

**CITY OF BALTIMORE
COUNCIL BILL 15-0521
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: April 20, 2015
Assigned to: Taxation, Finance, and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Finance, Department of Public Works, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Poppleton Development District**

3 FOR the purpose of designating a “development district” to be known as the “Poppleton
4 Development District”; providing for and determining various matters in connection with the
5 establishment of the development district; creating a special, tax increment fund for the
6 development district; allocating certain property taxes to that fund; making certain findings
7 and determinations; providing for a special effective date; and generally providing for matters
8 relating to the designation and operation of the development district and the establishment
9 and use of the special, tax increment fund to provide for the payment by or reimbursement to
10 the City for debt service which the City is obligated to pay or has paid (whether such
11 obligation is general or limited) on any special obligation bonds or notes issued by the City in
12 connection with the development district, the replenishment of any reserve fund, and the
13 payment of certain expenses and administrative costs related to the operation of the
14 development district.

15 BY authority of
16 Article II - General Powers
17 Sections (62)
18 Baltimore City Charter
19 (1996 Edition)

20 **Recitals**

21 The Tax Increment Financing Act, Article II, Section (62) of the Baltimore
22 City Charter (the “Act”) authorizes the Mayor and City Council of
23 Baltimore (the “City”) to establish a “development district” (as defined in
24 the Act) and a special, tax increment fund into which the revenues and
25 receipts from the real property taxes representing the levy on the “tax
26 increment” (as defined in the Act) for the development district are
27 deposited for the purpose of providing funds for the development of the
28 development district.

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

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1 The Act also authorizes the City, subject to certain requirements, to
2 borrow money by issuing and selling Bonds (as defined herein) for the
3 purpose of financing and refinancing the development of an industrial,
4 commercial, or residential area in Baltimore City. The Act provides,
5 however, that no Bonds may be issued by the City until an ordinance is
6 enacted that (i) designates an area or areas within the City as a
7 “development district” and (ii) provides that, until the Bonds have been
8 fully paid, the property taxes on real property within the development
9 district shall be allocated as provided in the Act.

10 The City wishes to establish a development district within Baltimore City
11 and to establish a special, tax increment fund for that development district
12 for the purpose of providing funds for the costs of the infrastructure
13 improvements and related costs permitted by the Act, including, without
14 limitation, the costs of the Project (defined herein) and other related
15 infrastructure improvements.

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That for
17 the purposes of this Ordinance, the following terms have the meanings indicated:

- 18 (a) “Act” means the Tax Increment Financing Act, as codified in Article II, Section (62)
19 of the Baltimore City Charter.
- 20 (b) “Assessable base” means the total assessable base of all real property in the
21 Development District subject to taxation, as determined by the Supervisor of
22 Assessments.
- 23 (c) (1) “Assessment ratio” means any real property tax assessment ratio, however
24 designated or calculated, that is used or applied under applicable general law in
25 determining the assessable base.
- 26 (2) “Assessment ratio” includes the assessment percentage provided under §8-103(c)
27 of the State Tax-Property Article, as amended, replaced, or supplemented from
28 time to time.
- 29 (d) “Bonds” means any bonds or bond, notes or note, or other similar instruments or
30 instrument issued by the City pursuant to and in accordance with the Act.
- 31 (e) “City Expenses” means the expenses of the City in carrying out its duties under this
32 Ordinance, including but not limited to all costs and expenses of the City incurred in
33 connection with the establishment of the Development District, the calculation and
34 the use of the Tax increment revenues, the issuance of Bonds, and the discharge of its
35 duties under any Bond indenture, including the costs of any employees of the City and
36 legal expenses associated with those duties, and in any way related to the
37 administration of the Development District.
- 38 (f) “Development District” means the area in the City designated in Section 3 of this
39 Ordinance as a development district under the Act.
- 40 (g) “Original assessable base” means the assessable base as of January 1, 2014.

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- 1 (h) "Original full cash value" means the dollar amount that is determined by dividing the
2 original assessable base by the assessment ratio used to determine the original
3 assessable base.
- 4 (i) "Original taxable value" means, for any tax year, the dollar amount that is the lesser
5 of:
- 6 (1) the product of the original full cash value times the assessment ratio applicable to
7 that tax year; or
- 8 (2) the original assessable base.
- 9 (j) "Project" means the following improvements and activities that are to be completed in
10 accordance with all required City approvals:
- 11 (1) the design and construction of street and road improvements to, from, or within
12 the Development District, including, without limitation, the installation of
13 landscaping, site lighting, street furniture, earthwork and retaining walls, street
14 improvements including paving, new curbs, sidewalks, and curb extensions, and
15 other improvements which are designed to improve traffic flow to and from the
16 Development District;
- 17 (2) the installation of utilities and utility upgrades, including new and updated
18 water service, booster pumps, and pumping stations, sanitary sewer connections,
19 storm water management facilities, and relocation of existing utilities, the
20 construction of parks, including public recreational facilities and a dog park,
21 plazas, and the construction of other necessary improvements and other facilities;
- 22 (3) the acquisition, design, construction, reconstruction, renovation, and development
23 of buildings that are to be devoted to a governmental use or purpose, such as a
24 school, and condemning or otherwise acquiring structures, real or personal
25 property, rights, rights-of-way, franchises, easements, and interests in furtherance
26 of this purpose;
- 27 (4) site removal, including demolition, site preparation, earthwork, clearing, grading,
28 and filling;
- 29 (5) surveys and studies; and
- 30 (6) the acquisition, construction, renovation, and development of other related
31 infrastructure improvements and the financing or refinancing of any related costs
32 as permitted by the Acts that are necessary for the completion of the foregoing for
33 their intended public purposes.
- 34 (k) "Tax increment" means for any tax year, the amount by which the assessable base as
35 of January 1 preceding that tax year exceeds the original taxable value, divided by the
36 assessment ratio used to determine the original taxable value.
- 37 (l) "Tax Increment Fund" means the special fund established by Section 4 of this
38 Ordinance.

