

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0785

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: September 17, 2007
Assigned to: Taxation and Finance Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: November 19, 2007

AN ORDINANCE CONCERNING

1 East Baltimore Research Park - Special Taxing District

2 FOR the purpose of designating a “special taxing district” to be known as the “East Baltimore
3 Research Park Special Taxing District”; providing for and determining various matters in
4 connection with the establishment of the special taxing district; creating a special fund for the
5 special taxing district; providing for the levy of a special tax on all taxable real property
6 located in the special taxing district; providing for a special effective date; and generally
7 relating to the designation and operation of the special taxing district, the establishment and
8 use of the special fund and the issuance and payment of bonds issued in connection with the
9 special taxing district.

10 By authority of
11 Article II - General Powers
12 Section (62A)
13 Baltimore City Charter
14 (1996 Edition)

15 Recitals

16 The Special Taxing District Act, Article II, Section (62A) of the Baltimore City
17 Charter (the “Act”) authorizes the Mayor and City Council of Baltimore to
18 establish a “special taxing district” (as defined in the Act) and a special fund into
19 which the special taxes levied in the special taxing district are deposited, for the
20 purpose of providing financing, refinancing, and reimbursement for the costs of
21 infrastructure improvements.

22 The Act also authorizes the City, subject to certain requirements, to borrow
23 money by issuing and selling bonds, for the purpose of providing financing,
24 refinancing, and reimbursement for the costs of infrastructure improvements.

25 The City has been requested to designate and create the East Baltimore Research
26 Park Special Taxing District from both (i) the owners of at least two-thirds of the
27 assessed valuation of the real property located in the proposed special taxing

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 district; and (ii) at least two-thirds of the owners of the real property located in the
2 proposed special taxing district.

3 The proposed special taxing district includes properties located in the Phase I
4 Development District and Area A Subdistrict (as such terms are hereinafter
5 defined).

6 The Act provides that no bonds may be issued by the City until an ordinance is
7 enacted that (i) designates an area or areas as a “special taxing district”; (ii)
8 creates a special fund for the special taxing district; and (iii) provides for the levy
9 of an *ad valorem* or special tax on all real property in the special taxing district at
10 a rate or amount designed to provide adequate revenues to pay the principal of,
11 interest on, and redemption premium, if any, on the bonds, to replenish any debt
12 service reserve fund, and for any other purpose related to the ongoing expenses of
13 or security for the bonds.

14 The Mayor and City Council wishes to establish a special taxing district within
15 the City, establish a special fund for the special taxing district, and provide for the
16 levy of a special tax on all taxable real property in the special taxing district for
17 the purpose of providing financing and refinancing for the relocation of
18 businesses and residents, the acquisition of land and interests in land, and the
19 acquisition, construction, renovation, and development of other related public
20 improvements relating to the development of residential, commercial, and office
21 buildings in the East Baltimore Area.

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

24 (a) “Act” means the Special Taxing District Act, as codified in Article II, Section (62A)
25 of the Baltimore City Charter.

26 (b) “Area A Subdistrict” means the Area A Subdistrict established by the Phase II
27 Ordinance.

28 (c) “Bond” means any bond, note, or other similar instrument issued by the Mayor and
29 City Council of Baltimore under the Act.

30 (d) “Phase II Ordinance” means the Ordinance of the Mayor and City Council enacted
31 prior to or simultaneously with this Ordinance establishing the East Baltimore
32 Research Park Phase II Development District.

33 (e) “Project” means the following improvements and activities that are completed in
34 accordance with all City approvals:

35 (1) the relocation of businesses or residents;

36 (2) site removal, including demolition and site preparation;

37 (3) the acquisition of land and other property by purchase, lease, or condemnation;

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1 (4) the design, construction, reconstruction, renovation, and development of buildings
2 that provide units of affordable housing and condemning or otherwise acquiring
3 structures, real or personal property, rights, rights-of-way, franchises, easements,
4 and interests in furtherance of this purpose;

5 (5) the design, construction, reconstruction, renovation, and development of building,
6 structure, or improvements that constitute a school, library, park or recreational
7 facility, or buildings devoted to a governmental use or purpose and condemning
8 or otherwise acquiring any real or personal property, rights, rights-of-way,
9 franchises, easements, and interests in furtherance of this purpose; and

10 (6) the acquisition, construction, renovation, and development of other related public
11 improvements and the financing or refinancing of any related costs that are
12 necessary for the completion of the foregoing for its intended public purposes.

13 (f) "Special Tax Fund" means the special fund established by Section 4 of this
14 Ordinance.

15 (g) "Special Taxing District" means the area in the City designated in Section 3 of this
16 Ordinance as a special taxing district under the Act.

17 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council of Baltimore
18 finds and determines that the establishment of the East Baltimore Research Park Special Taxing
19 District, the creation of the Special Tax Fund for that Special Taxing District and the issuance of
20 bonds from time to time, all for the purpose of providing funds for the financing and refinancing
21 of the Project, accomplishes the purposes of the Act, serves public purposes, including but not
22 limited to the direct and indirect enhancement of the taxable base of the City, the creation of new
23 employment opportunities, the encouragement of additional economic activities, the
24 development or redevelopment of slum, blighted or deteriorated areas, the undertaking of urban
25 renewal projects, the facilitation of planned improvements to the East Baltimore area, the
26 furtherance of economic development conducted pursuant to comprehensive plans, and generally
27 promotes the health, welfare, and safety of the residents of the State of Maryland and of the City
28 of Baltimore.

29 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the area consisting of the properties
30 designated in Exhibit 1-A (as the same may be renumbered or redesignated as a result of the
31 pending resubdivision of such property), together with the adjoining roads, highways, alleys,
32 rights-of-way and other similar property, shown on the map attached to this Ordinance as Exhibit
33 1-B, and made a part of this Ordinance, is designated as a special taxing district to be known as
34 the "East Baltimore Research Park Special Taxing District."

35 **SECTION 4. AND BE IT FURTHER ORDAINED,** That a special fund is established for the
36 Special Taxing District to be known as the "East Baltimore Research Park Special Tax Fund."
37 The Director of Finance shall deposit in the Special Tax Fund all special taxes levied and
38 collected in accordance with Section 5 of this Ordinance. The Director of Finance and other
39 officers and employees of the City shall take all necessary steps in order to establish the Special
40 Tax Fund as a separate fund to be held by or for the account of the City.

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SECTION 5. AND BE IT FURTHER ORDAINED, That:

- (a) A special tax shall be levied upon all real property in the Special Taxing District, unless exempted by the provisions of this Ordinance or otherwise by law, for the purposes, to the extent and in the manner set forth in the Rate and Method of Apportionment of the Special Taxes attached to this Ordinance as Exhibit 2 and made a part of this Ordinance.
- (b) The revenues and receipts from the special tax, the Special Tax Fund, and any other fund into which all or any of these revenues and receipts are deposited after they have been appropriated by the City are pledged to the payment of the principal of and interest on the bonds. These revenues, receipts and funds are not, however, irrevocably pledged to the payment of the principal of and interest on the bonds and the obligation to pay this principal and interest is subject to annual appropriation by the City.
- (c) Special taxes levied in the Special Taxing District may not be accelerated by reason of bond default. The maximum special taxes applicable to any individual property may not be increased in the event that other property owners become delinquent in the payment of the special taxes.

SECTION 6. AND BE IT FURTHER ORDAINED, That the Mayor and City Council of Baltimore finds that:

- (a) The development of the Project will create a public benefit and special benefits to the properties in the Special Taxing District;
- (b) The special taxes levied under this Ordinance are levied in an amount that does not exceed the special benefit that the properties within the Special Taxing District will receive from the Project, as shown by the Special Tax Allocation Report attached to this Ordinance as Exhibit 3 and made a part of this Ordinance; and
- (c) The special taxes levied on each property in the Special Taxing District are a fair allocation of the costs of the Project to each property in the Special Taxing District, as shown by the Special Tax Allocation Report.

SECTION 7. AND BE IT FURTHER ORDAINED, That the Director of Finance may do all acts and things and execute all documents and certificates relating to the Special Taxing District and the Special Tax Fund.

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

SECTION 9. AND BE IT FURTHER ORDAINED, That this Ordinance may be amended by a subsequent ordinance of the Mayor and City Council of Baltimore, which ordinance may enlarge or reduce the Special Taxing District, upon receipt of a request from both (i) the owners of at

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1 least two-thirds of the assessed valuation of the real property located with the proposed special
2 taxing district; and (ii) at least two-thirds of the owners of the real property located within the
3 proposed special taxing district. However, no ordinance may be effective to reduce the size of
4 the Special Taxing District so long as there are any outstanding bonds secured by the Special
5 Tax Fund, unless the ordinance authorizing the issuance of the bonds permits the City to reduce
6 the area constituting the Special Taxing District, the holders of the bonds or an authorized
7 representative on their behalf consents to the reduction or the indenture authorizing the bonds
8 permits the reduction.

