
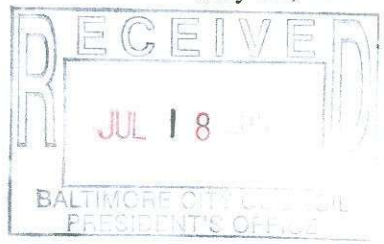


<b>FROM</b>	NAME & TITLE	Alfred H. Foxx, Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 12-0085</b>		

**TO**

DATE:  
July 12, 2012

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 12-0085 introduced by the Council President on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to add and modify certain definitions; enlarge the boundaries of the development district; add new 2012 Exhibit A and revising Exhibit 1 to include additional properties; provide for a special effective date; and making the provisions of this Ordinance severable.

Article II Section 62 of the Baltimore City Charter (Tax Increment Financing Act) authorizes the Mayor and City Council of Baltimore to establish a development district and a special tax increment fund. Ordinance 03-642 established the North Locust Point Development District and the boundaries of the district included the properties designated as Block 1976, Lot 1; Block 1981B, Lots 8, 12, 24, and 26; Block 1982, Lot 1; Block 2024, Lot 6A; together with adjoining roads, highways, alleys, rights-of-way and similar property. Streuvers Brothers Eccles and Rouse purchased these properties, the former Proctor and Gamble soap factory, and converted the complex into a Class A office complex known as Tide Point. One of the key tenants, Under Armour, later purchased the complex. Ordinance 11-553 expanded the boundaries of the district to include two properties roughly bounded by Haubert Street, Beason Street, and the CSX right-of-way. These properties, the former Overflo warehouse, were converted by Under Armour into a 138,198 square foot office building which includes a cafeteria and product retail showrooms. Revenues and receipts from the real property taxes representing the levy on the tax increment within the district are deposited in a special tax increment fund for development of the district. Issuing and selling bonds are allowed, and the fund is used to leverage investment in infrastructure and in acquisition of land for infrastructure improvements. Expansion of the district is allowed.


City Council Bill 12-0085, if approved, would expand the boundaries of the district to include the CSX right-of-way along Key Highway East currently used for parking by Tide Point, a portion of East Fort Avenue right-of-way from Lawrence Street to the fort McHenry entrance, apportion of right-of-way at the intersection of East McComas Street and Key Highway, Latrobe Park, a portion of Hull Street right-of-way from Key Highway East to the waterfront, a portion of right-of-way and some public and private property along the proposed greenway trail from Hull Street to East Fort Avenue, and a portion of State-owned property at 2300 East Fort Avenue (Block 2024, Lot 007).

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The intent of establishing a development district 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; land acquisition; construction or rehabilitation costs of buildings used for governmental or other purposes; installation of utilities; construction of parks and other recreational facilities; and other improvements related to the development. City Council Bill 12-0085 would expand the definition of "infrastructure" to allow for redesign and reconstruction, signage and decorations, privately held garages that serve a public purpose, site removal and preparation, demolition, athletic and play fields, and trails.

Based on these findings, the Department of Public Works supports passage of City Council Bill 12-0085.



Alfred H. Foxx  
Director

AHF/MMC:ela

cc: Ms. Marcia Collins