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1 (m) "Tax year" means the period from July 1 of a calendar year through June 30 of the
2 next calendar year.

3 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council of Baltimore
4 finds and determines that the establishment of the Development District, the creation of the Tax
5 Increment Fund for the Development District, the issuance of Bonds from time to time, and the
6 pledge of amounts, subject to appropriation, on deposit in the Tax Increment Fund to the
7 payment of debt service on and other costs related to any Bonds, all for the purpose of providing
8 funds for the financing and refinancing of a portion of the costs of the Project, accomplishes the
9 purposes of the Act, serves public purposes, including the direct and indirect enhancement of the
10 taxable base of the City, the creation of new employment opportunities, the encouragement of
11 additional economic activities, the development or redevelopment of slum, blighted or
12 deteriorated areas, the undertaking of urban renewal projects, and the facilitation of planned
13 improvements to the Development District, and generally promotes the health, welfare, and
14 safety of the residents of the State of Maryland and of the City of Baltimore.

15 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the contiguous area consisting of the
16 properties designated as described in Exhibit 2 attached hereto and made a part of this Ordinance
17 (as the same may be renumbered or redesignated as a result of any subdivision or resubdivision
18 of such property), together with the adjoining roads, highways, alleys, rights-of-way and other
19 similar property or rights, shown on the map attached to this Ordinance as Exhibit 1, and made a
20 part of this Ordinance, is designated as a development district to be known as the "Poppleton
21 Development District.

22 **SECTION 4. AND BE IT FURTHER ORDAINED,** That a special fund is established for the
23 Development District to be known as the "Poppleton Development District Tax Increment
24 Fund" (the "Tax Increment Fund"). The Director of Finance and other officers and employees of
25 the City shall take all necessary steps to establish the Tax Increment Fund as a separate fund to
26 be held by or for the account of the City.

27 **SECTION 5. AND BE IT FURTHER ORDAINED,** That:

28 (a) For each tax year that begins after the effective date of this Ordinance, the Director of
29 Finance shall divide the property taxes on real property within the Development
30 District so that:

31 (1) the portion of the taxes that would be produced by the rate at which taxes are
32 levied each year by the City upon the original taxable value shall be allocated to
33 and, when collected, paid into the funds of the City in the same manner as taxes
34 levied and collected by the City on all other property are paid; and

35 (2) the portion of the taxes representing the levy on the tax increment that would
36 normally be paid to the City shall be paid into the Tax Increment Fund, to be
37 applied in accordance with the provisions of this Ordinance, any ordinance
38 authorizing the issuance of Bonds, and the Act.

39 (b) The City acknowledges that neither the rate at which taxes are levied on real property
40 within the Development District nor the manner of assessment of the value of real
41 property within the Development District may vary from the rate or manner of

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1 assessment that otherwise would have applied if the Development District were not
2 designated and the Tax Increment Fund not created.

3 **SECTION 6. AND BE IT FURTHER ORDAINED, That:**

4 (a) If no Bonds are outstanding with respect to the Development District, money in the
5 Tax Increment Fund may be:

6 (1) used for any other purposes described in the Act, including the payment or
7 reimbursement of costs of the Project;

8 (2) accumulated for payment of debt service on Bonds to be subsequently issued
9 under the Act;

10 (3) used to pay or reimburse the City for debt service or other related costs that the
11 City is obligated to pay or has paid (whether as a general or limited obligation of
12 the City) on any Bonds issued by the City, the proceeds of which have been used
13 for any of the purposes specified in the Act; or

14 (4) paid to the City to provide funds to be used for any legal purpose.

15 (b) In the case of Sections 6(a)(2) and (a)(3) above, the use must be approved by
16 appropriate action of the Mayor and City Council, and in the case of Sections 6(a)(1)
17 and (a)(4), the use must be approved by the appropriate action of the Board of
18 Finance, which action may generally specify the purpose for which the Tax Increment
19 Fund may be used and the maximum amount that may be applied for that purpose,
20 without specifying the actual amounts to be applied.

21 **SECTION 7. AND BE IT FURTHER ORDAINED, That:**

22 (a) If any Bonds are outstanding with respect to the Development District, money in the
23 Tax Increment Fund may be used in any fiscal year as provided in Section 6 of this
24 Ordinance and in any indenture authorizing the issuance of such Bonds, but only to
25 the extent that:

26 (1) the amount in the Tax Increment Fund exceeds the debt service payable on the
27 Bonds and the amounts necessary to replenish any reserves and to pay any City
28 Expenses, and administrative costs in that fiscal year, and is not otherwise
29 restricted so as to prohibit its use; and

30 (2) the use is not prohibited by any ordinance authorizing the issuance of the Bonds
31 and the pledge of amounts on deposit in the Tax Increment Fund.

32 (b) In each case, the use must be approved by appropriate action of the Board of Finance,
33 which action may generally specify the purpose for which the Tax Increment Fund
34 may be used and the maximum amount that may be applied for that purpose, without
35 specifying the actual amounts to be applied.

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1 **SECTION 8. AND BE IT FURTHER ORDAINED,** That the Director of Finance may do all acts
2 and things and execute all documents and certificates relating to the Development District and
3 the Tax Increment Fund.