9 **SECTION 10. AND BE IT FURTHER ORDAINED,** That the provisions of this Ordinance are
10 severable. If any provision, sentence, clause, section or other part of this Ordinance is held or
11 determined to be illegal, invalid, unconstitutional, or inapplicable to any person or
12 circumstances, that illegality, invalidity, unconstitutionality, or inapplicability does not affect or
13 impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance or
14 their application to other persons or circumstances. It is the intent of the Mayor and City
15 Council that this Ordinance would have been passed even if the illegal, invalid, unconstitutional,
16 or inapplicable provision, sentence, clause, section, or other part had not been included in this
17 Ordinance, and as if the person or circumstances to which this Ordinance or part are inapplicable
18 had been specifically exempted.

19 **SECTION 11. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
20 is enacted.

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EXHIBIT I-A

Properties within the Special Taxing District

The East Baltimore Research Park Special Taxing District shall be comprised of the area consisting of the following properties:

5	1585 132	951 N DURHAM ST	1584 047	906 RUTLAND AVE
6	1585 131	949 N DURHAM ST	1584 046	908 RUTLAND AVE
7	1585 130	947 N DURHAM ST	1584 045	910 RUTLAND AVE
8	1585 129	945 N DURHAM ST	1584 044	912 RUTLAND AVE
9	1585 128	943 N DURHAM ST	1584 043	914 RUTLAND AVE
10	1585 127	941 N DURHAM ST	1584 042	916 RUTLAND AVE
11	1585 126	939 N DURHAM ST	1584 041	918 RUTLAND AVE
12	1585 125	937 N DURHAM ST	1584 040	920 RUTLAND AVE
13	1585 124	935 N DURHAM ST	1584 039	922 RUTLAND AVE
14	1585 123	933 N DURHAM ST	1584 038	924 RUTLAND AVE
15	1585 122	931 N DURHAM ST	1584 037	926 RUTLAND AVE
16	1585 121	929 N DURHAM ST	1584 036	1717 BARNES ST
17	1585 120	927 N DURHAM ST	1584 035	1715 BARNES ST
18	1585 119	925 N DURHAM ST	1584 034	1713 BARNES ST
19	1585 118	923 N DURHAM ST	1584 033	1711 BARNES ST
20	1585 117	921 N DURHAM ST	1584 032	1709 BARNES ST
21	1585 116	919 N DURHAM ST	1584 031	1707 BARNES ST
22	1585 115	917 N DURHAM ST	1584 030	929 MCDONOGH ST
23	1585 114	915 N DURHAM ST	1584 029	927 MCDONOGH ST
24	1585 113	913 N DURHAM ST	1584 028	925 MCDONOGH ST
25	1585 112	911 N DURHAM ST	1584 027	923 MCDONOGH ST
26	1585 111	909 N DURHAM ST	1584 026	921 MCDONOGH ST
27	1585 110	907 N DURHAM ST	1584 025	919 MCDONOGH ST
28	1585 109	905 N DURHAM ST	1584 024	917 MCDONOGH ST
29	1585 108	903 N DURHAM ST	1584 023	915 MCDONOGH ST
30	1585 107	948 N DURHAM ST	1584 022	913 MCDONOGH ST
31	1585 106	946 N DURHAM ST	1584 021	911 MCDONOGH ST
32	1585 105	944 N DURHAM ST	1584 020	909 MCDONOGH ST
33	1585 104	942 N DURHAM ST	1584 019	907 MCDONOGH ST
34	1585 103	940 N DURHAM ST	1584 018	905 MCDONOGH ST
35	1585 102	938 N DURHAM ST	1584 017	903 MCDONOGH ST
36	1585 101	936 N DURHAM ST	1584 016	1716 ASHLAND AVE
37	1585 100	934 N DURHAM ST	1584 015	1718 ASHLAND AVE
38	1585 099	932 N DURHAM ST	1584 014	1720 ASHLAND AVE
39	1585 098	930 N DURHAM ST	1584 013	1722 ASHLAND AVE
40	1585 097	928 N DURHAM ST	1584 012	1724 ASHLAND AVE
41	1585 096	926 N DURHAM ST	1584 011	1726 ASHLAND AVE
42	1585 095	924 N DURHAM ST	1584 009	1730 ASHLAND AVE
43	1585 094	922 N DURHAM ST	1584 008	1732 ASHLAND AVE
44	1585 093	920 N DURHAM ST	1584 007	1734 ASHLAND AVE
45	1585 092	918 N DURHAM ST	1584 006	1736 ASHLAND AVE

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1	1585 091	916 N DURHAM ST	1584 005	1738 ASHLAND AVE
2	1585 090	914 N DURHAM ST	1584 004	1740 ASHLAND AVE
3	1585 089	912 N DURHAM ST	1584 003	1742 ASHLAND AVE
4	1585 088	910 N DURHAM ST	1584 002	1744 ASHLAND AVE
5	1585 087	908 N DURHAM ST	1584 001	1746 ASHLAND AVE
6	1585 086	906 N DURHAM ST	1583 036	1704 ASHLAND AVE
7	1585 085	904 N DURHAM ST	1583 035	1706 ASHLAND AVE
8	1585 084	902 N DURHAM ST	1583 034	1708 ASHLAND AVE
9	1585 083	900 N WOLFE ST	1583 033	1710 ASHLAND AVE
10	1585 082	902 N WOLFE ST	1583 032	1712 ASHLAND AVE
11	1585 081	904 N WOLFE ST	1583 031	1714 ASHLAND AVE
12	1585 080	906 N WOLFE ST	1583 030	902 MCDONOGH ST
13	1585 079	908 N WOLFE ST	1583 029	904 MCDONOGH ST
14	1585 078	910 N WOLFE ST	1583 028	906 MCDONOGH ST
15	1585 077	912 N WOLFE ST	1583 027	908 MCDONOGH ST
16	1585 076	914 N WOLFE ST	1583 026	910 MCDONOGH ST
17	1585 075	916 N WOLFE ST	1583 025	912 MCDONOGH ST
18	1585 074	918 N WOLFE ST	1583 024	914 MCDONOGH ST
19	1585 073	920 N WOLFE ST	1583 023	916 MCDONOGH ST
20	1585 072	922 N WOLFE ST	1583 022	918 MCDONOGH ST
21	1585 071	924 N WOLFE ST	1583 021	920 MCDONOGH ST
22	1585 070	926 N WOLFE ST	1583 020	922 MCDONOGH ST
23	1585 069	928 N WOLFE ST	1583 019	924 MCDONOGH ST
24	1585 068	930 N WOLFE ST	1583 018	926 MCDONOGH ST
25	1585 067	932 N WOLFE ST	1583 017	928 MCDONOGH ST
26	1585 066	934 N WOLFE ST	1582 001	1715 E EAGER ST
27	1585 065	936 N WOLFE ST	1581 001	1705 E EAGER ST
28	1585 064	938 N WOLFE ST	1565 060	Lot
29	1585 063	940 N WOLFE ST	1565 058	1000 RUTLAND AVE
30	1585 062	942 N WOLFE ST	1565 057	1002 RUTLAND AVE
31	1585 061	1839 E EAGER ST	1565 056	1004 RUTLAND AVE
32	1585 060	1837 E EAGER ST	1565 055	1006 RUTLAND AVE
33	1585 059	1835 E EAGER ST	1565 054	1008 RUTLAND AVE
34	1585 058	1833 E EAGER ST	1565 053	1010 RUTLAND AVE
35	1585 057	1831 E EAGER ST	1565 052	1012 RUTLAND AVE
36	1585 056	1829 E EAGER ST	1565 051	1014 RUTLAND AVE
37	1585 055	1827 E EAGER ST	1565 050	1016 RUTLAND AVE
38	1585 054	1825 E EAGER ST	1565 049	1018 RUTLAND AVE
39	1585 053	1823 E EAGER ST	1565 048	1020 RUTLAND AVE
40	1585 052	1821 E EAGER ST	1565 047	1022 RUTLAND AVE
41	1585 051	1819 E EAGER ST	1565 046	1024 RUTLAND AVE
42	1585 050	1817 E EAGER ST	1565 045	1026 RUTLAND AVE
43	1585 049	1815 E EAGER ST	1565 044	1028 RUTLAND AVE
44	1585 048	1813 E EAGER ST	1565 043	1030 RUTLAND AVE
45	1585 047	1811 E EAGER ST	1565 042	1032 RUTLAND AVE
46	1585 046	1809 E EAGER ST	1565 041	1034 RUTLAND AVE
47	1585 045	1807 E EAGER ST	1565 040	1036 RUTLAND AVE
48	1585 044	1805 E EAGER ST	1565 039	1731 E CHASE ST

