins program. This program works to increase safety for people who use drugs and people who do sex work in East Baltimore through the presence of trained outreach staff in areas with high levels of activity. The Safety at the Margins program engages with an average of 300 individuals per month, with 61% of clients participating in activities, resulting in approximately 6000 clients served. Charm City Care Connection's

program has filled a gap and created an opportunity for people who use drugs and sex workers to have their basic needs met through connecting them to long-term case management and other wrap-around services. Additionally, the center promotes general wellbeing through weekly yoga, art therapy, acupuncture, and 'ladies day' for female-identified participants.

300 individuals per month are engaged by the program
61% of clients participate in activities
6000 clients have been served

WombWork Productions

Existential Determinants of Health

WombWork Productions aims to empower youth, families, and communities through performing arts and use cultural healing modalities to reduce violent behavior among youth. A prominent partner of WombWork Productions is Virtues Project, which started in 1991 as a response to acts of violence and suicide in youth. It quickly grew into a global initiative to help young people develop authentic self-esteem and encourage the practice of virtues in everyday life.

WombWork Productions expanded their Existential Determinants of Health program under the Innovation Fund. This program provides forums for creative

expression of individual and collective experiences to promote personal healing and collective cohesion. Inspired by the social determinants of health, this initiative orients participants towards the "existential determinants of health" encouraging them to address mental, physical, spiritual, and financial aspects of their being. Participants received financial literacy, recovery services, health maintenance, trauma, and social support.



St. Vincent De Paul of Baltimore

Good Harvest Occupational Skills Training Program

St. Vincent de Paul supports communities in Baltimore by addressing the root causes of poverty. Since their founding in 1965, St. Vincent de Paul has remained committed to providing services and programming to underserved communities including homeless services, early childhood education, healthy food access, and employment training. Their outstanding work with employment services earned them an Innovation Fund grant in 2021.

St. Vincent de Paul received funding to support the Good Harvest Occupation Skills Training Program, a program that engages opportunity youth and prepares them for careers in the culinary industry. By the end of the grant period, nearly 120 students successfully completed training and received a ServSafe certification which confirms sufficient food safe knowledge to protect the public from foodborne illness. The success of this program is based on

the strong case management provided to every program participant. In addition to providing a solid foundation in the culinary arts, the program provided job training and placement opportunities, mental health support, and a variety of other social supports for their students.



This program is committed to providing services and programming to underserved communities including homeless services, early childhood education, and more.

Casa de Maryland

McEliderry Multiracial Organizing Project

CASA de Maryland works tirelessly to bring immigrant communities in Maryland, Virginia, and Pennsylvania out of the shadows and into greater power, dignity, and legitimacy. CASA is a nationally recognized Latino/immigrant organization in the city with decades of experience in grassroots organizing and coalition building in diverse communities. In 2021, CASA received funding from the Innovation Fund to support the McEliderry Multiracial Organizing Project, a project that supports mediation and relationship building between Black and Latino communities in McEliderry Park in hopes to alleviate racial tensions and violence.

This project aimed to bring two communities together through organizing, antiracism and leadership training, community building events, and youth programming. Additionally, the McEliderry Multiracial Organizing Project addresses three of the major outcomes of interest to Baltimore City, including: perception of neighborhood safety, adverse childhood experiences, and the employment or education of youth ages 16 to 24. Two stand out subprojects led by youth at CASA were the "Granny Project" and the MI Espacio afterschool program. The "Granny Project" trains older community leaders to provide cooking demonstrations for teens and their families. The MI Espacio program provides after school leadership and enrichment for first and second-generation immigrant students. The program's success can be attributed to the dedication and passion the staff and community members have for their neighborhoods.



"Community organizations have great ideas on what can make a difference for community safety. The Innovation Fund has helped bring these ideas to life."

- Dr. Josh Sharfstein

Pro Bono Resource Center



Stable Homes, Safe Communities

The Pro Bono Resource Center of Maryland offers free legal services to disadvantaged individuals, families and communities. The organization focuses on expanding the reach of free legal help in the state by recruiting, training, mentoring, and supporting volunteer lawyers who work within their local communities and providers to represent the most vulnerable populations such as the disabled, abused, homeless, or working poor. In 2021, Pro Bono Resource Center of Maryland received funding for their Stable Homes, Safe Communities program in East Baltimore.

This program was funded to offer free legal clinics to address tax sale prevention, home foreclosure prevention, service navigation, and life planning to preserve home ownerships and intergenerational resources. This niche program served 510 clients, with 79% of clients removed from tax sale prior to auction allowing families to stay housed. The program reduces the risk of homelessness and violence through stabilizing communities and securing safe and affordable housing. The Pro Bono Resource Center advocated to Mayor Scott to cancel the annual tax sale, resulting with an announcement in April 2024 that he will remove all owner-occupied properties with assessed values of under \$250,000 from the tax sale. These outcomes have led to a feeling of safety by keeping low-income Baltimore residents in their homes, reducing debt, and homelessness, for clients at risk of tax sale and foreclosure.

Fund for Educational Excellence

The Mildred A. Allen Equestrian and Arabber Cultural Center

The Mildred A. Allen Equestrian and Arabber Cultural Center is a social enterprise led by fourth-generation Arabbers, Dorothy and David Johns, at the historic Bruce Street Stable. Responding to the contemporary crises of food insecurity, chronic disease, and youth unemployment in the Sandtown-Winchester district, the Bruce Street Stable transformed a 19th century entrepreneurial tradition of horse cart-drawn food delivery to meet the needs of the 21st century.

For a decade, it has served as a vital hub for fresh produce distribution and life skills development for vulnerable residents. In 2021, The Mildred A. Allen Equestrian and Arabber Cultural Center received funding to bring equine and art therapy, wellbeing workshops, workforce and life skills training, and cultural heritage education to Baltimore's most vulnerable youth. Their program's success is largely due to their youth mentorship model in which youth participants serve as "Arabber Ambassadors" to promote their progress and learnings from the Arabber Cultural Center.