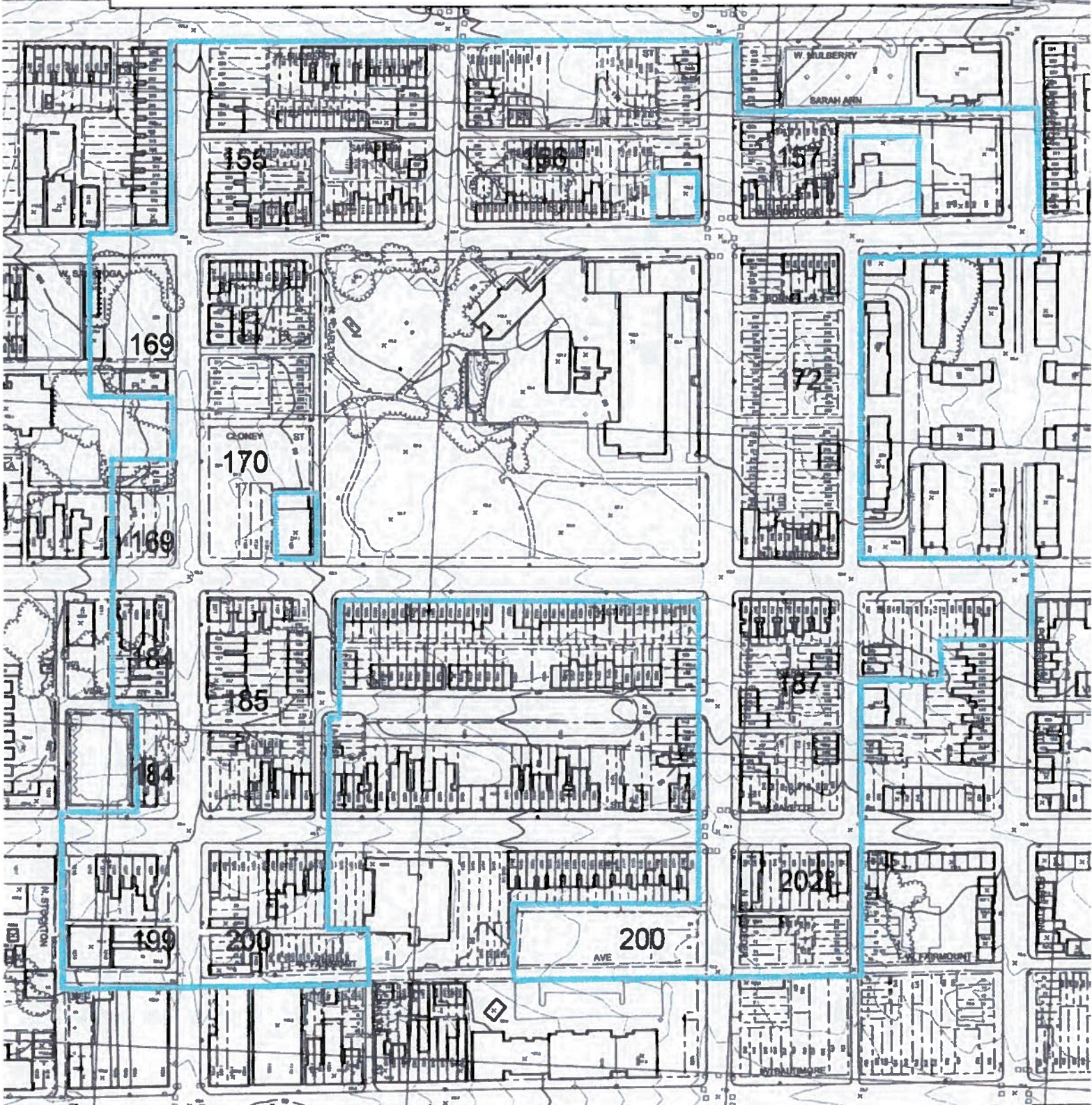
4 **SECTION 9. AND BE IT FURTHER ORDAINED,** That any approvals, authorizations, or activities
5 provided in this Ordinance do not constitute and may not be deemed to constitute or imply that
6 the City Council, the Mayor, or any department, office or agency of the City has given or will
7 give, any approval, authorization or consent to any action or activity within or required for the
8 development of the Development District, including any land use approval, requirements for the
9 provision of public utilities or services, or any other administrative, judicial, quasi-judicial, or
10 legislative approval, authorization, or consent.

11 **SECTION 10. AND BE IT FURTHER ORDAINED,** That this Ordinance may be amended by a
12 subsequent ordinance of the Mayor and City Council of Baltimore, which ordinance may enlarge
13 or reduce the size of the Development District or provide for a future pledge of the Tax
14 Increment Fund other than as contemplated under this Ordinance. However, no ordinance may
15 be effective to reduce the size of the Development District so long as there are any outstanding
16 Bonds secured by the Tax Increment Fund, unless the ordinance authorizing the issuance of the
17 Bonds permits the City to reduce the area constituting the Development District, the holders of
18 such Bonds or an authorized representative on their behalf consents to the reduction, or the
19 indenture authorizing the issuance of such Bonds permits the reduction.

20 **SECTION 11. AND BE IT FURTHER ORDAINED,** That the provisions of this Ordinance are
21 severable. If any provision, sentence, clause, section or other part of this Ordinance is held or
22 determined to be illegal, invalid, unconstitutional, or inapplicable to any person or circumstances,
23 that illegality, invalidity, unconstitutionality, or inapplicability does not affect or impair any of
24 the remaining provisions, sentences, clauses, sections, or parts of this Ordinance or their
25 application to other persons or circumstances. It is the intent of the Mayor and City Council that
26 this Ordinance would have been passed even if the illegal, invalid, unconstitutional, or
27 inapplicable provision, sentence, clause, section, or other part had not been included in this
28 Ordinance, and as if the person or circumstances to which this Ordinance or part are inapplicable
29 had been specifically exempted.

30 **SECTION 12. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
31 is enacted.