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1	1585 042	1801 E EAGER ST	1565 038	1043 MCDONOGH ST
2	1585 041	941 RUTLAND AVE	1565 037	1041 MCDONOGH ST
3	1585 040	939 RUTLAND AVE	1565 036	1039 MCDONOGH ST
4	1585 039	937 RUTLAND AVE	1565 035	1037 MCDONOGH ST
5	1585 038	935 RUTLAND AVE	1565 034	1035 MCDONOGH ST
6	1585 037	933 RUTLAND AVE	1565 033	1033 MCDONOGH ST
7	1585 036	931 RUTLAND AVE	1565 032	1031 MCDONOGH ST
8	1585 035	929 RUTLAND AVE	1565 031	1029 MCDONOGH ST
9	1585 034	927 RUTLAND AVE	1565 030	1027 MCDONOGH ST
10	1585 033	925 RUTLAND AVE	1565 029	1025 MCDONOGH ST
11	1585 032	923 RUTLAND AVE	1565 028	1023 MCDONOGH ST
12	1585 031	921 RUTLAND AVE	1565 027	1021 MCDONOGH ST
13	1585 030	919 RUTLAND AVE	1565 026	1019 MCDONOGH ST
14	1585 029	917 RUTLAND AVE	1565 025	1017 MCDONOGH ST
15	1585 028	915 RUTLAND AVE	1565 024	1015 MCDONOGH ST
16	1585 027	913 RUTLAND AVE	1565 023	1013 MCDONOGH ST
17	1585 026	911 RUTLAND AVE	1565 022	1011 MCDONOGH ST
18	1585 025	909 RUTLAND AVE	1565 021	1009 MCDONOGH ST
19	1585 024	907 RUTLAND AVE	1565 020	1007 MCDONOGH ST
20	1585 023	905 RUTLAND AVE	1565 019	1005 MCDONOGH ST
21	1585 022	903 RUTLAND AVE	1565 018	1003 MCDONOGH ST
22	1585 021	901 RUTLAND AVE	1565 017	1712 E EAGER ST
23	1585 020	1800 ASHLAND AVE	1565 016	1714 E EAGER ST
24	1585 019	1802 ASHLAND AVE	1565 015	1716 E EAGER ST
25	1585 018	1804 ASHLAND AVE	1565 014	1718 E EAGER ST
26	1585 017	1806 ASHLAND AVE	1565 013	1720 E EAGER ST
27	1585 016	1808 ASHLAND AVE	1565 012	1722 E EAGER ST
28	1585 015	1810 ASHLAND AVE	1565 011	1724 E EAGER ST
29	1585 014	1812 ASHLAND AVE	1565 010	1726 E EAGER ST
30	1585 013	1814 ASHLAND AVE	1565 009	1728 E EAGER ST
31	1585 012	1816 ASHLAND AVE	1565 008	1730 E EAGER ST
32	1585 011	1818 ASHLAND AVE	1565 007	1732 E EAGER ST
33	1585 010	1820 ASHLAND AVE	1565 006	1734 E EAGER ST
34	1585 009	1822 ASHLAND AVE	1565 005	1736 E EAGER ST
35	1585 008	1824 ASHLAND AVE	1565 004	1738 E EAGER ST
36	1585 007	1826 ASHLAND AVE	1565 003	1740 E EAGER ST
37	1585 006	1828 ASHLAND AVE	1565 002	1742 E EAGER ST
38	1585 005	1830 ASHLAND AVE	1565 001	1744 E EAGER ST
39	1585 004	1832 ASHLAND AVE	1564 059	1700 E EAGER ST
40	1585 003	1834 ASHLAND AVE	1564 058	1702 E EAGER ST
41	1585 002	1836 ASHLAND AVE	1564 057	1704 E EAGER ST
42	1585 001	1838 ASHLAND AVE	1564 056	1706 E EAGER ST
43	1584 075	lot	1564 055	1708 E EAGER ST
44	1584 074	900 SHUTER ST	1564 054	1710 E EAGER ST
45	1584 073	902 SHUTER ST	1564 053	1002 MCDONOGH ST
46	1584 072	904 SHUTER ST	1564 052	1004 MCDONOGH ST
47	1584 071	906 SHUTER ST	1564 051	1006 MCDONOGH ST
48	1584 070	908 SHUTER ST	1564 050	1008 MCDONOGH ST

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1	1584 069	910 SHUTER ST	1564 049	1010 MCDONOGH ST
2	1584 068	912 SHUTER ST	1564 048	1012 MCDONOGH ST
3	1584 067	914 SHUTER ST	1564 047	1014 MCDONOGH ST
4	1584 066	916 SHUTER ST	1564 046	1016 MCDONOGH ST
5	1584 065	918 SHUTER ST	1564 045	1018 MCDONOGH ST
6	1584 064	920 SHUTER ST	1564 044	1020 MCDONOGH ST
7	1584 063	922 SHUTER ST	1564 043	1022 MCDONOGH ST
8	1584 062	923 SHUTER ST	1564 042	1024 MCDONOGH ST
9	1584 061	921 SHUTER ST	1564 041	1026 MCDONOGH ST
10	1584 060	919 SHUTER ST	1564 040	1028 MCDONOGH ST
11	1584 059	917 SHUTER ST	1564 039	1030 MCDONOGH ST
12	1584 058	915 SHUTER ST	1564 038	1032 MCDONOGH ST
13	1584 057	913 SHUTER ST	1564 037	1034 MCDONOGH ST
14	1584 056	911 SHUTER ST	1564 036	1036 MCDONOGH ST
15	1584 055	909 SHUTER ST	1564 035	1038 MCDONOGH ST
16	1584 054	907 SHUTER ST	1564 034	1040 MCDONOGH ST
17	1584 053	905 SHUTER ST	1564 033	1042 MCDONOGH ST
18	1584 052	903 SHUTER ST	1564 032	1711 E CHASE ST
19	1584 051	901 SHUTER ST	1564 031	1709 E CHASE ST
20	1584 050	900 RUTLAND AVE	1564 030	1707 E CHASE ST
21	1584 049	902 RUTLAND AVE	1564 029	1705 E CHASE ST
22	1584 048	904 RUTLAND AVE	1564 028	1703 E CHASE ST
23	1566 001	1838 E EAGER ST	1567 107	1016 N CHAPEL ST
24	1566 002	1836 E EAGER ST	1567 108	1014 N CHAPEL ST
25	1566 003	1834 E EAGER ST	1567 109	1012 N CHAPEL ST
26	1566 004	1832 E EAGER ST	1567 110	1010 N CHAPEL ST
27	1566 005	1830 E EAGER ST	1567 111	1008 N CHAPEL ST
28	1566 006	1828 E EAGER ST	1567 112	1006 N CHAPEL ST
29	1566 007	1826 E EAGER ST	1567 113	1004 N CHAPEL ST
30	1566 008	1824 E EAGER ST	1567 114	1002 N CHAPEL ST
31	1566 009	1822 E EAGER ST	1567 115	lot
32	1566 010	1820 E EAGER ST	1586 001	901 N WOLFE ST
33	1566 011	1818 E EAGER ST	1586 002	903 N WOLFE ST
34	1566 012	1816 E EAGER ST	1586 003	905 N WOLFE ST
35	1566 013	1814 E EAGER ST	1586 004	907 N WOLFE ST
36	1566 014	1812 E EAGER ST	1586 005	909 N WOLFE ST
37	1566 015	1810 E EAGER ST	1586 006	911 N WOLFE ST
38	1566 016	1808 E EAGER ST	1586 007	913 N WOLFE ST
39	1566 017	1806 E EAGER ST	1586 008	915 N WOLFE ST
40	1566 018	1804 E EAGER ST	1586 009	917 N WOLFE ST
41	1566 019	1802 E EAGER ST	1586 010	919 N WOLFE ST
42	1566 020	1800 E EAGER ST	1586 011	921 N WOLFE ST
43	1566 021	1001 RUTLAND AVE	1586 012	923 N WOLFE ST
44	1566 022	1003 RUTLAND AVE	1586 013	925 N WOLFE ST
45	1566 023	1005 RUTLAND AVE	1586 014	927 N WOLFE ST
46	1566 024	1007 RUTLAND AVE	1586 015	929 N WOLFE ST
47	1566 025	1009 RUTLAND AVE	1586 016	931 N WOLFE ST

