

**CITY OF BALTIMORE  
COUNCIL BILL 20-0589  
(First Reader)**

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Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: August 17, 2020

Assigned to: Taxation, Finance and Economic Development Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Perkins Somerset Oldtown Special Taxing District**

3 FOR the purpose of designating a “special taxing district” to be known as the “Perkins Somerset  
4 Oldtown Special Taxing District”; providing for and determining various matters in  
5 connection with the establishment of the special taxing district; creating a special fund for the  
6 special taxing district; providing for the levy of a special tax on all taxable real and personal  
7 property located in the special taxing district; providing for a special effective date; and  
8 generally providing for matters relating to the designation and operation of the special taxing  
9 district, the establishment and use of the special fund to provide for the payment by or  
10 reimbursement to the City for debt service, which the City is obligated to pay or has  
11 paid (whether such obligation is general or limited) on any special obligation bonds or notes  
12 issued by the City, the authorization of the pledge, subject to appropriation, of the special tax  
13 revenues, pursuant to a Contribution Agreement, to provide for the payment by the State  
14 Issuer of the principal of and interest on the applicable State Obligations issued in connection  
15 with the special taxing district and other related costs, the replenishment of any reserve fund  
16 established for any bonds or State Obligations, and the payment of certain expenses and  
17 administrative costs related to the operation of the special taxing district.

18 BY authority of

19 Article II – General Powers

20 Section (62A)

21 Baltimore City Charter

22 (1996 Edition)

23 **Recitals**

24 The Special Taxing District Act, Article II, Section (62A) of the Baltimore City  
25 Charter (the “Special Taxing District Act”), authorizes the Mayor and City  
26 Council of Baltimore (the “City”) to establish a “special taxing district” (as  
27 defined in the Special Taxing District Act) and a special fund into which the  
28 special taxes levied in the special taxing district are deposited for the purpose of  
29 providing financing, refinancing, or reimbursement for the cost (as defined in the

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

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1 Special Taxing District Act) of infrastructure improvements (as defined in the  
2 Special Taxing District Act).

3 The Special Taxing District Act also authorizes the City, subject to certain  
4 requirements, to borrow money by issuing and selling Bonds (defined herein), for  
5 the purpose of providing financing, refinancing, or reimbursement for the cost of  
6 the infrastructure improvements.

7 The Special Taxing District Act also authorizes the City, subject to certain  
8 requirements, to use the special tax revenues to pay or reimburse the City for debt  
9 service which the City is obligated to pay or has paid (whether such obligation is  
10 general or limited) on Bonds or, under a Contribution Agreement, to a State Issuer  
11 (as such terms are defined herein) for the payment of principal of and interest on  
12 applicable State Obligations (defined herein) for the purpose of providing  
13 financing, refinancing, or reimbursement for the cost of infrastructure  
14 improvements.

15 The City has been requested to designate and create the Perkins Somerset  
16 Oldtown Special Taxing District from both (i) the owners of at least two-thirds of  
17 the assessed valuation of the real property located in the proposed special taxing  
18 district and (ii) at least two-thirds of the owners of the real property located in the  
19 proposed special taxing district as determined by the provisions of the Special  
20 Taxing District Act.

21 The Special Taxing District Act provides that before any bonds may be issued, the  
22 City must enact an ordinance that (i) designates an area or areas as a “special  
23 taxing district”; (ii) creates a special fund for the special taxing district; and (iii)  
24 provides for the levy of an ad valorem or special tax on all real and personal  
25 property in the special taxing district at a rate or amount designed to provide  
26 adequate revenues to pay the principal of, interest on, and redemption premium, if  
27 any, on the Bonds and the amount payable under a Contribution Agreement to a  
28 State Issuer for the payment of the principal of and interest on applicable State  
29 Obligations, to replenish any debt service reserve fund, and for any other purpose  
30 related to the ongoing expenses of or security for the Bonds or the payment  
31 obligations under the Contribution Agreement.