Exhibit 1
Center\West at Poppleton Development District



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EXHIBIT 2

List of Development District Parcels - Phase IA Properties

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<u>Account Identifier</u>	<u>Property Address</u>
18-11-0187-015	901 W. Lexington St.
18-11-0187-016	903 W. Lexington St.
18-11-0187-017	905 W. Lexington St.
18-11-0187-018	907 W. Lexington St.
18-11-0187-019	909 W. Lexington St.
18-11-0187-020	911 W. Lexington St.
18-11-0187-021	913 W. Lexington St.
18-11-0187-022	915 W. Lexington St.
18-11-0187-023	917 W. Lexington St.
18-11-0187-024	919 W. Lexington St.
18-11-0187-025	921 W. Lexington St.
18-11-0187-026	923 W. Lexington St.
18-11-0187-027	925 W. Lexington St.
18-11-0187-029	929 W. Lexington St.
18-11-0187-030	931 W. Lexington St.
18-11-0187-031	933 W. Lexington St.
18-11-0187-032	935 W. Lexington St.
18-11-0187-033	937 W. Lexington St.
18-11-0187-034	939 W. Lexington St.
18-11-0187-035	941 W. Lexington St.
18-11-0187-036	943 W. Lexington St.
18-11-0187-037	945 W. Lexington St.
18-11-0187-038	947 W. Lexington St.
18-11-0187-039	949 W. Lexington St.
18-11-0187-040	129 N. Schroeder St.
18-11-0187-041	127 N. Schroeder St.
18-11-0187-042	125 N. Schroeder St.
18-11-0187-043	123 N. Schroeder St.
18-11-0187-044	121 N. Schroeder St.
18-11-0187-045	119 N. Schroeder St.
18-11-0187-046	117 N. Schroeder St.
18-11-0187-047	115 N. Schroeder St.
18-11-0187-048	113 N. Schroeder St.
18-11-0187-049	111 N. Schroeder St.
18-11-0187-050	109 N. Schroeder St.

<u>Account Identifier</u>	<u>Property Address</u>
18-11-0187-057	940 W. Fayette St.
18-11-0187-058	938 W. Fayette St.
18-11-0187-059	936 W. Fayette St.
18-11-0187-060	934 W. Fayette St.
18-11-0187-061	932 W. Fayette St.
18-11-0187-062	930 W. Fayette St.
18-11-0187-063	928 W. Fayette St.
18-11-0187-064	926 W. Fayette St.
18-11-0187-090	127 N. Amity St.
18-11-0187-091	129 N. Amity St.
18-11-0187-092	104 N. Amity St.
18-11-0187-093	106 N. Amity St.
18-11-0187-094	108 N. Amity St.
18-11-0187-095	110 N. Amity St.
18-11-0187-096	112 N. Amity St.
18-11-0187-098	116 N. Amity St.
18-11-0187-099	118 N. Amity St.
18-11-0187-100	120 N. Amity St.
18-11-0187-101	122 N. Amity St.
18-11-0187-102	124 N. Amity St.
18-11-0187-103	126 N. Amity St.
18-11-0187-104	128 N. Amity St.
18-11-0187-105	130 N. Amity St.
18-11-0187-106	938 Kierle Court
18-11-0187-107	939 Kierle Court
18-11-0187-119	920 Vine St.
18-11-0187-120	921 Vine St.
18-11-0187-121	913 Vine St.
18-12-0172-001	928 W. Lexington St.
18-12-0172-016	930 W. Lexington St.
18-12-0172-017	932 W. Lexington St.
18-12-0172-018	934 W. Lexington St.
18-12-0172-019	936 W. Lexington St.
18-12-0172-020	938 W. Lexington St.
18-12-0172-021	940 W. Lexington St.

The following list of parcels that are included as "Phase IA" are being consolidated into three separate parcels: 101 North Schroeder Street (18-11-0187-[053A]); 201 North Schroeder Street (18-11-0172-[001]); and 127 North Amity Street (18-11-0187-[090]).

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<u>Account Identifier</u>	<u>Property Address</u>
18-11-0187-051	107 N. Schroeder St.
18-11-0187-052	105 N. Schroeder St.
18-11-0187-053	103 N. Schroeder St.
18-11-0187-053A	101 N. Schroeder St.
18-11-0187-054	946 W. Fayette St.
18-11-0187-055	944 W. Fayette St.
18-11-0187-056	942 W. Fayette St.

<u>Account Identifier</u>	<u>Property Address</u>
18-12-0172-022	942 W. Lexington St.
18-12-0172-023	944 W. Lexington St.
18-12-0172-024	946 W. Lexington St.
18-12-0172-026	207 N. Schroeder St.
18-12-0172-027	209 N. Schroeder St.
18-12-0172-028	211 N. Schroeder St.
18-12-0172-029	213 N. Schroeder St.
18-12-0172-030	215 N. Schroeder St.

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<u>Account Identifier</u>	<u>Property Address</u>
18-12-0172-031	217 N. Schroeder St.
18-12-0172-032	219 N. Schroeder St.
18-12-0172-033	221 N. Schroeder St.
18-12-0172-034	223 N. Schroeder St.
18-12-0172-035	225 N. Schroeder St.
18-12-0172-132	220 N. Amity St.
18-12-0172-133	218 N. Amity St.
18-12-0172-134	216 N. Amity St.
18-12-0172-135	214 N. Amity St.
18-12-0172-136	212 N. Amity St.
18-12-0172-137	210 N. Amity St.
18-12-0172-138	208 N. Amity St.
18-12-0172-139	206 N. Amity St.
18-12-0172-140	204 N. Amity St.
18-12-0172-141	202 N. Amity St.
18-12-0172-156	211 Osing Court
18-12-0172-157	213 Osing Court
18-12-0172-130	224 N. Amity St.
18-12-0172-131	222 N. Amity St.
18-12-0172-036	227 N. Schroeder St.
18-12-0172-037	229 N. Schroeder St.