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1	1566 026	1011 RUTLAND AVE	1586 017	933 N WOLFE ST
2	1566 027	1013 RUTLAND AVE	1586 018	935 N WOLFE ST
3	1566 028	1015 RUTLAND AVE	1586 019	937 N WOLFE ST
4	1566 029	1017 RUTLAND AVE	1586 020	939 N WOLFE ST
5	1566 030	1019 RUTLAND AVE	1586 021	941 N WOLFE ST
6	1566 031	1021 RUTLAND AVE	1586 022	943 N WOLFE ST
7	1566 032	1023 RUTLAND AVE	1586 023	945 N WOLFE ST
8	1566 033	1025 RUTLAND AVE	1586 024	947 N WOLFE ST
9	1566 034	1027 RUTLAND AVE	1586 025	949 N WOLFE ST
10	1566 035	1029 RUTLAND AVE	1586 026	951 N WOLFE ST
11	1566 036	1031 RUTLAND AVE	1586 027	953 N WOLFE ST
12	1566 037	1033 RUTLAND AVE	1586 028	955 N WOLFE ST
13	1566 038	1035 RUTLAND AVE	1586 029	957 N WOLFE ST
14	1566 039	1037 RUTLAND AVE	1586 030	959 N WOLFE ST
15	1566 040	1039 RUTLAND AVE	1586 031	961 N WOLFE ST
16	1566 041	1041 RUTLAND AVE	1586 032	963 N WOLFE ST
17	1566 042	1801 E CHASE ST	1586 034	967 N WOLFE ST
18	1566 043	1803 E CHASE ST	1586 036	1905 E EAGER ST
19	1566 044	1805 E CHASE ST	1586 037	1907 E EAGER ST
20	1566 045	1807 E CHASE ST	1586 038	1909 E EAGER ST
21	1566 046	1809 E CHASE ST	1586 039	1911 E EAGER ST
22	1566 047	1811 E CHASE ST	1586 041	1915 E EAGER ST
23	1566 048	1813 E CHASE ST	1586 042	1917 E EAGER ST
24	1566 049	1815 E CHASE ST	1586 043	1919 E EAGER ST
25	1566 050	1817 E CHASE ST	1586 044	1921 E EAGER ST
26	1566 051	1819 E CHASE ST	1586 045	1923 E EAGER ST
27	1566 052	1821 E CHASE ST	1586 046	1925 E EAGER ST
28	1566 053	1823 E CHASE ST	1586 047	968 N WASHINGTON ST
29	1566 054	1825 E CHASE ST	1586 048	966 N WASHINGTON ST
30	1566 055	1827 E CHASE ST	1586 049	964 N WASHINGTON ST
31	1566 056	1829 E CHASE ST	1586 050	962 N WASHINGTON ST
32	1566 057	1831 E CHASE ST	1586 051	960 N WASHINGTON ST
33	1566 058	1833 E CHASE ST	1586 052	958 N WASHINGTON ST
34	1566 059	1835 E CHASE ST	1586 053	956 N WASHINGTON ST
35	1566 060	1837 E CHASE ST	1586 054	954 N WASHINGTON ST
36	1566 061	1839 E CHASE ST	1586 055	952 N WASHINGTON ST
37	1566 062	1042 N WOLFE ST	1586 056	950 N WASHINGTON ST
38	1566 063	1040 N WOLFE ST	1586 057	948 N WASHINGTON ST
39	1566 064	1038 N WOLFE ST	1586 058	946 N WASHINGTON ST
40	1566 065	1036 N WOLFE ST	1586 059	944 N WASHINGTON ST
41	1566 066	1034 N WOLFE ST	1586 060	942 N WASHINGTON ST
42	1566 067	1032 N WOLFE ST	1586 061	940 N WASHINGTON ST
43	1566 068	1030 N WOLFE ST	1586 062	938 N WASHINGTON ST
44	1566 069	1028 N WOLFE ST	1586 063	936 N WASHINGTON ST
45	1566 070	1026 N WOLFE ST	1586 064	934 N WASHINGTON ST
46	1566 071	1024 N WOLFE ST	1586 065	932 N WASHINGTON ST
47	1566 072	1022 N WOLFE ST	1586 066	930 N WASHINGTON ST
48	1566 073	1020 N WOLFE ST	1586 067	928 N WASHINGTON ST

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1	1566 074	1018 N WOLFE ST	1586 068	926 N WASHINGTON ST
2	1566 075	1016 N WOLFE ST	1586 069	924 N WASHINGTON ST
3	1566 076	1014 N WOLFE ST	1586 070	922 N WASHINGTON ST
4	1566 077	1012 N WOLFE ST	1586 071	920 N WASHINGTON ST
5	1566 078	1010 N WOLFE ST	1586 072	918 N WASHINGTON ST
6	1566 079	1008 N WOLFE ST	1586 073	916 N WASHINGTON ST
7	1566 080	1006 N WOLFE ST	1586 074	914 N WASHINGTON ST
8	1566 081	1004 N WOLFE ST	1586 075	912 N WASHINGTON ST
9	1566 082	1000 N WOLFE ST	1586 076	910 N WASHINGTON ST
10	1566 084	1003 N DURHAM ST	1586 077	908 N WASHINGTON ST
11	1566 085	1005 N DURHAM ST	1586 078	906 N WASHINGTON ST
12	1566 086	1007 N DURHAM ST	1586 079	904 N WASHINGTON ST
13	1566 087	1009 N DURHAM ST	1586 080	902 N WASHINGTON ST
14	1566 088	1011 N DURHAM ST	1586 081	900 N WASHINGTON ST
15	1566 089	1013 N DURHAM ST	1586 082	1922 ASHLAND AVE
16	1566 090	1017 N DURHAM ST	1586 083	1920 ASHLAND AVE
17	1566 091	1019 N DURHAM ST	1586 084	1918 ASHLAND AVE
18	1566 092	1021 N DURHAM ST	1586 085	1916 ASHLAND AVE
19	1566 093	1023 N DURHAM ST	1586 086	1914 ASHLAND AVE
20	1566 094	1025 N DURHAM ST	1586 087	1910 ASHLAND AVE
21	1566 095	1027 N DURHAM ST	1586 088	1908 ASHLAND AVE
22	1566 096	1029 N DURHAM ST	1586 089	1906 ASHLAND AVE
23	1566 097	1031 N DURHAM ST	1586 090	1904 ASHLAND AVE
24	1566 098	1033 N DURHAM ST	1586 091	916 N CHAPEL ST
25	1566 099	1035 N DURHAM ST	1586 092	918 N CHAPEL ST
26	1566 100	1037 N DURHAM ST	1586 093	920 N CHAPEL ST
27	1566 101	1039 N DURHAM ST	1586 094	922 N CHAPEL ST
28	1566 102	1041 N DURHAM ST	1586 095	924 N CHAPEL ST
29	1566 103	1043 N DURHAM ST	1586 096	926 N CHAPEL ST
30	1566 104	1045 N DURHAM ST	1586 097	928 N CHAPEL ST
31	1566 105	1047 N DURHAM ST	1586 098	930 N CHAPEL ST
32	1566 106	1049 N DURHAM ST	1586 099	932 N CHAPEL ST
33	1566 107	1051 N DURHAM ST	1586 100	934 N CHAPEL ST
34	1566 108	1052 N DURHAM ST	1586 101	936 N CHAPEL ST
35	1566 109	1050 N DURHAM ST	1586 102	938 N CHAPEL ST
36	1566 110	1048 N DURHAM ST	1586 103	940 N CHAPEL ST
37	1566 111	1046 N DURHAM ST	1586 104	942 N CHAPEL ST
38	1566 112	1044 N DURHAM ST	1586 105	944 N CHAPEL ST
39	1566 113	1042 N DURHAM ST	1586 106	946 N CHAPEL ST
40	1566 114	1040 N DURHAM ST	1586 107	948 N CHAPEL ST
41	1566 115	1038 N DURHAM ST	1586 108	950 N CHAPEL ST
42	1566 116	1036 N DURHAM ST	1586 109	952 N CHAPEL ST
43	1566 117	1034 N DURHAM ST	1586 110	954 N CHAPEL ST
44	1566 118	1032 N DURHAM ST	1586 111	956 N CHAPEL ST
45	1566 119	1030 N DURHAM ST	1586 112	958 N CHAPEL ST
46	1566 120	1028 N DURHAM ST	1586 113	960 N CHAPEL ST
47	1566 121	1026 N DURHAM ST	1586 114	962 N CHAPEL ST
48	1566 122	1024 N DURHAM ST	1586 115	961 N CHAPEL ST