The first cycle of the Innovation Fund for Community Safety has been instrumental in shaping the fund's approach to supporting community-based programs and increasing community safety through innovative methods in Baltimore. Johns Hopkins University is incredibly proud of the work our grantees have done to directly support innovative approaches to creating safer communities for Baltimoreans.

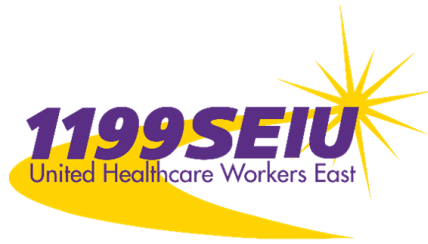
We are excited to pledge an additional \$6 million toward the continued collaborative efforts for community safety.

Our collective vision for a safer Baltimore drives us forward, guided by the belief that every resident deserves to feel safe, secure, and supported in their community.



JOHNS HOPKINS
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Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

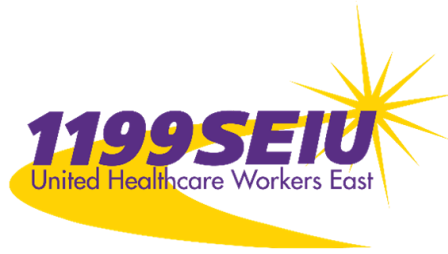
To Chairwoman Danielle McCray and Members of the Budget & Appropriations Committee,

My name is Carolyn Taylor Chester. I'm a healthcare worker and member of 1199SEIU. I've lived in Baltimore since I was a baby, and currently reside in District 8. I have two sons, 5 grandchildren, and one great grandchild that live in Baltimore City. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments, because I want my family to benefit from well funded city services. Working people are struggling to get the services we need because the institutions under the current PILOT agreement are not contributing enough to cover the cost of the city services they use. They get tax breaks while we get tax hikes, fines and fees - and we don't have the luxury of endowments to tap into.

If the anchor institutions paid their fair share, the City would have enough money to hire 480 new teachers and librarians. I want my grandchildren and great grandchild to have opportunities in life that come from having quality public education, and before and after school programs. For me to go to work and focus on my job, providing high quality healthcare for *your* loved ones, I need to know *my* loved ones are safe.

The bus system in Baltimore is unreliable and bus stops are too far apart. It is burdensome to walk too many blocks to the bus stop, especially when I have to carry bags with me. When buses run late, it's hard to know if I will get to work on time. I care about my patients and I don't want to risk my job due to tardiness, so I have to spend ~\$100/week on Lyft instead of ~\$30/week on the bus. Universities have private transportation systems that use our roads, which they don't pay to maintain. If these institutions really want to be a part of Baltimore, they need to contribute to Baltimore - not create their own systems that don't benefit residents and then pass us the bill. If they paid their fair share, that money could be used to improve transportation for everyone.

The PILOT Task Force must have equal representation between unions and institutions to ensure the recommendations are fair to everyone. Union workers are the voice of the people. We work in these institutions so we know how they operate, and we live in communities that are under-resourced because the institutions don't pay their fair share. Please vote YES on this bill, and give workers a real voice in the process. Thank you.



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chair Dani McCray and Members of the Budget & Appropriations Committee,

My name is Donna Johnson. I'm a healthcare worker, lifelong resident of Baltimore, and a homeowner in District 9. My family members own homes all across the city. We pay such high property taxes because so much of the city's land is owned by wealthy, tax exempt institutions. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments.

I pay *more* than my fair share in property taxes to fund vital services that our city needs to thrive - it's time for tax exempt anchor institutions to pay their fair share too. I used to receive escrow checks that I would spend on essentials, but since the property taxes have gone up again, I am not getting those checks anymore. My family is feeling the burden of the rising cost of living while CEOs of nonprofit anchor institutions get multi-million dollar salaries.

I'm a grandmother, so youth safety is my number one concern. With the budget shortfall, the City may not have enough funding for violence prevention programs that help keep our children safe. I'm also worried about the funding freeze on the fire department. Fires burn more quickly and the smoke is more toxic compared to a few decades ago. As a healthcare worker, I know that emergency response times are very important. Not all neighborhoods have fire departments close by. Our fire department needs more resources.

Transparency is so important, especially when our democracy is under attack on a federal level. The PILOT Task Force, with equal representation and a fair funding formula, will make sure that the next PILOT agreement is a democratic process that produces a fair agreement. The average Baltimorean should have their voice heard in the PILOT negotiation. No more backroom deals! Please vote YES on this bill. Thank you.



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

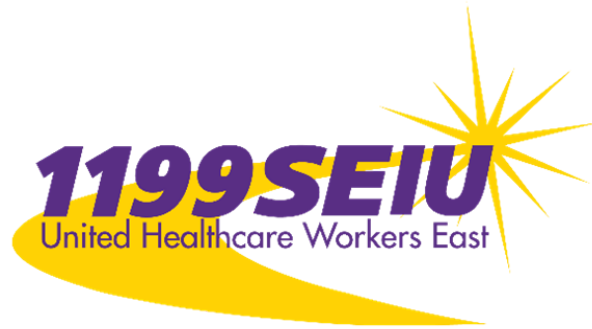
To Chairwoman Danielle McCray and Members of the Budget & Appropriations Committee,

My name is David Saucedo. I am a homeowner in Baltimore City District 14, and a healthcare worker at one of the hospitals under the current PILOT agreement. I urge this Committee to issue a **favorable** report on Bill 25-0036, with **no weakening** amendments. Every Baltimorean - including anchor institutions – needs to pay for the city services we all rely on. The PILOT Task Force will ensure there is a transparent, balanced and democratic process to determine fair PILOT contributions.