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1 List of Development District Parcels - Phase IB Properties

Account Identifier	Property Address	Account Identifier	Property Address
18-12-0172-148A	<i>(not applicable)</i>	18-12-0172-044	243 N. Schroeder St.
18-10-0202-029	13 N. Schroeder St.	18-12-0172-045	245 N. Schroeder St.
18-10-0202-030	15 N. Schroeder St.	18-12-0172-046	247 N. Schroeder St.
18-10-0202-031	17 N. Schroeder St.	18-12-0172-047	249 N. Schroeder St.
18-10-0202-032	19 N. Schroeder St.	18-12-0172-048	251 N. Schroeder St.
18-10-0202-033	21 N. Schroeder St.	18-12-0172-049	253 N. Schroeder St.
18-10-0202-034	949 W. Fayette St.	18-12-0172-050	255 N. Schroeder St.
18-10-0202-035	947 W. Fayette St.	18-12-0172-051	257 N. Schroeder St.
18-10-0202-036	945 W. Fayette St.	18-12-0172-052	259 N. Schroeder St.
18-10-0202-037	943 W. Fayette St.	18-12-0172-053	261 N. Schroeder St.
18-10-0202-038	941 W. Fayette St.	18-12-0172-054	263 N. Schroeder St.
18-10-0202-039	939 W. Fayette St.	18-12-0172-055	941 W. Saratoga St.
18-10-0202-040	937 W. Fayette St.	18-12-0172-056	939 W. Saratoga St.
18-10-0202-041	935 W. Fayette St.	18-12-0172-057	937 W. Saratoga St.
18-10-0202-042	933 W. Fayette St.	18-12-0172-058	935 W. Saratoga St.
18-10-0202-043	931 W. Fayette St.	18-12-0172-059	933 W. Saratoga St.
18-10-0202-044	929 W. Fayette St.	18-12-0172-060	931 W. Saratoga St.
18-11-0202-077	<i>(not applicable)</i>	18-12-0172-061	929 W. Saratoga St.
18-10-0202-080	924 W. Fairmount Ave,	18-12-0172-119	246 N. Amity St.
18-10-0202-081	922 W. Fairmount Ave.	18-12-0172-120	244 N. Amity St.
18-10-0202-103	28 N. Amity St.	18-12-0172-121	242 N. Amity St.
18-10-0202-104	26 N. Amity St.	18-12-0172-122	240 N. Amity St.
18-10-0202-105	24 N. Amity St.	18-12-0172-123	238 N. Amity St.
18-10-0202-106	22 N. Amity St.	18-12-0172-124	236 N. Amity St.
18-10-0202-107	20 N. Amity St.	18-12-0172-125	234 N. Amity St.
18-10-0202-108	18 N. Amity St.	18-12-0172-126	232 N. Amity St.
18-10-0202-115	931 Page Court	18-12-0172-127	230 N. Amity St.
18-10-0202-116	933 Page Court	18-12-0172-128	228 N. Amity St.
18-10-0202-117	935 Page Court	18-12-0172-129	226 N. Amity St.
18-10-0202-118	937 Page Court	18-12-0172-038	231 N. Schroeder St.
18-12-0172-039	233 N. Schroeder St.	18-05-0200-096	14 N. Schroeder St.
18-12-0172-040	235 N. Schroeder St.	18-05-0200-097	24 N. Schroeder St.
18-12-0172-041	237 N. Schroeder St.		
18-12-0172-042	239 N. Schroeder St.		
18-12-0172-043	241 N. Schroeder St.		

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List of Development District Parcels - Phase II Properties

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<u>Account Identifier</u>	<u>Property Address</u>
18-05-0200-038	1077 W. Fayette St.
18-05-0200-039	1079 W. Fayette St.
18-05-0200-040	1081 W. Fayette St.
18-05-0200-041	1083 W. Fayette St.
18-05-0200-042	1085 W. Fayette St.
18-05-0200-043	1087 W. Fayette St.
18-05-0200-044	1089 W. Fayette St.
18-05-0200-045	1091 W. Fayette St.
18-05-0200-046	1093 W. Fayette St.
18-05-0200-047	1095 W. Fayette St.
18-05-0200-048	1097 W. Fayette St.
18-05-0200-049	1099 W. Fayette St.
18-05-0200-050	23 N. Carrollton Ave.
18-05-0200-051	21 N. Carrollton Ave.
18-05-0200-052	19 N. Carrollton Ave.
18-05-0200-053	17 N. Carrollton Ave.
18-05-0200-054	15 N. Carrollton Ave.
18-05-0200-055	13 N. Carrollton Ave.
18-05-0200-056	11 N. Carrollton Ave.
18-05-0200-057	9 N. Carrollton Ave.
18-05-0200-112	1066 W. Fairmount Ave.
18-05-0200-113	1068 W. Fairmount Ave.
18-05-0200-114	1070 W. Fairmount Ave.
18-05-0200-115	1072 W. Fairmount Ave.
18-05-0200-116	1074 W. Fairmount Ave.
18-05-0200-117	1076 W. Fairmount Ave.
18-05-0200-118	1078 W. Fairmount Ave.
18-05-0200-119	1080 W. Fairmount Ave.
18-05-0200-120	1082 W. Fairmount Ave.
18-05-0200-121	1100 W. Fairmount Ave.
18-05-0199-015	1213 W. Fayette St.
18-05-0199-017	1211 W. Fayette St.
18-05-0199-018	1209 W. Fayette St.
18-05-0199-019	1207 W. Fayette St.
18-05-0199-020	1205 W. Fayette St.
18-05-0199-021	1203 W. Fayette St.
18-05-0199-022	1201 W. Fayette St.
18-05-0199-023	16 N. Carrollton Ave.
18-05-0199-046	1210 W. Fairmount Ave.
18-05-0184-016	1204 W. Fayette St.