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1	1566 123	1022 N DURHAM ST	1586 116	959 N CHAPEL ST
2	1566 124	1020 N DURHAM ST	1586 117	957 N CHAPEL ST
3	1566 125	1018 N DURHAM ST	1586 118	955 N CHAPEL ST
4	1566 126	1016 N DURHAM ST	1586 119	953 N CHAPEL ST
5	1566 127	1014 N DURHAM ST	1586 120	951 N CHAPEL ST
6	1566 128	1012 N DURHAM ST	1586 121	949 N CHAPEL ST
7	1566 129	1010 N DURHAM ST	1586 122	947 N CHAPEL ST
8	1566 130	1008 N DURHAM ST	1586 123	945 N CHAPEL ST
9	1566 131	1006 N DURHAM ST	1586 124	943 N CHAPEL ST
10	1566 132	1004 N DURHAM ST	1586 125	941 N CHAPEL ST
11	1566 133	1002 N DURHAM ST	1586 126	939 N CHAPEL ST
12	1567 001	1002 N WASHINGTON ST	1586 127	937 N CHAPEL ST
13	1567 002	1004 N WASHINGTON ST	1586 128	935 N CHAPEL ST
14	1567 003	1006 N WASHINGTON ST	1586 129	933 N CHAPEL ST
15	1567 004	1008 N WASHINGTON ST	1586 130	931 N CHAPEL ST
16	1567 005	1010 N WASHINGTON ST	1586 131	929 N CHAPEL ST
17	1567 006	1012 N WASHINGTON ST	1586 132	927 N CHAPEL ST
18	1567 007	1014 N WASHINGTON ST	1586 133	925 N CHAPEL ST
19	1567 008	1016 N WASHINGTON ST	1586 134	923 N CHAPEL ST
20	1567 009	1018 N WASHINGTON ST	1586 135	921 N CHAPEL ST
21	1567 010	1020 N WASHINGTON ST	1586 136	919 N CHAPEL ST
22	1567 011	1022 N WASHINGTON ST	1586 137	917 N CHAPEL ST
23	1567 012	1024 N WASHINGTON ST	1586 138	915 N CHAPEL ST
24	1567 013	1026 N WASHINGTON ST	1602 001	1838 E MADISON ST
25	1567 014	1028 N WASHINGTON ST	1602 002	1836 E MADISON ST
26	1567 015	1030 N WASHINGTON ST	1602 003	1834 E MADISON ST
27	1567 016	1032 N WASHINGTON ST	1602 004	1832 E MADISON ST
28	1567 017	1034 N WASHINGTON ST	1602 005	1830 E MADISON ST
29	1567 018	1935 E CHASE ST	1602 006	1828 E MADISON ST
30	1567 019	1933 E CHASE ST	1602 007	1826 E MADISON ST
31	1567 020	1931 E CHASE ST	1602 008	1824 E MADISON ST
32	1567 021	1929 E CHASE ST	1602 009	1822 E MADISON ST
33	1567 022	1927 E CHASE ST	1602 010	1820 E MADISON ST
34	1567 023	1925 E CHASE ST	1602 011	1818 E MADISON ST
35	1567 024	1923 E CHASE ST	1602 012	1816 E MADISON ST

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1	1567 025	1921 E CHASE ST	1602 013	1814 E MADISON ST
2	1567 026	1919 E CHASE ST	1602 014	1812 E MADISON ST
3	1567 027	1917 E CHASE ST	1602 015	1810 E MADISON ST
4	1567 028	1915 E CHASE ST	1602 016	1808 E MADISON ST
5	1567 029	1913 E CHASE ST	1602 017	1806 E MADISON ST
6	1567 030	1911 E CHASE ST	1602 018	1804 E MADISON ST
7	1567 031	1909 E CHASE ST	1602 019	1802 E MADISON ST
8	1567 032	1907 E CHASE ST	1602 020	1800 E MADISON ST
9	1567 033	1905 E CHASE ST	1602 021	801 RUTLAND AVE
10	1567 034	1903 E CHASE ST	1602 022	803 RUTLAND AVE
11	1567 035	1901 E CHASE ST	1602 023	805 RUTLAND AVE
12	1567 036	1039 N WOLFE ST	1602 024	807 RUTLAND AVE
13	1567 037	1037 N WOLFE ST	1602 025	809 RUTLAND AVE
14	1567 038	1035 N WOLFE ST	1602 026	811 RUTLAND AVE
15	1567 039	1033 N WOLFE ST	1602 027	813 RUTLAND AVE
16	1567 040	1031 N WOLFE ST	1602 028	815 RUTLAND AVE
17	1567 041	1029 N WOLFE ST	1602 029	817 RUTLAND AVE
18	1567 042	1027 N WOLFE ST	1602 030	819 RUTLAND AVE
19	1567 043	1025 N WOLFE ST	1602 031	821 RUTLAND AVE
20	1567 044	1023 N WOLFE ST	1602 032	823 RUTLAND AVE
21	1567 045	1021 N WOLFE ST	1602 033	825 RUTLAND AVE
22	1567 046	1019 N WOLFE ST	1602 034	827 RUTLAND AVE
23	1567 047	1017 N WOLFE ST	1602 035	829 RUTLAND AVE
24	1567 048	1015 N WOLFE ST	1602 036	831 RUTLAND AVE
25	1567 049	1013 N WOLFE ST	1602 037	833 RUTLAND AVE
26	1567 050	1011 N WOLFE ST	1602 038	835 RUTLAND AVE
27	1567 051	1009 N WOLFE ST	1602 039	837 RUTLAND AVE
28	1567 052	1007 N WOLFE ST	1602 040	839 RUTLAND AVE
29	1567 053	1003 N WOLFE ST	1602 041	1809 ASHLAND AVE
30	1567 054	1900 E EAGER ST	1602 042	1813 ASHLAND AVE
31	1567 055	1902 E EAGER ST	1602 043	1815 ASHLAND AVE
32	1567 056	1904 E EAGER ST	1602 044	1817 ASHLAND AVE
33	1567 057	1906 E EAGER ST	1602 045	1819 ASHLAND AVE
34	1567 058	1908 E EAGER ST	1602 046	1821 ASHLAND AVE
35	1567 059	1910 E EAGER ST	1602 047	1823 ASHLAND AVE
36	1567 060	1912 E EAGER ST	1602 048	1825 ASHLAND AVE
37	1567 061	1914 E EAGER ST	1602 049	1827 ASHLAND AVE
38	1567 062	1916 E EAGER ST	1602 050	1829 ASHLAND AVE
39	1567 063	1918 E EAGER ST	1602 051	1831 ASHLAND AVE
40	1567 064	1920 E EAGER ST	1602 052	1833 ASHLAND AVE
41	1567 065	1922 E EAGER ST	1602 053	1835 ASHLAND AVE
42	1567 066	1924 E EAGER ST	1602 054	824 N WOLFE ST
43	1567 067	1926 E EAGER ST	1602 055	822 N WOLFE ST
44	1567 068	1928 E EAGER ST	1602 056	820 N WOLFE ST
45	1567 069	1930 E EAGER ST	1602 057	818 N WOLFE ST
46	1567 070	1932 E EAGER ST	1602 058	816 N WOLFE ST
47	1567 071	1934 E EAGER ST	1602 059	814 N WOLFE ST
48	1567 072	1936 E EAGER ST	1602 060	812 N WOLFE ST

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1	1567 073	1938 E EAGER ST	1602 061	810 N WOLFE ST
2	1567 074	1003 N CHAPEL ST	1602 062	808 N WOLFE ST
3	1567 075	1005 N CHAPEL ST	1602 063	806 N WOLFE ST
4	1567 076	1007 N CHAPEL ST	1602 064	804 N WOLFE ST
5	1567 077	1009 N CHAPEL ST	1602 065	802 N WOLFE ST
6	1567 078	1011 N CHAPEL ST	1602 066	800 N WOLFE ST
7	1567 079	1013 N CHAPEL ST	1602 067	803 N DURHAM ST
8	1567 080	1015 N CHAPEL ST	1602 068	805 N DURHAM ST
9	1567 081	1017 N CHAPEL ST	1602 069	807 N DURHAM ST
10	1567 082	1019 N CHAPEL ST	1602 070	809 N DURHAM ST
11	1567 083	1021 N CHAPEL ST	1602 071	811 N DURHAM ST
12	1567 084	1023 N CHAPEL ST	1602 072	813 N DURHAM ST
13	1567 085	1025 N CHAPEL ST	1602 073	815 N DURHAM ST
14	1567 086	1027 N CHAPEL ST	1602 074	817 N DURHAM ST
15	1567 087	1029 N CHAPEL ST	1602 075	819 N DURHAM ST
16	1567 088	1031 N CHAPEL ST	1602 076	821 N DURHAM ST
17	1567 089	1033 N CHAPEL ST	1602 077	823 N DURHAM ST
18	1567 090	1035 N CHAPEL ST	1602 078	825 N DURHAM ST
19	1567 091	1037 N CHAPEL ST	1602 079	827 N DURHAM ST
20	1567 092	1039 N CHAPEL ST	1602 080	824 N DURHAM ST
21	1567 093	1041 N CHAPEL ST	1602 081	822 N DURHAM ST
22	1567 094	1043 N CHAPEL ST	1602 082	820 N DURHAM ST
23	1567 095	1040 N CHAPEL ST	1602 083	818 N DURHAM ST
24	1567 096	1038 N CHAPEL ST	1602 084	816 N DURHAM ST
25	1567 097	1036 N CHAPEL ST	1602 085	814 N DURHAM ST
26	1567 098	1034 N CHAPEL ST	1602 086	812 N DURHAM ST
27	1567 099	1032 N CHAPEL ST	1602 087	810 N DURHAM ST
28	1567 100	1030 N CHAPEL ST	1602 088	808 N DURHAM ST
29	1567 101	1028 N CHAPEL ST	1602 089	806 N DURHAM ST
30	1567 102	1026 N CHAPEL ST	1602 090	804 N DURHAM ST
31	1567 103	1024 N CHAPEL ST	1602 091	802 N DURHAM ST
32	1567 104	1022 N CHAPEL ST	1603 001	855 N WOLFE ST
33	1567 105	1020 N CHAPEL ST	1603 025	1913 ASHLAND AVE
34	1567 106	1018 N CHAPEL ST	1603 026	1915 ASHLAND AVE

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1

EXHIBIT 1-B

2

Map of the Special Taxing District

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EXHIBIT 2

Rate and Method of Apportionment of the Special Taxes

1

2

CITY OF BALTIMORE, MARYLAND
EAST BALTIMORE RESEARCH PARK
SPECIAL TAXING DISTRICT

*RATE AND METHOD OF APPORTIONMENT
OF SPECIAL TAXES*

A Special Tax is hereby levied and shall be collected in the City of Baltimore East Baltimore Research Park Special Taxing District (the “District”) each Fiscal Year, beginning with the 2008-2009 Fiscal Year and continuing until the year provided for in Section F hereof, in an amount determined through the application of the procedures described below. All of the real and personal property in the District, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. Definitions

The terms used herein shall have the following meanings:

“**Act**” means Article II, Section (62A) of the Baltimore City Charter, as amended from time to time.