Anchor institutions *not* paying their fair share burdens residents with higher costs. If anchors paid for what they utilize in services, the City could have enough money to repair 72 miles of road. Every day that I drive to work, my Mini Cooper hits potholes and road bumps. The cost for alignments is up to \$200, and I have two cars. Recently my partner and I had to pay \$2,000 to fix the suspension on our Honda. I used to work 12-hour shifts three days a week, and my employer changed my schedule to 8-hour shifts five days a week. Additional days means I spend more on gas and wear and tear, this adds up quickly. Bad road conditions aren't only a financial concern for residents, it's a safety concern too. I was in a car accident because another car hit a pothole then slammed into my car. Thankfully I was uninjured, but God forbid someone gets into an accident and needs to go to a hospital. Maryland hospitals are 46th in staffed beds and have the longest emergency department wait times in the country. Healthcare workers are burnt out, overworked, and understaffed and patients are struggling to get timely care.

When I cut my finger at work, my employer instructed me to get in-house treatment and follow ups. To my surprise, I received a bill, then **my employer filed a medical debt lawsuit against me** after I informed them I wasn't paying because it should be covered by workers compensation. I was ultimately able to get the suit dropped because I knew my rights, but not everyone does. My case is exceptional, not because I was threatened with a lawsuit, but because I was able to get it withdrawn. A study co-authored by the AFL-CIO found it's common for Baltimore's nonprofit hospitals to sue their own employees over medical debt.

My experience getting the medical debt lawsuit dropped because I was an informed union worker demonstrates why it is so important that the PILOT Task Force have **equal** representation between unions and institutions. Workers deal with institutions not paying their fair share at work *and* when we go home to communities to high property taxes and inadequate city services. Equal representation ensures a true democratic process. Workers' voices matter. Trump wants to gut our unions and take us back to the Gilded Age. If you reduce labor seats on the PILOT Task Force, you are doing Trump's work for him! He is trying to dim us, but YOU can make Baltimore shine brighter for everyone. Pass a strong version of this bill where workers have an equal seat at the table in OUR city. Thank you for your time and peace be with you all.



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

To Chair Danielle McCray and Members of the Budget & Appropriations Committee,

My name is Antonia Brooks. I am a Technician 2 in an Intensive Care Unit at a hospital that is part of the PILOT agreement, and a lifelong East Baltimore City resident. My job is to support patients on ventilators and aid them with their mobility.

I urge you to issue a favorable report on bill 25-0036, with **no weakening** amendments, because it's time for Baltimore City's hospitals and universities to pay their fair share. We know that they have the money: their CEOs make millions, and they pay expensive lobbyists to oppose hospital safe staffing initiatives. At the same time, the people who keep hospitals running are overworked and experiencing burnout. That's only getting worse as the cost of living increases.

Workers face these same challenges at so many Baltimore City anchor hospitals, not just the one I work at. If these institutions want to be a part of our community, they should make voluntary PILOT contributions that the city can use to benefit everyone. More money in the city's general fund can be used to make people's lives better, especially for our young people, like investing in parks and recreation. That's something I'd like to see again with greater revenue from a renegotiated PILOT agreement.

The PILOT task force should include equal representation of union members like me. Union workers are *not* at-will employees, which helps us be able to speak more freely to hold institutions accountable. And workers are the majority: we are Baltimore. We live it and see it every day. Our city can become a better place to live, but only with our input. Please vote YES on this bill. Thank you.

TESTIMONY IN SUPPORT OF BILL# 25-0036

Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee

FROM: Stephanie Hare

05/12/2025

Good morning,

My name is Stephanie Hare, and I am providing testimony in support of Bill #25-0036. I've lived in Catonsville the last 4 years, but when I moved here in July 2018, I spent my first 2.5 years in Baltimore City (Patterson Park). I'm from Wisconsin originally, had just finished my PhD work in Atlanta (Georgia State) and got a competitive postdoc position at UMaryland School of Medicine, Psychiatry. I work on clinical trials for people with severe mental illness. One of the main reasons that I support this bill is that I've studied ethics/philosophy for years and highly value transparency – in life in general and government processes. I think that the re-negotiation of these pilot funds should be a fair and transparent process!

When I arrived in Baltimore, I saw neighborhoods all over that looked like they've been forgotten. I thought, "we really need to invest in these folks and their communities". I work daily with a lot of mental health counselors and social workers. One of them told me that they could not get much done in her sessions with internship at Baltimore Public Schools because the kids were in coats, focused on staying warm in the school, because it had no heat. It caused me to re-evaluate "what the current priorities are" to support these kids and their communities. I got involved in WUFU roughly 8 weeks ago, because their message of making sure institutions "pay their fair share" to (re)invest in our Baltimore communities really resonated with me. We need to (re)invest in our children, our libraries, those with mental health struggles, those living in neighborhoods with housing boarded up (next to affluent communities).

In conclusion, I support Bill #25-0036.

Thank you,

Stephanie Hare, PhD
Assistant Professor

TO: Chair McCray, Vice Chair Schleifer, and Members of the Budget & Appropriations Committee
From: Marilyn Carlisle

My name is Marilyn Carlisle. I am a resident of Baltimore City District 4. I am submitting this testimony in support of Council Bill 25-0036- Baltimore City Payment in Lieu of Taxes Task Force, and urge a favorable report with no weakening amendments..

I have lived in Baltimore City since 1979, raising two children here, utilizing Baltimore's schools, roads, police protection, water, garbage and recycling services, and, after retiring from work also in Baltimore City, have begun to pay more attention to City government. I appreciate and utilize our hospitals and educational institutions, have worked for a large non-profit here as well as for the City Head Start office .and I purchased a house in the City because I have always believed it deserves my support as well as my tax dollars.