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<u>Account Identifier</u>	<u>Property Address</u>
18-04-0185-039	1102 W. Fayette St.
18-04-0185-040	1104 W. Fayette St.
18-04-0185-041	1106 W. Fayette St.
18-04-0185-042	1108 W. Fayette St.
18-04-0185-043	1110 W. Fayette St.
18-04-0185-044	1112 W. Fayette St.
18-04-0185-045	1114 W. Fayette St.
18-04-0185-046	1116 W. Fayette St.
18-04-0185-047	1118 W. Fayette St.
18-04-0185-048	1120 W. Fayette St.
18-04-0185-049	103 N. Carrollton Ave.
18-04-0185-050	105 N. Carrollton Ave.
18-04-0185-051	107 N. Carrollton Ave.
18-04-0185-052	109 N. Carrollton Ave.
18-04-0185-053	111 N. Carrollton Ave.
18-04-0185-054	113 N. Carrollton Ave.
18-04-0185-055	115 N. Carrollton Ave.
18-04-0185-056	117 N. Carrollton Ave.
18-04-0185-057	119 N. Carrollton Ave.
18-04-0185-058	121 N. Carrollton Ave.
18-04-0185-059	123 N. Carrollton Ave.
18-04-0185-060	125 N. Carrollton Ave.
18-04-0185-061	1117 W. Lexington St.
18-04-0185-062	1115 W. Lexington St.
18-04-0185-063	1113 W. Lexington St.
18-04-0185-064	1111 W. Lexington St.
18-04-0185-065	1109 W. Lexington St.
18-04-0185-066	1107 W. Lexington St.
18-04-0185-067	1105 W. Lexington St.
18-04-0185-068	1103 W. Lexington St.
18-04-0185-069	1101 W. Lexington St.
18-04-0185-192	1101 Vine St.
18-04-0185-193	1103 Vine St.
18-04-0185-194	1105 Vine St.
18-04-0185-195	1107 Vine St.
18-04-0185-196	102 N. Carlton St.
18-04-0185-197	104 N. Carlton St.
18-04-0185-198	106 N. Carlton St.
18-04-0185-199	108 N. Carlton St.
18-04-0185-200	110 N. Carlton St.

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1	18-05-0184-017	1202 W. Fayette St.	18-04-0185-201	112 N. Carlton St.
2	18-05-0184-018	1200 W. Fayette St.	18-04-0185-202	114 N. Carlton St.
3	18-05-0184-019	106 N. Carrollton Ave.	18-04-0185-203	116 N. Carlton St.
4	18-05-0184-020	108 N. Carrollton Ave.	18-04-0185-204	118 N. Carlton St.
5	18-05-0184-021	110 N. Carrollton Ave.	18-04-0185-205	120 N. Carlton St.
6	18-05-0184-022	112 N. Carrollton Ave.	18-04-0185-206	122 N. Carlton St.
7	18-05-0184-023	1201 W. Lexington St.	18-04-0185-207	124 N. Carlton St.
8	18-05-0184-024	1203 W. Lexington St.	18-04-0185-208	126 N. Carlton St.
9	18-05-0184-025	1205 W. Lexington St.	18-04-0185-209	128 N. Carlton St.
10	18-05-0184-026	1207 W. Lexington St.	18-04-0185-211	132 N. Carlton St.
11	18-04-0185-038	1100 W. Fayette St.	18-04-0171-001	1001 W. Saratoga St.

List of Development District Parcels - Phase III Properties

	<u>Account Identifier</u>	<u>Property Address</u>	<u>Account Identifier</u>	<u>Property Address</u>
13				
14	18-03-0170-014	1132 W. Lexington St.	18-03-0170-095	-
15	18-03-0170-015	1134 W. Lexington St.	18-03-0170-096	-
16	18-03-0170-016	1136 W. Lexington St.	18-03-0170-114	218 N. Carlton St.
17	18-03-0170-017	201 N. Carrollton Ave.	18-03-0170-115	220 N. Carlton St.
18	18-03-0170-018	211 N. Carrollton Ave.	18-03-0170-116	222 N. Carlton St.
19	18-03-0170-019	213 N. Carrollton Ave.	18-03-0170-117	224 N. Carlton St.
20	18-03-0170-020	215 N. Carrollton Ave.	18-03-0170-118	226 N. Carlton St.
21	18-03-0170-021	217 N. Carrollton Ave.	18-03-0170-119	228 N. Carlton St.
22	18-03-0170-022	219 N. Carrollton Ave.	18-03-0170-120	230 N. Carlton St.
23	18-03-0170-023	221 N. Carrollton Ave.	18-03-0170-121	232 N. Carlton St.
24	18-03-0170-024	223 N. Carrollton Ave.	18-03-0170-122	234 N. Carlton St.
25	18-03-0170-025	225 N. Carrollton Ave.	18-03-0170-123	236 N. Carlton St.
26	18-03-0170-026	227 N. Carrollton Ave.	18-03-0170-124	238 N. Carlton St.
27	18-03-0170-027	1145 W. Saratoga St.	18-03-0170-125	240 N. Carlton St.
28	18-03-0170-028	1143 W. Saratoga St.	18-03-0170-126	242 N. Carlton St.
29	18-03-0170-029	1141 W. Saratoga St.	18-03-0169-007	1208 W. Lexington St.
30	18-03-0170-030	1139 W. Saratoga St.	18-03-0169-008	1206 W. Lexington St.
31	18-03-0170-031	1137 W. Saratoga St.	18-03-0169-009	1204 W. Lexington St.
32	18-03-0170-032	1135 W. Saratoga St.	18-03-0169-010	1202 W. Lexington St.
33	18-03-0170-033	1133 W. Saratoga St.	18-03-0169-011	1200 W. Lexington St.
34	18-03-0170-034	1131 W. Saratoga St.	18-03-0169-012	204 N. Carrollton Ave.
35	18-03-0170-035	1129 W. Saratoga St.	18-03-0169-013	206 N. Carrollton Ave.
36	18-03-0170-036	1127 W. Saratoga St.	18-03-0169-014	208 N. Carrollton Ave.
37	18-03-0170-037	1125 W. Saratoga St.	18-03-0169-016	226 N. Carrollton Ave.
38	18-03-0170-038	1123 W. Saratoga St.	18-03-0169-017	1215 W. Saratoga St.
39	18-03-0170-039	1121 W. Saratoga St.		
40	18-03-0170-093	-		
41	18-03-0170-094	-		