“**Adjusted Maximum Special Tax**” means the Special Tax determined in accordance with Section B.2.

“**Administrative Expenses**” means any or all of the following: the fees and expenses of any fiscal agent or trustee employed by the City in connection with any Bonds; the expenses of the City in carrying out its duties under the Indenture of Trust, including, but not limited to, levying and collecting the Special Tax and complying with arbitrage rebate requirements and obligated persons disclosure requirements associated with applicable federal and state securities law, including the costs of any employees of the City and fees of any professionals retained by the City to provide services for such purposes; and all other costs and expenses of the City, Trustee, or Administrator incurred in connection with the discharge of their respective duties under the Indenture of Trust, including legal expenses associated with such duties, and, in the case of the City, in any way related to the administration of the District.

“**Administrator**” means the designee of the Director of Finance for purposes of estimating the annual Special Tax Requirement and the Special Tax to be levied each Fiscal Year and for providing other services as required herein or by the Indenture of Trust.

“**Bond Year**” shall have the meaning given to such term in the Indenture of Trust.

“**Bonds**” means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City relating to the District pursuant to the Act.

“**Building Square Footage**” means the actual, or for property not yet developed, the estimated, leasable building area as shown on the building permit, architectural plans or other available documents, as reasonably estimated by the Administrator.

“**City**” means the Mayor and City Council of Baltimore, Maryland.

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1 **“Commercial Property”** means Taxable Property other than Residential Property, Office
2 Property, and Parking Property, including any ancillary uses thereto.

3 **“Director of Finance”** means the official of the City who is the director of finance or other
4 comparable officer of the City or designee thereof.

5 **“Equivalent Units”** means, for Residential Class 1 Property and Residential Class 2 Property,
6 the number of units ~~that is or may be built on a Parcel~~, for Commercial Property and Office
7 Property, the Building Square Footage in 1,000s ~~of square feet that is or may be built on a~~
8 Parcel, and for Parking Property, the number of parking spaces ~~that is or may be built on a~~
9 Parcel, multiplied by the factors for each property type shown below:

10 Residential Class 1 Property	1.00 per unit
11 Residential Class 2 Property	0.17 per unit
12 Commercial Property	0.81 per 1,000 BSF
13 <u>Office Property</u>	<u>0.68 per 1,000 BSF</u>
14 Parking Property	0.04 per parking space

15 ~~The computation of the Equivalent Units shall be calculated by the Administrator based on the~~
16 ~~information available regarding the use of the Parcel. Equivalent Units may be estimated on the~~
17 ~~basis of net acreage and reasonable density ratios.~~

18 The number of units, Building Square Footage, and parking spaces shall be equal to the actual
19 number of units, 1,000s of square feet, or parking spaces, for property fully developed, and for
20 property not fully developed, the estimated number to be built based on approved plans or other
21 information on the proposed development of the property as reasonably estimated by the
22 Administrator.

23 **“Fiscal Year”** means the period starting any July 1 and ending on the following June 30.

24 **“Indenture of Trust”** means the indenture of trust relating to the Bonds, as modified, amended
25 and/or supplemented from time to time.

26 **“Maximum Special Tax”** means the Special Tax determined in accordance with Section B.1.

27 **“Office Property”** means Taxable Property shown as O-1 on the map attached as Exhibit A.

28 **“Owner Association Property”** means, for any Fiscal Year, any real property within the
29 boundaries of the District that is owned by or irrevocably offered for dedication to a property
30 owner's association and available for use in common by the homeowners; provided, however,
31 that real property that has been irrevocably offered for dedication includes only those parcels for
32 which a copy of the offer has been provided to the Administrator.

33 **“Parcel”** means a lot or parcel of real property within the District with a parcel number assigned
34 by the Supervisor.

35 **“Parking Property”** means Taxable Property used primarily for the purpose of parking vehicles
36 for a fee, including any ancillary uses thereto. Parking Property does not include parking
37 ancillary to other uses made available without charge for the use of parking.

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1 **“Proportionately”** means that the ratio of the Special Tax to be collected as a percentage of the
2 Adjusted Maximum Special Tax is equal for each Parcel (excluding those Parcels for which the
3 Adjusted Maximum Special Tax is zero).

4 **“Public Improvements”** means those improvements the City has authorized to be provided by
5 the District.

6 **“Public Property”** means property within the boundaries of the District owned by, whether in
7 fee simple or any other property ownership interest that creates a substantially exclusive use in
8 the property, or irrevocably offered for dedication (in a plat map approved by the City or
9 otherwise), to the federal government, State of Maryland, City, or other public agency or
10 easements for the exclusive use of a public utility provider; provided, however, that exclusive
11 use utility easements and real property that has been irrevocably dedicated includes only those
12 parcels for which a copy of the easement or offer has been provided to the Administrator.

13 **“Residential Property”** means Taxable Property for which a building permit has or is intended
14 to be issued for purposes of constructing a residential dwelling unit(s), including any ancillary
15 uses thereto.

16 ~~**“Residential Class 1 Property”** means Residential Property that consists of or is intended to
17 consist of residential units for sale to the general public and any Residential Property not
18 classified as Residential Class 2 Property.~~

19 **“Residential Class 1 Property”** means Residential Property not classified as Residential Class 2
20 Property and that generally consists of residential units for sale to the general public (except to
21 the extent such housing is Residential Class 2 Property).

22 **“Residential Class 2 Property”** means Residential Property that consists of or is intended to
23 consist of rental apartments under common ownership and management and housing restricted to
24 student housing, low-income or subsidized housing, and senior citizens.

25 **“Special Tax”** means the Special Tax that may be levied by the City each Fiscal Year to fund
26 the Special Tax Requirement.

27 **“Special Tax Credit”** means, for a Parcel, the Tax Increment Revenues and State
28 Reimbursement Revenues related to the Parcel and included in the Special Tax Requirement.
29 For purposes of calculating the Tax Increment Revenues for each Parcel, the base year value
30 shall be allocated to each Parcel on the basis of the assessed value of each Parcel.

31 **“Special Tax Requirement”** has the meaning given to it in Section C.1.

32 **“State Reimbursement Revenues”** means enterprise zone tax credits revenues collected by the
33 City from the State of Maryland pursuant to the Maryland Annotated Code Tax - Property
34 Article, pledged to the payment of Bonds, and paid or to be paid into a Trustee held fund.

35 **“Supervisor”** means the Supervisor of Assessments for the City.

36 **“Tax Increment Fund”** means the account of such name established for the District pursuant to
37 an ordinance enacted by the City.

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1 **“Tax Increment Revenues”** means the amounts paid or to be paid into the Tax Increment Fund
2 each year by the City.

3 **“Taxable Property”** means any Parcel that is not Public Property or Owner Association
4 Property.

5 **“Trustee”** means the trustee appointed by the City for the District to carry out the duties of the
6 trustee specified in the Indenture of Trust.

7 **B. Special Tax Rates**

8 1. Maximum Special Tax

9 The Maximum Special Tax for the 2008-09 Fiscal Year shall be equal to \$4,880,000. On each
10 July 1, commencing July 1, 2009, the Maximum Special Tax shall be increased to 102 percent of
11 the respective Maximum Special Tax in effect in the previous Fiscal Year. The Maximum
12 Special Tax for each Parcel shall be equal to the following formula:

13
$$A = (B \div C) \times D$$

14 Where the terms have the following meaning:

15 A = The Maximum Special Tax for a Parcel

16 B = The Equivalent Units built or expected to be built on a Parcel

17 C = The total Equivalent Units estimated for all of the Parcels in the District

18 D = The Maximum Special Tax as stated above.

19 2. Adjusted Maximum Special Tax

20 The Adjusted Maximum Special Tax for each Parcel shall be equal to the lesser of (but not less
21 than zero) (i) the Maximum Special Tax for the Parcel and (ii) the amount calculated by the
22 following formula:

23
$$A = B - C$$

24 Where the terms have the following meaning:

25 A = The Adjusted Maximum Special Tax for a Parcel

26 B = The Maximum Special Tax for a Parcel calculated as set forth above

27 C = The Special Tax Credit for the Parcel

28 The Special Tax Credit applied to all Parcels shall not exceed the Tax Increment Revenues and
29 State Reimbursement Revenues taken into account in determining the Special Tax Requirement
30 as provided for in Section C. 1.