I now understand more about property taxes and see how much they are needed to support city services. I also understand that there have been agreements with non-profits that allow them to pay a proportionately much smaller property tax on the land they occupy and that they in fact utilize the same services I do. Their payment does not approach financing the services they use.

What I have wished for during all the years that my children attended school and that I read and observed the quality of same is that we could offer better salaries to teachers; we also desperately need funds to address the housing needs for those who cannot afford rising housing costs. Possibly my greatest wish concerns safety, namely the homicide rate caused largely by drug-related incidents; I have been very encouraged by the success of violence-prevention programs, but we all know that we need more of them!

I believe that adding property tax amounts into the City budget can help with these issues that drive residents away and discourage homebuyers.

Therefore I respectfully urge this committee to pass Council Bill #25-0036 without any weakening amendments.

Pastor Marshall Prentice
Chairman

Samuel T. Redd, Jr.
Director

Board of Directors

Dr. Branville Bard

Walter Barham

Pastor Darryl Brace

Autumn Anderson Carr

Chrystal Green

Rev. William Johnson

Michael Preston

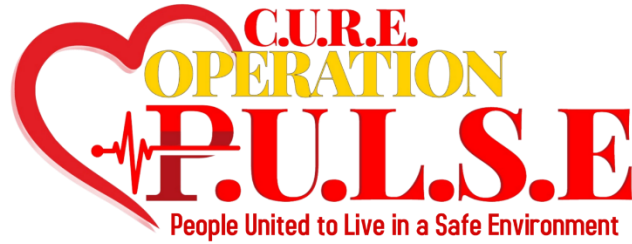
Chief Melvin Russell

Pastor Thomas Schwind

The Honorable Carl Stokes

Chief Deputy Joseph Whitaker III

Melvin Wilson



May 12, 2025

Councilwoman McCray, Committee Chairwoman
Baltimore City Council Budget & Appropriations Committee
Councilwoman Porter, Bill Sponsor
Baltimore City Hall, 4th Floor
100 N. Holliday St, Baltimore, MD 21202

Chair McCray & Councilmembers,

My name is Sam Redd, and I am the Director of Operation PULSE. "PULSE" stands for People United to Live in Safe Environment. Our organization was started by East Baltimore clergy more than 30 years ago.

Johns Hopkins has partnered with Operation PULSE from its beginning. Hopkins has provided funding and manpower to plan and execute well-attended and successful community events annually. These include National Night Out, Thanksgiving Meals, MLK Jr. Events, Safety Day, and back-to-school giveaways. These events have benefitted tens of thousands of Baltimore families.

Baltimore's non-profit universities and hospitals provide invaluable resources to Baltimore City and the communities surrounding their campuses. These institutions have recently come under fire from the Trump Administration.

As the Committee and the Council think about this bill and these issues, I ask them to remember the vital work that universities and hospitals do with other nonprofits to uplift communities in East Baltimore and throughout the City.

Sincerely,

Samuel T. Redd, Jr., Director



443-639-5360



operationpulse@verizon.net



cureoperationpulse.org





GOUCHER
— college —



JOHNS HOPKINS
UNIVERSITY



MARYLAND INSTITUTE
COLLEGE OF ART / MICA

MICUA

MARYLAND INDEPENDENT COLLEGE
and UNIVERSITY ASSOCIATION



MCDANIEL
COLLEGE



ST JOHN'S
College

STEVENSON
UNIVERSITY



Washington
College

140 South Street, Annapolis, MD 21401 | 410-269-0306 | www.micua.org

May 12, 2025

WRITTEN TESTIMONY

Baltimore City Council – Bill 25-0036

Submitted by the Maryland Independent College and University Association (MICUA)

The Honorable Chair Danielle McCray and Members of the Budget and Appropriations Committee
City Hall, Suite 400
100 N. Holliday Street
Baltimore, MD 21202

Dear Honorable City Councilmembers,

The Maryland Independent College and University Association (MICUA) submits this testimony on behalf of its four member institutions located in Baltimore City: Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These nonprofit colleges and universities are among the oldest institutions in Baltimore—three of them founded prior to the Civil War—and have built enduring partnerships across the City for well over a century.

These institutions have survived wars, depressions, and cultural upheaval. But today, they face a convergence of existential threats unlike any previous moment in American higher education. Simultaneous federal disinvestment, demographic decline, inflationary pressures, and rising political scrutiny have created a historic inflection point for the sector. Institutions are closing across the country. Staff layoffs are already underway. Enrollment losses stemming from the pandemic have not yet been fully recovered—and they are now giving way to a protracted demographic downturn that will reduce the number of college-aged students for the next two decades. For many institutions, this combination of shrinking enrollment and sustained financial strain threatens their long-term sustainability and forces difficult decisions regarding staffing, academic offerings, and student access.

At the same time, federal support for higher education and research is being dramatically reduced or outright eliminated. The FY26 federal budget proposes an 80% cut to the Federal Work Study program, a 44% reduction to the National Institutes of Health (NIH), a 55% reduction to the National Science Foundation (NSF), and the complete elimination of the National Endowments for the Arts and Humanities. These cuts follow earlier policy changes that already weakened institutional capacity.

The NSF—a key federal agency that funds foundational research—has suspended new grant programs and implemented a cap on indirect cost reimbursements, limiting them to just 15%. This is a dramatic departure from long-standing negotiated rates that covered essential infrastructure and administrative expenses. The reduction not only renders many research projects financially unsustainable but is already triggering legal action from affected universities.

Similarly, the U.S. Agency for International Development (USAID) has undergone a sweeping rollback of global engagement. More than 80% of USAID-funded initiatives—including global health, education, and economic partnerships—have since been canceled. These programs have long supported research collaboration, community health infrastructure, and student training both domestically and abroad. Their sudden termination disrupts not just international partnerships, but the very mission of global engagement and service that defines higher education.