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List of Development District Parcels - Phase IV Properties

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<u>Account Identifier</u>	<u>Property Address</u>	<u>Account Identifier</u>	<u>Property Address</u>
18-03-0156-001	1005 W. Mulberry St.	18-03-0156-054	314 N. Schroeder St.
18-03-0156-002	1007 W. Mulberry St.	18-03-0156-055	316 N. Schroeder St.
18-03-0156-003	1009 W. Mulberry St.	18-03-0156-056	318 N. Schroeder St.
18-03-0156-004	1011 W. Mulberry St.	18-03-0156-057	320 N. Schroeder St.
18-03-0156-005	1013 W. Mulberry St.	18-03-0156-058	322 N. Schroeder St.
18-03-0156-006	1015 W. Mulberry St.	18-03-0156-059	324 N. Schroeder St.
18-03-0156-007	1025 W. Mulberry St.	18-03-0156-060	326 N. Schroeder St.
18-03-0156-008	1031 W. Mulberry St.	18-03-0156-061	328 N. Schroeder St.
18-03-0156-009	1033 W. Mulberry St.	18-03-0156-062	1002 Sarah Ann St.
18-03-0156-010	1035 W. Mulberry St.	18-03-0156-063	1004 Sarah Ann St.
18-03-0156-011	1037 W. Mulberry St.	18-03-0156-064	1006 Sarah Ann St.
18-03-0156-012	1039 W. Mulberry St.	18-03-0156-065	1008 Sarah Ann St.
18-03-0156-013	1041 W. Mulberry St.	18-03-0156-065A	1010 Sarah Ann St.
18-03-0156-014	1043 W. Mulberry St.	18-03-0156-066	1034 Sarah Ann St.
18-03-0156-015	1045 W. Mulberry St.	18-03-0156-067	1036 Sarah Ann St.
18-03-0156-016	321 N. Arlington Ave.	18-03-0156-068	1038 Sarah Ann St.
18-03-0156-017	319 N. Arlington Ave.	18-03-0156-069	1041 Sarah Ann St.
18-03-0156-018	317 N. Arlington Ave.	18-03-0156-070	1039 Sarah Ann St.
18-03-0156-019	315 N. Arlington Ave.	18-03-0156-071	1037 Sarah Ann St.
18-03-0156-020	313 N. Arlington Ave.	18-03-0156-072	1035 Sarah Ann St.
18-03-0156-021	311 N. Arlington Ave.	18-03-0156-073	1033 Sarah Ann St.
18-03-0156-022	309 N. Arlington Ave.	18-03-0156-074	1031 Sarah Ann St.
18-03-0156-023	307 N. Arlington Ave.	18-03-0156-075	1029 Sarah Ann St.
18-03-0156-024	305 N. Arlington Ave.	18-03-0156-076	1027 Sarah Ann St.
18-03-0156-025	303 N. Arlington Ave.	18-03-0156-077	1025 Sarah Ann St.
18-03-0156-026	1054 W. Saratoga St.	18-03-0156-078	1023 Sarah Ann St.
18-03-0156-027	1052 W. Saratoga St.	18-03-0156-079	1021 Sarah Ann St.
18-03-0156-028	1050 W. Saratoga St.	18-03-0156-080	1019 Sarah Ann St.
18-03-0156-029	1048 W. Saratoga St.	18-03-0156-081	1013 Sarah Ann St.
18-03-0156-030	1046 W. Saratoga St.	18-03-0156-082	1009 Sarah Ann St.
18-03-0156-031	1044 W. Saratoga St.	18-03-0156-083	1007 Sarah Ann St.
18-03-0156-032	1042 W. Saratoga St.	18-03-0156-084	1005 Sarah Ann St.
18-03-0156-033	1040 W. Saratoga St.	18-12-0157-040A	900 W. Saratoga St.
18-03-0156-034	1038 W. Saratoga St.	18-12-0157-041	902 W. Saratoga St.
18-03-0156-035	1036 W. Saratoga St.	18-12-0157-045	906 W. Saratoga St.
18-03-0156-036	1034 W. Saratoga St.	18-12-0157-060	936 W. Saratoga St.
18-03-0156-037	1032 W. Saratoga St.	18-12-0157-061	936 1/2 W. Saratoga St.
18-03-0156-038	1030 W. Saratoga St.	18-12-0157-062	938 W. Saratoga St.
18-03-0156-039	1028 W. Saratoga St.	18-12-0157-063	940 W. Saratoga St.
18-03-0156-040	1026 W. Saratoga St.	18-12-0157-064	942 W. Saratoga St.
18-03-0156-041	1024 W. Saratoga St.	18-12-0157-065	944 W. Saratoga St.