31 3. Personal Property

32 The special tax rate on personal property shall be zero.

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1 C. Levy of the Special Tax

2 1. Special Tax Requirement

3 The Special Tax Requirement for any Fiscal Year shall be estimated by the Administrator and
4 determined by the City and shall be an amount equal to (A) the amount required in such Fiscal
5 Year to pay: (1) debt service and other periodic costs (including deposits to any sinking funds)
6 on the Bonds to be paid from the Special Taxes collected in such Fiscal Year, (2) Administrative
7 Expenses to be incurred in the Fiscal Year or incurred in any previous Fiscal Year and not paid
8 by the District, (3) any amount required to replenish any reserve fund established in association
9 with any Bonds, (4) an amount equal to the estimated delinquencies expected in payment of the
10 Special Tax not otherwise taken into account, and (5) the costs of remarketing, credit
11 enhancement, bond insurance, and liquidity facility fees (including such fees for instruments that
12 serve as the basis of a reserve fund related to any indebtedness in lieu of cash), less (B) (1) Tax
13 Increment Revenues and State Reimbursement Revenues available to apply to the Special Tax
14 Requirement for that Fiscal Year, (2) any credits available pursuant to the Indenture of Trust,
15 such as capitalized interest, reserves, and investment earnings on any account balances, and (3)
16 any other revenues available to apply to the Special Tax Requirement.

17 2. Levy of the Special Tax

18 Commencing with the 2008-09 Fiscal Year and for each following Fiscal Year, the City shall
19 determine the Special Tax Requirement, if any, for the applicable Fiscal Year and shall collect
20 the Special Taxes Proportionately from each Parcel of Taxable Property in an amount up to the
21 Adjusted Maximum Special Tax for each Parcel such that the total of the Special Tax levied is
22 equal to the Special Tax Requirement.

23 The Administrator shall provide an estimate to the City each Fiscal Year of the amount of the
24 Special Tax to be collected from each Parcel in conformance with the provisions of this section.

25 3. Circumstances Under Which the Special Tax May be Increased as a Result of a Default

26 The circumstances under which the Special Tax to be collected from any Parcel may be
27 increased as a result of a default in the payment of the Special Tax levied on any other Parcel is
28 based on the provisions of Section C. 1. and 2. The Special Tax to be collected from any Parcel
29 cannot be increased above the Adjusted Maximum Special Tax as a result of a default in the
30 payment of the Special Tax levied on any other Parcel. If the Special Tax to be collected from
31 any Parcel pursuant to the provisions of Section C.1. and 2. is less than the Adjusted Maximum
32 Special Tax for such Parcel, the Special Tax may be increased up to the Adjusted Maximum
33 Special Tax as a result of a default in the payment of the Special Tax levied on any other Parcel.

34 D. Exemptions

35 A Special Tax shall not be collected from Public Property or Owner Association Property.

36 E. Manner of Collection

37 The Special Tax will be collected in the same manner and at the same time as ordinary real
38 property taxes; provided, however, the Special Tax may be collected at a different time or in a
39 different manner as determined by the Director of Finance, provided that such time or manner is
40 not inconsistent with the provisions of the Indenture of Trust or the Act.

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F. Termination of Special Tax

Except for any delinquent Special Taxes and related penalties and interest, Special Taxes shall not be collected from any Parcel after the earlier of (i) the repayment or defeasance of the Bonds and (ii) such time provided for by the Indenture of Trust.

G. Reduction in the Maximum Property Tax Rate

The Maximum Special Tax shall be reduced by the Director of Finance once the Bonds are issued to reflect the actual rate of interest on the Bonds and the amount of Bonds actually issued, to a rate that provides for adequate Special Tax revenue to pay the debt service on the Bonds and any other expected amounts of the Special Tax Requirement as provided for in the Indenture of Trust.

H. Appeals of the Levy of the Special Tax

Any owner of a Parcel claiming that the amount of the Special Tax to be collected from the Parcel is not correct and requesting a refund may file a written notice of appeal and refund to that effect with the Administrator not later than one calendar year after the due date for the payment of the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the decision of the Administrator requires the Special Tax to be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy or if there are otherwise sufficient funds to meet the Special Tax Requirement), but an adjustment shall be made to the next Special Tax to be collected from that Parcel. The decision of the Administrator may be appealed to the City. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

I. Amendments

This Rate and Method of Apportionment of Special Taxes may be amended by the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of Taxable Property within the District in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, and (iii) otherwise improve the ability of the City to fulfill its obligations to levy and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses. No such amendment shall be approved unless and until the City has (a) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds and (b) received an opinion of a nationally recognized bond counsel to the effect that the amendment is authorized pursuant to the terms of the Act, the Indenture of Trust, and any ordinances or resolutions adopted by the City related to the Bonds. Any such amendment may not increase the Maximum Special Tax.

J. Interpretation of Provisions

The City shall make all interpretations and determinations related to the application of this Rate and Method of Apportionment of Special Taxes, unless stated otherwise herein or in the Indenture of Trust, and as long as there is a rational basis for the determination made by the City,

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1 such determination shall be conclusive. All terms and provisions herein shall be liberally
2 construed to effectuate the purposes set forth herein.

3 **K. Severability**

4 If any section or part of a section of this “Rate and Method of Apportionment of Special Taxes”
5 is declared invalid or unenforceable, the validity, force, and effect of any other section or part of
6 a section herein shall not thereby be affected or impaired unless such other section or part of a
7 section herein is wholly or necessarily dependent upon the section or part of a section so held to
8 be invalid or unenforceable.

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EXHIBIT 3

Special Tax Allocation Report

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EAST BALTIMORE RESEARCH PARK
SPECIAL TAXING DISTRICT
CITY OF BALTIMORE, MARYLAND
SPECIAL TAX ALLOCATION REPORT

6
7
8

Prepared By:

MuniCap, Inc.

~~September 5~~ October 11, 2007

1 EAST BALTIMORE RESEARCH PARK
2 SPECIAL TAXING DISTRICT
3 City of Baltimore, Maryland
4 SPECIAL TAX ALLOCATION REPORT

5 **Purpose of Report**

6 The East Baltimore Research Park Special Taxing District is being created to provide
7 improvements for the property in the district and two related tax increment development
8 districts. The special taxing district includes properties located in each of the tax increment
9 development districts. Bonds are expected to be issued to help fund these improvements. The
10 bonds will include the cost of the improvements, issuance costs, interest on the bonds during
11 construction and for a period after construction, and a reserve fund.

12 The City of Baltimore will levy a special tax each year to provide funds for the payment of
13 debt service on the bonds, the cost of administration of the district, and other costs related to the
14 bonds. The district is being created, special taxes levied, and bonds issued pursuant to the
15 Special Taxing District Act, Article II, Section (62A) of the Baltimore City Charter (the "Act"),
16 as amended from time to time. The Act requires special taxes to be levied in a manner that is
17 reasonable. This report explains the reasonable basis of the special taxes levied as described in
18 the "Rate and Method of Apportionment of Special Taxes" for the East Baltimore Research Park
19 Special Taxing District.

20 **Description of the Special Taxing District**

21 The real property to be included in the special taxing district consists of approximately
22 eighty acres generally between Chase Street on the north, Madison Street on the south,
23 Washington Street on the east, and Broadway on the west, as more particularly shown on the
24 attached map. The property within the district currently consists of mostly vacant lots and
25 deteriorated buildings and is proposed to be redeveloped. The redevelopment plan calls for
26 establishing an integrated research center and a residential community, which will target
27 students, professionals and senior citizens. The proposed future land uses are as follows:

- 28 • 311 for sale units
- 29 • 501 rental units targeting student housing, low-income family and senior citizens
- 30 • ~~1.1 million square feet of commercial space, including a biotechnology research~~
31 ~~center~~
- 32 • a biotechnology research park with an estimated 984,000 square feet of space
- 33 • office space with an estimated 116,000 square feet of space
- 34 • 3 parking garages with 2,100 spaces.

35 **Proposed Public Improvements**

36 The purpose of the special taxing district, the special taxes to be levied in the special taxing
37 district, and the special obligation bonds to be issued with respect to the special taxing district is
38 to finance all or a part of the costs of the following public improvements:

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Table B
Sources and Uses of Funds
District Improvements

	Tax-Exempt	Taxable	Total
Sources of funds:			
Bond proceeds	\$34,555,000	\$27,857,000	\$62,412,000
Interest earned	1,134,733	77,202	2,011,935
Total sources of funds	\$35,689,733	\$28,734,202	\$64,423,935
Uses of funds:			
Public improvements	\$25,000,000	\$19,326,166	\$44,326,166
Issuance cost	518,325	417,855	936,180
Underwriter's discount	345,550	278,570	624,120
Capitalized interest	6,370,114	5,925,342	2,295,456
Reserve fund	3,455,500	2,785,700	6,241,200
Rounding	245	569	814
Total uses of funds	\$35,689,734	\$28,734,202	\$64,423,936

The actual issuance of the bonds may vary from these estimates depending on the interest rate on the bonds, the date the bonds are issued, the cost of issuing the bonds, reinvestment rates on bond proceeds, and other factors.