The reductions in indirect cost reimbursements by both NSF and NIH have created significant budgetary strain for Johns Hopkins University, Loyola University Maryland, Maryland Institute College of Art (MICA), and Notre Dame of Maryland University. These rates, which help universities recover the actual costs of administering federally sponsored research, are critical to maintaining labs, IT infrastructure, compliance, and personnel. A blanket 15% cap severely underfunds these functions, resulting in diminished research capacity, delayed innovation, and reduced support for graduate students and early-career investigators.

MICUA respectfully urges the Council to consider the broader external environment in which higher education currently operates before establishing a task force to reconsider or potentially revise the voluntary contributions that these institutions have made—and continue to make—in good faith. These contributions stem from agreements initiated in 2010 and in effect through 2026.

Negotiated with the City and consistently honored for more than a decade, these agreements—adjusted for inflation—have generated nearly \$100 million in direct support to the City's General Fund. In FY23 alone, MICUA and MHA institutions paid \$22.8 million in taxes and fees to the City, while their employees contributed an additional \$57.6 million in local income taxes. Nearly 30,000 Eds & Meds employees reside in Baltimore City.

Beyond financial support, MICUA institutions are driving Baltimore's economic future. In FY23, they invested \$546 million in construction of healthcare and education facilities, and more than \$5.2 billion in additional capital investment is planned through FY28. They are among the largest private-sector employers in the City, responsible for 1 in 4 private-sector jobs. They play a leading role in workforce development, medical research, public health, housing stabilization, arts engagement, and K-12 partnerships.

Over the course of their combined histories, these four institutions have directly impacted an estimated 10.7 million Baltimoreans—including more than 6.7 million students and alumni, nearly 700,000 employees, and over 3.3 million city residents through community outreach and engagement. There is no other group of institutions in Baltimore—public or private—that matches this combination of scale, longevity, and direct civic contribution.

MICUA notes that while the proposed task force includes members affiliated with MICUA institutions, those appointees do not hold positions with institutional leadership or financial authority. Yet the composition of the task force would be charged with making recommendations that carry direct and significant budgetary implications for each institution. This disconnect is impractical and risks undermining collaborative approaches that have served the City and its nonprofit sector well for more than two decades.

Baltimore's nonprofit colleges and universities are enduring civic anchors. They do not relocate, divest, or shutter in response to market shifts. They remain, they serve, and they invest. At a time of unprecedented challenge, the City should take care to strengthen—not destabilize—the very institutions that help secure its long-term health and prosperity.

For all these reasons, we urge the Council to consider whether this is the appropriate time to initiate a new and

potentially duplicative review process. We remain committed to working with the City in good faith, as we have for decades, but we believe it is critical that the full scope of our contributions and the extraordinary threats we now face are clearly recognized.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Matt Power', with a long horizontal flourish extending to the right.

Matt Power
President

Pastor Marshall Prentice
Chairman

Samuel T. Redd, Jr.
Director

Board of Directors

Dr. Branville Bard

Walter Barham

Pastor Darryl Brace

Autumn Anderson Carr

Chrystal Green

Rev. William Johnson

Michael Preston

Chief Melvin Russell

Pastor Thomas Schwind

The Honorable Carl Stokes

Chief Deputy Joseph Whitaker III

Melvin Wilson



May 12, 2025

Councilwoman McCray, Committee Chairwoman
Baltimore City Council Budget & Appropriations Committee
Councilwoman Porter, Bill Sponsor
Baltimore City Hall, 4th Floor
100 N. Holliday St, Baltimore, MD 21202

Chair McCray & Councilmembers,

My name is Sam Redd, and I am the Director of Operation PULSE. "PULSE" stands for People United to Live in Safe Environment. Our organization was started by East Baltimore clergy more than 30 years ago.

Johns Hopkins has partnered with Operation PULSE from its beginning. Hopkins has provided funding and manpower to plan and execute well-attended and successful community events annually. These include National Night Out, Thanksgiving Meals, MLK Jr. Events, Safety Day, and back-to-school giveaways. These events have benefitted tens of thousands of Baltimore families.

Baltimore's non-profit universities and hospitals provide invaluable resources to Baltimore City and the communities surrounding their campuses. These institutions have recently come under fire from the Trump Administration.

As the Committee and the Council think about this bill and these issues, I ask them to remember the vital work that universities and hospitals do with other nonprofits to uplift communities in East Baltimore and throughout the City.

Sincerely,

Samuel T. Redd, Jr., Director



443-639-5360



operationpulse@verizon.net



cureoperationpulse.org



May 12, 2025

Councilwoman Danielle McCray, Chair, Budget & Appropriations
Baltimore City Council
Baltimore City Hall, Suite 400
100 N. Holliday St
Baltimore, MD 21202

RE: City Council Bill 25-0036

Chair McCray, President Cohen, & Members of the Committee & the Council,

My name is Shawna Stepp-Jones, and I am the founder and CEO of the Divaneering Lab. My company is a hardware-focused beauty-tech company that aims to change the game for wig and weave wearers. I hold engineering degrees from Morgan State University and Johns Hopkins University Whiting School of Engineering.

I started Divaneering to create pathways for women and girls to pursue careers in STEM. My lab's workshops have challenged thousands of girls from kindergarten through 12th grade with engineering design enrichment. Johns Hopkins provided me with valuable support to realize my vision for Divaneering. My time at Johns Hopkins was more than academic—it was transformational. It gave me vision. It sharpened my leadership skills. Hopkins gave me access to a world I had only read about. It expanded my capacity to think bigger. It gave me permission to dream beyond my zip code. Beyond academics, I was able to participate in Johns Hopkins Social Innovation Lab where I gained meaningful connections and relationships that have helped me amplify my impact across the city.

Baltimore's nonprofit universities and hospitals act as unparalleled economic, social, and cultural engines for the city. They educate future innovators and entrepreneurs; they conduct lifesaving research; they promote public health; they provide world-class healthcare; and they develop the economy and the workforce. Their work with startups provides risk-takers with good ideas with pathways to success, and this grows the local economy.