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	<u>Account Identifier</u>	<u>Property Address</u>
1	18-03-0156-042	1022 W. Saratoga St.
2	18-03-0156-043	1020 W. Saratoga St.
3	18-03-0156-044	1018 W. Saratoga St.
4	18-03-0156-045	1016 W. Saratoga St.
5	18-03-0156-046	1014 W. Saratoga St.
6	18-03-0156-047	1012 W. Saratoga St.
7	18-03-0156-048	1010 W. Saratoga St.
8	18-03-0156-051	308 N. Schroeder St.
9	18-03-0156-052	310 N. Schroeder St.
10	18-03-0156-053	312 N. Schroeder St.
11	18-12-0157-076	943 Sarah Ann St.
12	18-12-0157-077	941 Sarah Ann St.
13	18-12-0157-078	939 Sarah Ann St.
14	18-12-0157-001	303 N. Schroeder St.
15	18-12-0157-002	305 N. Schroeder St.
16	18-12-0157-003	307 N. Schroeder St.
17	18-12-0157-004	309 N. Schroeder St.
18	18-12-0157-005	311 N. Schroeder St.
19	18-12-0157-006	313 N. Schroeder St.
20	18-12-0157-007	315 N. Schroeder St.
21	18-03-0155-001	1100 W. Saratoga St.
22	18-03-0155-002	1102 W. Saratoga St.
23	18-03-0155-003	1104 W. Saratoga St.
24	18-03-0155-004	1106 W. Saratoga St.
25	18-03-0155-005	1108 W. Saratoga St.
26	18-03-0155-006	1110 W. Saratoga St.
27	18-03-0155-007	1112 W. Saratoga St.
28	18-03-0155-008	1114 W. Saratoga St.
29	18-03-0155-009	1116 W. Saratoga St.
30	18-03-0155-010	1118 W. Saratoga St.
31	18-03-0155-011	1120 W. Saratoga St.
32	18-03-0155-012	1122 W. Saratoga St.
33	18-03-0155-013	1124 W. Saratoga St.
34	18-03-0155-015	1128 W. Saratoga St.
35	18-03-0155-016	1130 W. Saratoga St.
36	18-03-0155-017	1132 W. Saratoga St.
37	18-03-0155-018	1134 W. Saratoga St.
38	18-03-0155-019	301 N. Carrollton Ave.
39	18-03-0155-020	303 N. Carrollton Ave.
40	18-03-0155-021	305 N. Carrollton Ave.
41	18-03-0155-022	307 N. Carrollton Ave.
42	18-03-0155-023	309 N. Carrollton Ave.
43	18-03-0155-024	311 N. Carrollton Ave.

<u>Account Identifier</u>	<u>Property Address</u>
18-12-0157-066	946 W. Saratoga St.
18-12-0157-067	948 W. Saratoga St.
18-12-0157-068	950 W. Saratoga St.
18-12-0157-069	952 W. Saratoga St.
18-12-0157-070	954 W. Saratoga St.
18-12-0157-071	956 W. Saratoga St.
18-12-0157-072	951 Sarah Ann St.
18-12-0157-073	949 Sarah Ann St.
18-12-0157-074	947 Sarah Ann St.
18-12-0157-075	945 Sarah Ann St.
18-03-0155-039	1123 W. Mulberry St.
18-03-0155-040	1121 W. Mulberry St.
18-03-0155-041	1119 W. Mulberry St.
18-03-0155-042	1117 W. Mulberry St.
18-03-0155-043	1115 W. Mulberry St.
18-03-0155-044	1113 W. Mulberry St.
18-03-0155-045	1111 W. Mulberry St.
18-03-0155-046	1109 W. Mulberry St.
18-03-0155-047	1107 W. Mulberry St.
18-03-0155-048	1105 W. Mulberry St.
18-03-0155-049	1103 W. Mulberry St.
18-03-0155-050	1101 W. Mulberry St.
18-03-0155-051	316 N. Arlington Ave.
18-03-0155-052	314 N. Arlington Ave.
18-03-0155-053	312 N. Arlington Ave.
18-03-0155-054	310 N. Arlington Ave.
18-03-0155-055	306 N. Arlington Ave.
18-03-0155-056	304 N. Arlington Ave.
18-03-0155-057	1103 Sarah Ann St.
18-03-0155-058	1105 Sarah Ann St.
18-03-0155-059	1107 Sarah Ann St.
18-03-0155-060	1109 Sarah Ann St.
18-03-0155-061	1111 Sarah Ann St.
18-03-0155-062	1113 Sarah Ann St.
18-03-0155-063	1115 Sarah Ann St.
18-03-0155-064	1117 Sarah Ann St.
18-03-0155-067	1123 Sarah Ann St.
18-03-0155-068	1125 Sarah Ann St.
18-03-0155-069	1127 Sarah Ann St.
18-03-0155-070	1129 Sarah Ann St.
18-03-0155-071	1131 Sarah Ann St.
18-03-0155-072	1133 Sarah Ann St.
18-03-0155-073	1135 Sarah Ann St.

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	<u>Account Identifier</u>	<u>Property Address</u>
1	18-03-0155-025	313 N. Carrollton Ave.
2	18-03-0155-026	315 N. Carrollton Ave.
3	18-03-0155-027	317 N. Carrollton Ave.
4	18-03-0155-028	319 N. Carrollton Ave.
5	18-03-0155-029	321 N. Carrollton Ave.
6	18-03-0155-030	323 N. Carrollton Ave.
7	18-03-0155-031	325 N. Carrollton Ave.
8	18-03-0155-032	327 N. Carrollton Ave.
9	18-03-0155-033	329 N. Carrollton Ave.
10	18-03-0155-034	331 N. Carrollton Ave.
11	18-03-0155-035	1131 W. Mulberry St.
12	18-03-0155-036	1129 W. Mulberry St.
13	18-03-0155-037	1127 W. Mulberry St.
14	18-03-0155-038	1125 W. Mulberry St.

<u>Account Identifier</u>	<u>Property Address</u>
18-03-0155-074	1124 Sarah Ann St.
18-03-0155-075	1122 Sarah Ann St.
18-03-0155-076	1120 Sarah Ann St.
18-03-0155-077	1118 Sarah Ann St.
18-03-0155-078	1116 Sarah Ann St.
18-03-0155-079	1114 Sarah Ann St.
18-03-0155-080	1112 Sarah Ann St.
18-03-0155-081	1110 Sarah Ann St.
18-03-0155-082	1108 Sarah Ann St.
18-03-0155-083	1106 Sarah Ann St.
18-03-0155-084	1104 Sarah Ann St.
18-03-0155-085	1102 Sarah Ann St.
18-03-0155-086	304 N. Carlton St.
18-03-0155-087	302 N. Carlton St.
18-03-0155-088	300 N. Carlton St.