Bond issuance costs include legal fees, financial consulting fees, the cost of the appraisal and market study, the set-up and first year's fee of the trustee, trustee's counsel, city expenses, document printing costs, and other miscellaneous costs related to the issuance of the bonds.

Capitalized interest on the bonds fund the interest on the bonds for approximately thirty-six months to allow time for the infrastructure improvements and other property in the district to be constructed, for the property to be added to the property tax roll, and property taxes to be collected from the property and applied to the payment of the debt service on the bonds.

Determination of Special Taxes

Special taxes must be levied in a reasonable manner. The reasonable basis for the special taxes levied in the East Baltimore Research Park Special Taxing District is based on the following:

- (i) the public improvements to be provided by the special taxing district and the two related tax increment development districts provide a special benefit to the property in the district and the special benefit to the property subject to the special taxes exceeds the cost of the special taxes;
- (ii) the amount of special taxes to be levied each year is equal to or less than the amount required to repay the bonds issued to finance the public improvements; and
- (iii) special taxes are allocated to parcels within the special taxing district in a manner that represents the benefit each parcel will receive from the improvements to be provided by the district.

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1 Special Benefit

2 The property in the special taxing district subject to the special taxes will receive a special
3 benefit from the public improvements to be provided by the special taxing district and this
4 special benefit will be equal to or greater than the cost of the special taxes levied on the property.
5 ~~The special benefit is evident as these improvements are specifically required for the~~
6 ~~redevelopment of the property in the district.~~

7 The special benefit provided by the improvements to the property in the district is greater
8 than the costs of the special taxes, which is confirmed by two means. First, a majority of the
9 owners of the property in the special taxing district, including the contract purchasers, have
10 petitioned the City and requested the special taxes to be imposed on the property for the purpose
11 of providing the public improvements. It is reasonable to believe the petitioners are acting in
12 their interest and making this request because the benefit they receive from the public
13 improvements exceeds the cost of the special taxes.

14 Second, the special taxes are being levied to provide improvements that ~~are required for~~ will
15 facilitate the highest and best use of the property (i.e., the use of the property that is most
16 valuable, including any costs associated with that use). Highest and best use can be defined as
17 “the reasonably probable and legal use of property, which is physically possible, appropriately
18 supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate*
19 *Appraisal, Third Edition.*) The five criteria for highest and best use are (i) reasonably probable,
20 (ii) legally permissible, (iii) physically possible, (iv) financially feasible, and (v) maximally
21 productive.

22 The highest and best use of the property in the special taxing district is the redevelopment
23 proposed for the property. The use of the property in this manner will ~~require~~ be facilitated by
24 the improvements to be provided by the district.

25 The financing provided by the district is the most advantageous means of financing these
26 costs necessary for the highest and best use of the property. A portion of the bonds will be tax
27 exempt, resulting in a lower costs of funds than conventional financing that would otherwise be
28 available to finance the improvements to be provided by the district. Additionally, the district
29 allows multiple property owners and contract purchasers to coordinate the funding and
30 construction of these improvements in a manner that would not likely be possible with
31 conventional financing. Also, the City will provide a credit to the special taxes for the
32 incremental property taxes and state reimbursement revenues produced by each parcel. As a
33 result of these advantages, the financing provided by the special taxing district is the most
34 beneficial means of financing the public improvements.

35 The improvements to be provided by the district include acquiring a site for a new charter
36 school. The new charter school will attract buyers for the housing that will be developed in the
37 district and will make the commercial property in the district more attractive to potential users.
38 The district will also provide funds for the clean-up and revitalization of the neighborhood,
39 which is crucial to attracting buyers for the housing in the district and users for the commercial
40 development proposed within the district. The district will provide approximately 57% of the
41 costs of these improvements and will make it possible to attract other funds for these
42 improvements.

43 In summary, the special taxes result in a special benefit to the property owner for the
44 following reasons:

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- 1 1. The improvements to be provided by the special taxing district are required for the
2 highest and best use of the property;
- 3 2. The highest and best use of the property is the use of the property that is most
4 valuable (including any costs associated with the use of the property);
- 5 3. The financing provided by the special taxing district is the most beneficial means of
6 financing the improvements; and,
- 7 4. As a result, the special benefits to the property from the improvements to be provided
8 by the special taxing district will be equal to or greater than the cost of the special
9 taxes that will finance the improvements necessary to achieve the highest and best
10 use of the property.

11 **Special Taxes Required to Repay the Bonds**

12 Special taxes are levied in an amount necessary to repay the bonds issued to fund the
13 improvements to be provided by the district. Special taxes will first be levied for the 2008-09
14 fiscal year. These special taxes will be available to be applied to debt service due on January 1
15 and July 1, 2009. Debt service is calculated at seven percent on the tax exempt bonds and eight
16 percent on the taxable bonds. The special taxes include coverage of five percent, which may
17 also be used to fund administrative expenses of the district. The maximum special tax necessary
18 to pay the estimated debt service due on the bonds and provide the necessary coverage is
19 \$4,880,000.

20 The annual debt service is schedule to increase by two percent each year. The maximum
21 special tax is calculated on this basis. As a result, the maximum special tax must also increase
22 by two percent each year.

23 The actual debt service on the bonds may be less than estimated herein. The “Rate and
24 Method of Apportionment of Special Taxes” provides for the maximum special tax to be reduced
25 based on the actual debt service on the bonds, so that the special taxes actually collected do not
26 exceed the amount necessary to repay the bonds and to pay related administrative expenses.

27 The maximum special tax on all of the property in the district is set in a manner consistent
28 with the estimate of the annual debt service on the bonds to be issued to finance the
29 improvements plus the required debt service coverage and administrative expenses and is
30 therefore set in a reasonable manner.

31 **Allocation of Special Taxes to Parcels**

32 Special taxes are allocated to parcels in the district in a manner to reasonably reflects the benefit
33 property will receive from the improvements to be provided by the district. For purposes of
34 estimating benefit, property is classified into ~~four~~ five categories. These categories and the
35 proposed development within each classification is as follows:

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1	Residential for-sale	311 units
2	Residential for-rent	501 units
3	Commercial	1,100,000 984,000 SF
4	<u>Office</u>	<u>116,000 SF</u>
5	Parking	2,100 spaces

6 The benefit received by each property is estimated on the basis of the estimated future value
7 of the property. The purpose of the improvements to be provided by the district is to allow for
8 the redevelopment of the property. Estimating the benefit properties will receive from the
9 improvements on the basis of future estimated value is particularly appropriate for improvements
10 intended to provide for the redevelopment of the property, as one reason for the redevelopment is
11 to increase the values of the property in the district.

12 Special taxes are levied ~~on residential property and commercial property~~ on the basis of
13 equivalent unit factors. The equivalent unit factors represent the relative future average
14 estimated value of the property within each land use class. _____
15 _____

16 — As a result, the allocation of special taxes to the property within the district represents a
17 reasonable allocation of ~~the~~ special taxes.

18 **Adjusted Maximum Special Tax**

19 The adjusted maximum special tax that may be collected from each parcel in the district is
20 equal to the lesser of the (i) maximum special tax and (ii) the maximum special tax less the tax
21 increment and state reimbursement revenues related to each parcel. The tax increment and state
22 reimbursement revenues represent the increase in property taxes and related revenues that results
23 from the development of the property. The tax increment and state reimbursement revenues will
24 be applied to the repayment of the bonds issued to finance the improvements to be provided by
25 the district. To the extent property produces tax increment and state reimbursement revenues,
26 and these revenues cover the debt service on the bonds, the property is contributing its share of
27 the cost of the improvements through these revenues. The special taxes effectively cover each
28 property’s share of the cost of the improvements not otherwise covered by the property’s tax
29 increment and state reimbursement revenues.

30 **Summary of Reasonable Basis of the Special Taxes**

31 Special taxes are levied on the taxable property in the district according to the provisions of
32 the “Rate and Method of Apportionment of Special Taxes.” The Act requires special taxes to be
33 levied in a manner that is reasonable. This report explains the reasonable basis of the special
34 taxes. The reasonable basis may be summarized as follows:

- 35 1. The property within the district will receive a special benefit from the improvements
36 to be provided by the district and this special benefit exceeds the cost of the special
37 taxes;

- 38 2. Taxes levied on all of the property in the district each year are equal to the amount
39 required to pay the debt service on the bonds issued to provide the improvements,
40 after taking into consideration any savings and other revenues available to repay the
41 bonds;

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- 1 3. Special taxes are allocated to each property within the district on the basis of the
2 estimated future value of the property in the district, which reasonably reflects the
3 relative benefit each property will receive from the improvements; and,

- 4 4. The maximum special tax to which each property is subject is reduced by the tax
5 increment and state reimbursement revenues produced from each property, since
6 these revenues contribute to the property's share of the ~~cost~~ repayment of the
7 financing of the improvements.

8 For these reasons, the special taxes are levied on the taxable property in the district in a
9 reasonable manner.

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Exhibit A
District Map

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City