Nonprofit colleges and health systems give back in amazing ways and grow the city in unique ways that benefit residents, companies, and the local economy. In this time of unprecedented uncertainty, I hope that you will consider the great good works that these Eds & Meds do in Baltimore and for Baltimore.

Thank you for the opportunity to testify and thank you for your service.

Sincerely,

Shawna Stepp-Jones
Chief Executive Officer
Divaneering Lab

May 12, 2025

Baltimore City Council
Budget Appropriations Committee



RE: Letter of Information, Council Bill 25-0036

Dear Chair McCray, President Cohen and Committee Members,

I write with concern about the focus and timing of Council Bill 25-0036, to establish a Baltimore City Payment in Lieu of Taxes (PILOT) Task Force. Many of the nonprofit hospitals and educational institutions covered by the legislation invest significantly in the work and mission of Health Care for the Homeless and other nonprofit service organizations while, from what we understand, all are already contributing a PILOT to Baltimore City and have pledged to continue. At the same time, all nonprofits—particularly universities and health care institutions—are facing damaging ridicule, threats, lawsuits, funding losses from the federal government along with expected cuts to Medicaid and other public benefit programs critical to their missions. Now is not the time to further divide the larger nonprofit community or to place already threatened institutions under a legislative spotlight.

Health Care for the Homeless is Maryland's leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. We deliver integrated medical care, behavioral health services, dental care and harm reduction interventions for more than 11,000 people annually at multiple clinic sites in Baltimore City and Baltimore County and through a Mobile Clinic and Street Medicine team. We also support more than 800 highly vulnerable Baltimoreans in more than 550 units of permanent supportive housing.

Over the past 40 years, local hospitals and academic medical centers have been instrumental in the very creation of our organization and in delivering high quality care to people experiencing homelessness regardless of insurance status. Notably, Mercy Medical Center has long provided pro-bono lab and x-ray services to uninsured patients, and both Mercy and Johns Hopkins Medicine provide access to specialty services for the uninsured. (Mercy and Johns Hopkins, along with the University of Maryland were part of the coalition that created Health Care for the Homeless in 1985.)

Over a six-year period between 2018 and 2024, *every hospital* in Baltimore contributed financially to the success of the Assistance In Community Integration Services (ACIS) Medicaid supportive housing waiver to help 300 of our community's most vulnerable individuals and families find housing and keep it – improving health status and

lowering public costs. Because of their collective investment, the state of Maryland is now fully funding the program and expanding it statewide. Whenever we reach out for assistance and support, our nonprofit partners in health care and education are eager to participate through the investment of time, expertise, students, interns and financial resources. And I know they similarly support an entire network of smaller nonprofit partners.

Collectively, nonprofit organizations are facing a tremendous assault on the federal level. A flurry of constantly changing new grant conditions are causing confusion, frustration and gaps in service delivery (along with a significant number of lawsuits). Entire agencies funding the work and research of nonprofits—USAID, NIH, Americorps, etc.—are being reduced or eliminated. Educational institutions, and by extension all nonprofits, are even being threatened with the withdrawal of their very nonprofit status. Part of the strategy of the federal administration is to divide the nonprofit sector in order to seek greater federal control over it. While it's certainly not your intention, local legislative efforts to single out certain nonprofits over others only contribute to this climate of division.

While we have no formal organizational position on Council Bill 25-0036, I don't find it particularly necessary and believe that it's actually harmful to all nonprofit organizations in the current climate.

Thank you for your consideration of this perspective.

Sincerely,

A handwritten signature in blue ink, reading "Kevin Lindamood". The signature is fluid and cursive, with the first name "Kevin" and last name "Lindamood" clearly distinguishable.

Kevin Lindamood, President & CEO



Testimony
Bill 25-0036: Fair Share PILOT Taskforce
Position: **FAVORABLE**

Chair McCray & Councilmembers,

My name is Girume Ashenafi, and I lead hospital and clinic-based research for 1199SEIU's Maryland/DC Division. 1199SEIU is America's largest healthcare workers union, representing 400,000 workers from Boston to Miami, as well as 10,000 workers in the Maryland/DC region. We are here to support this legislation calling for the creation of a Payment in Lieu of Taxes Taskforce to study and eventually create a fair and standard formula by which non-taxable entities can begin to cover their costs for the utilization of vital City services.

Currently these institutions contribute \$6 million/annually to the city to cover their use of City services. Services including police protection, fire protection, snow removal, and more. The fact that the current PILOT exists is a clear acknowledgement from the institutions that they are using city services and an attempt to compensate the city for at least some of those costs.

According to the Comptroller's office these institutions use about \$47 million a year in city services. A far cry from the \$6 million these institutions currently contribute. A figure that has not even kept up with inflation since the agreement was signed back in 2016.

It is that gap that needs further analysis and scrutiny. It's important to remember that this issue is particularly pertinent in Baltimore. Baltimore City has by far the highest % of its land owned by non-taxable entities of any jurisdiction in the State of Maryland. This is a contributing factor as to why Baltimore City has by far the highest real property tax rate in the State as well. From a simple equity perspective, this is worthy of further scrutiny.

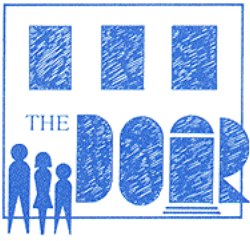
I'll end by saying that we've heard quite a bit about all the great work these non-profits do on a community level. All that work is very much appreciated and applauded. It also is one of the primary reasons why these entities are given tax-exempt status by the IRS.

However, that is not the scope of this taskforce nor even the jurisdiction of city government at large. For hospitals specifically, it is the job of the Health Services Cost Review Commission (HSCRC) at the state level to oversee how hospital community benefit dollars are spent and if those dollars are being spent on things that specifically make their communities healthier (I'll mention that the HSCRC found in 2022 that only 37% of Community Benefit expenditures met that standard) and the HSCRC in recent years has taken a much harder look at what Community Benefits spending really is and how these figures are derived.

