
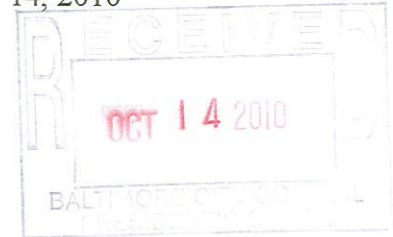


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 10-0594		

TO

DATE:

October 14, 2010



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

I am herein reporting on City Council Bill 10-0594 introduced by the Council President on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to designate a “development district” to be known as the “Harbor Point Development District”; provide for and determine various matters in connection with the establishment of the development district; create a special, tax increment fund for the development district; allocate certain property taxes to that fund; make certain findings and determinations; provide for a special effective date; and generally provide for matters relating to the designation and operation of the development district and the establishment of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City or any State Obligations (as defined herein) issued in connection with the development district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the development district.

Ordinance 93-260 established the Allied and Related Sites Business Planned Unit Development (PUD) and approved the Development Plan. Ordinance 04-682 repealed the original PUD and replaced it with a new PUD and Development Plan, and was last amended by Ordinance 08-16. The PUD area measures approximately 27 acres and the site was once used for the manufacture of chromium products (beginning in 1845). Allied Chemical purchased the chromium plant in 1954 and, after closing the chromium plant in 1985, entered into a consent order with the State and the Environmental Protection Agency the following year to remediate the property. After the remediation plan was completed, Allied Signal began discussing development options for the site, which eventually resulted in the existing mixed use PUD.

Article II Section 62 of the Baltimore City Charter (Tax Increment Financing Act) authorizes the Mayor and City Council to establish a development district and a special tax increment fund. City Council Bill 10-0594, if approved, would establish a Harbor Point Development District within the established Development District area. The properties specified to be included in the Development District are Lots 001, 002, 003A,

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and 006 of Block 1825; Lots 001 and 004 of Block 1817; Lot 001 of Block 1816; anticipated designated Lot 002-2 of Block and Lots 003 and 004 of Block 1816; as well as adjoining streets, alleys, rights-of-way and similar property in this contiguous area.

Revenue and receipts from the real property taxes representing the levy on the tax increment would be deposited in a special tax increment fund for the development of the district. The intent of this legislation is to assist with the revitalization of the area by financing or refinancing the investment in infrastructure improvements and related costs, including: street and road improvements; site removal; land acquisition; construction or rehabilitation costs of buildings used for governmental or other purposes; parking facilities, whether publicly or privately owned but used for a public purpose; installation of utilities; construction of parks and other recreational facilities; and other improvements related to the development. The special tax fund created through the Special Taxing District would be used to pay the debt service incurred by the City for any special obligation bonds.

Based on these findings, the Department of Public Works supports passage of City Council Bill 10-0594.



Alfred H. Foxx
Director

AHF:MMC