As the Committee and the Council think about this bill, we hope that they would want to make sure that the next iteration of the PILOT agreement gets the proper scrutiny it deserves and all stakeholders are able to agree on a PILOT that is fair and equitable for all parties involved as well as the citizens of Baltimore.

Sincerely,

Girume Ashenafi, Lead Researcher 1199SEIU United Healthcare Workers East



May 12, 2025

Councilwoman McCray, Committee Chairwoman
Baltimore City Council Budget & Appropriations Committee
Councilwoman Porter, Bill Sponsor
Baltimore City Hall, 4th Floor
100 N. Holliday St, Baltimore, MD 21202

Chairwoman McCray and Councilwoman Porter,

I am Tehma Smith Wilson and I'm the CEO of the Baltimore Urban Leadership Foundation, also known as "The Door." The Door has been making a significant impact in the communities of Baltimore City for over 40 years. In my leadership capacity, The Door frequently partners with Johns Hopkins as we serve our city.

As a result of this partnership, I know firsthand that Baltimore's nonprofit universities and hospitals provide an immeasurable value to Baltimore City and the communities surrounding their campuses. I am particularly familiar with Johns Hopkins University & Hospital, because they are the closest institutions to the community where I live and where I work.

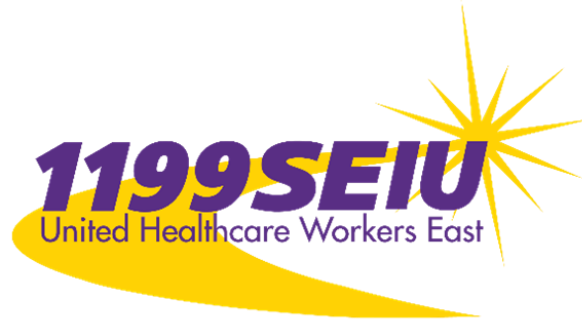
Although other parts of the city have multiple universities and hospitals, East Baltimore only has one, Johns Hopkins. Hopkins is a consistent and engaged partner for The Door and many other nonprofits and residents. During the COVID-19 pandemic, Johns Hopkins convened more than two dozen nonprofit, faith, and community leaders to address needs identified by the community, which included, food access, testing and vaccinations, and PPE. In addition to serving as a convener, Hopkins invested millions of dollars to provide more than 6 million meals, PPE, testing, and vaccinations to families impacted by the pandemic. The impact of this coalition is still present in our community. Five years after the onset of the pandemic, this coalition still meets on a weekly basis to work together and address our community's needs and concerns, such as public safety, healthcare access, health equity, housing, and food access.

It is evident that Johns Hopkins is doing its part to support community organizations and provide resources to our community residents. I'm sure that the other universities and hospitals across the city provide similar community investments and support.

I am concerned to hear about the threats that these institutions face regarding their federal government funding and their ability to continue to financial assist our community organizations. Therefore, as you are weighing how to proceed, please consider the great value that these larger nonprofit institutions like Johns Hopkins bring to Baltimore City.

Sincerely,

Tehma Smith, CEO



Testimony on 25-0060

Ordinance of Estimates for the Fiscal Year Ending June 30, 2026

To Council President Cohen and Members of the Baltimore City Council,

My name is Andre Johnson. I'm a homeowner, and my family has lived in Baltimore for generations. My grandmother was a nurse, my aunt is a retired school teacher, and my other aunt worked for juvenile services. My wife and I are both healthcare workers, and our daughter wants to become a nurse too. Public service runs deep for us.

Maryland has the longest Emergency Department wait times in the country because of short staffing. This impacts the whole care team at the hospital where I work, as well as City EMS workers like Firefighters. Hospital short staffing is not only hurting quality of care, it's affecting the City's budget and slowing down emergency response times. I'm extremely concerned about how the city's \$85 million budget shortfall will impact public employees and EMS.

Working people are already bearing the brunt of this shortfall through high property taxes and under-funded services. The city can't "fine and fee" its way out of this crisis. Everyday people don't have that kind of money. It's time for wealthy, tax-exempt hospitals and universities to pay their fair share for city services. They used \$47 million in city services, but only paid \$6 million in a PILOT agreement. That \$41 million gap accounts for almost half of the City budget deficit.

I urge the Council to vote YES on Bill 25-0036 to create a Taskforce to recommend a fair PILOT and a transparent process where labor and community has a voice. People are losing faith in Government right now. It's very disheartening to see the attacks on democracy on a federal level, and increases in fines and fees for working people on the local level. The PILOT Taskforce is an opportunity to do better here in Baltimore, close the budget gap, and build a city that's with us & for us. Thank you.

In Unity,

Andre Johnson
Baltimore City, District 4



MAY 12, 2025

Councilwoman Danielle McCray, Chair, Budget & Appropriations Committee
Baltimore City Council
Baltimore City Hall, Suite 400
100 N. Holliday St
Baltimore, MD 21202

RE: CITY COUNCIL BILL 25-0036

Chair McCray & Councilmembers,

I am Ellen Janes, Executive Director of the Central Baltimore Partnership (CBP). For nearly ten years I have worked with Johns Hopkins University (JHU), Maryland Institute College of Art (MICA) and Medstar, who have all contributed significantly to the eleven neighborhoods we serve. They have each been superb partners with the 150 plus organizations who actively participate in CBP.

Our partners—from neighborhood associations to artists and arts groups, small businesses and these major institutions—share the goal of creating a community where everyone can participate and everyone can thrive. We work together to activate vacant property; create employment and youth opportunity; support legacy as well as new homeowners; improve health; recruit Black- and women-owned businesses and help them grow; and improve the safety and attractiveness of public spaces.

We work most closely with Johns Hopkins, whose contribution to the revival of Central Baltimore has been recognized locally, across the state and nationally. JHU has:

- Offered Live Near Your Work grants to homebuyers along the Greenmount Avenue Corridor;
- Leased space for classrooms and offices in long vacant buildings now transformed into new landmarks—like the Centre Theatre;
- Supported the expansion of small businesses including most recently the re-opening of Thai Restaurant;
- Made possible over 100 community Spruce-Up projects transforming blighted open spaces into neighborhood parks and play areas and raising up new community leaders; and
- With Medstar and Keswick helped launch and operate the high-impact health suite at the J Van Story Branch housing tower—the City’s largest remaining low-income housing facility.

These investments have resulted in remarkable population growth in some of our neighborhoods—nearly 25 percent in the Station North Arts District—while attracting new residents from every demographic group and preserving income diversity.



The work JHU has supported—complemented by MICA and Medstar and over 150 community partner organizations—are in addition to JHU’s core mission, which blesses Baltimore with world-renowned education, research, and medical facilities. All told JHU, MICA and Medstar epitomize the purpose of tax-exempt status and other tax incentives meant to offer community benefits that are otherwise not possible.

While it might be that the proposed Task Force will gather information of value to all of us working to improve Baltimore, such an investigation at this time ignores the enormous stress tax-exempt organizations from JHU to the Central Baltimore Partnership are working under now. Nearly every day brings more bad news—whether cancelled grants or new “legal” restrictions—to the City’s nonprofits of all sizes—raising previously inconceivable threats to our work, our staff, and ultimately to the vitality of Baltimore.

Instead of the effort proposed, I strongly urge the members of this Committee and all our City’s elected leaders to focus on how the City can—with care but urgency—support Baltimore’s critical tax-exempt organizations through this extraordinarily difficult time.

Thank you for this opportunity and please do not hesitate to contact me if I might be of assistance to you and the Budget & Appropriations Committee.

SINCERELY,



Ellen Jones
Executive Director



Testimony on Bill 25-0036
Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force
Hearing Before Budget & Appropriations Committee

Position: FOR

Hon. Chair McCray and Committee Members:

It is indisputable that Baltimore's 14 anchor institutions provide necessary services and care to our residents. It is also indisputable and factual that these same 14 institutions are not contributing their fair share.

The behind closed door 2016 PILOT agreement is up for renewal in 2026. The new agreement must be transparent, and be crafted to address the stark inequality of the existing PILOT.

It is critical to the health, education, transportation, and housing needs of Baltimore residents that the 14 anchor institutions contribute a fair level of resources. This has not been true in the past, and must be true in the future.

I urge you to support Baltimore City Council Bill 25-0036, Baltimore City Pilot Task Force.

Sincerely,
Ann Gordon
3811 Canterbury Road
APT 203
Baltimore, MD 21218
gormac102@gmail.com

Testimony on Bill 25-0036
Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force
Hearing Before Budget & Appropriations Committee

Position: FOR

Hon. Chair McCray and Committee Members:

I am a longtime resident of Baltimore City, and I see evidence every day of the underinvestment in our housing, services, and public infrastructure. There are great opportunities to stabilize our tax base, and make Baltimore a better home for our residents and anchor institutions alike, through planned and targeted public investment. Council Bill 25-0036 would help to take advantage of these opportunities. I'll mention one example: vacant housing.

About 40 years ago I spent many of my after-work hours trying to tackle vacant housing in my neighborhood. It was incredibly frustrating. At the time, the city was keeping records of vacant properties on index cards. There was no plan, or sense or urgency, or resources being devoted to the problem, which only grew worse over the years.

Today, our city's 13,000 vacant houses cost Baltimore \$200 million in lost revenue and direct public costs each year, and contribute to crime and public health problems that are less measurable but no less devastating, particularly to the low and moderate income neighborhoods and families that are the most affected.

According to an [Abell Foundation report](#), "a vacant housing plan to significantly reduce the net inventory [of vacant houses] over ten years appears to cost far less than the costs the city will bear to carry this inventory over that time period."

What is different today is that [the city has such a plan](#), and has taken tangible steps to address the problem. Starting next year, vacant [houses will be taxed](#) at three times the current rate—not to raise revenue, but to make it easier to acquire those properties for renovation, sale and occupancy. Thanks to the City Council, the Mayor, and housing activists, for getting us to this point. The next step is to ensure that the plan is adequately funded.

It makes sense to invest in solving problems instead of continuing to incur their fiscal and social costs. This applies not just to the vacant housing problem, but to all areas in which government action is needed to provide for a livable city.

The Comptroller's report, *Promising Pilots*, identifies our city's housing vacancy rate as one of the factors contributing to our high property tax rate, along with our aging infrastructure, our loss of population, and our lower median household income (compared to other jurisdictions). To stabilize our tax base we need to strengthen our city by investing—in our housing, our infrastructure, and especially our people. Investing in infrastructure reduces costs like [sewage overflows](#); investing in education helps ensure that our kids grow up to be independent; investing in public health minimizes the need for emergency room visits.

Implementing the vacant housing plan, and spending on other needed programs and services, will cost money the city doesn't have. In order to invest, there must be fairer sources of revenue, and one obvious place to start is with our anchor institutions. Given Baltimore's concentration of nonprofit anchor institutions, the city has much more untaxed property than other Maryland jurisdictions, which contributes to the high tax rates that residents and businesses pay. While nominally non-profits, some of our anchor institutions pay their top executives more than they currently pay Baltimore City through negotiated PILOT agreements. They can afford to contribute more, and they should.

I urge you to vote Bill 25-0036 out of committee.

Sincerely,
Jacqueline MacMillan
3811 Canterbury Road
APT 203
Baltimore, MD 21218
Jackie.macmillan2@gmail.com