32 The City wishes to establish a special taxing district within Baltimore City,  
33 establish a special fund for the special taxing district, and provide for the levy of a  
34 special tax on all taxable real and personal property in the special taxing district  
35 for the purpose of providing funds for the costs of the infrastructure improvements  
36 and related costs permitted by the Special Taxing District Act, including, without  
37 limitation, the Project (defined herein).

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

40 (a) “Bond Ordinance” means the Ordinance of the City authorizing (1) the issuance of  
41 Bonds or (2) the execution and delivery by the City of a Contribution Agreement and  
42 the pledge by the City, subject to appropriation, of the special tax revenues pursuant

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1 to such Contribution Agreement to provide for the payment by the State Issuer of the  
2 principal of and interest on the applicable State Obligations and other related costs.

- 3 (b) “Bonds” means any bonds, notes, or other similar instruments issued by the City  
4 pursuant to and in accordance with the Special Taxing District Act.
- 5 (c) “City Expenses” shall have the meaning set forth in the Bond Ordinance.
- 6 (d) “Contribution Agreement” means one or more contribution agreements or such other  
7 agreements executed by the City and a State Issuer, pursuant to which the City will  
8 evidence a pledge, subject to appropriation, of the special tax revenues to provide for  
9 the payment by the State Issuer of the principal of and interest on the applicable State  
10 Obligations, the replenishment of any reserve fund for the State Obligations, and the  
11 payment of other costs with respect to the State Obligations, including, without  
12 limitation, any City Expenses, State Issuer Expenses, and other administrative costs.
- 13 (e) “MEDCO” means the Maryland Economic Development Corporation.
- 14 (f) “Project” shall have the meaning set forth in Schedule I attached hereto.
- 15 (g) “Rate and Method” means the Rate and Method of Apportionment of the Special  
16 Taxes attached hereto as Exhibit 3 and made a part hereof.
- 17 (h) “Special Tax Fund” means the special fund established by Section 4 of this  
18 Ordinance.
- 19 (i) “Special Taxing District” means the area in the City designated in Section 3 of this  
20 Ordinance as a special taxing district under the Special Taxing District Act.
- 21 (j) “Special Taxing District Act” means the Special Taxing District Act, as codified in  
22 Article II, Section (62A) of the Baltimore City Charter.
- 23 (k) “State Issuer” means MEDCO, the State of Maryland, or any agency, department, or  
24 political subdivision of the State of Maryland.
- 25 (l) “State Issuer Expenses” means administrative costs and other expenses related to the  
26 State Obligations of the State Issuer approved by the Director of Finance to be paid by  
27 the City, if required by a Contribution Agreement.
- 28 (m) “State Obligations” means any bonds or bond, notes or note, or other similar  
29 instruments or instrument issued by a State Issuer, the proceeds of which have been  
30 used to finance a portion of the costs of the Project as permitted by the Special Taxing  
31 District Act.

32 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Mayor and City Council of Baltimore  
33 finds and determines that (a) the establishment of the Special Taxing District, (2) the creation of  
34 the Special Tax Fund for such Special Taxing District and (3) the pledge of amounts, subject to  
35 appropriation, on deposit in the Special Tax Fund for the payment of debt service on and other  
36 costs related to Bonds or the pledge by the City of amounts, subject to appropriation, on deposit  
37 in the Special Tax Fund pursuant to a Contribution Agreement to provide for the payment by the

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1 State Issuer of the principal of and interest on the applicable State Obligations and other related  
2 costs, all for the purpose of providing funds for the financing and refinancing of a portion of the  
3 costs of the Project, accomplish the purposes of the Special Taxing District Act, serve public  
4 purposes, including but not limited to the direct and indirect enhancement of the taxable base of  
5 the City, the creation of new educational and employment opportunities, the encouragement of  
6 additional economic activities, the transformation of existing neighborhoods into sustainable and  
7 thriving mixed-income communities, the undertaking of urban renewal projects, the facilitation  
8 of planned improvements to the Special Taxing District, and generally promote the health,  
9 welfare, and safety of the residents of the State of Maryland and of the City of Baltimore, and the  
10 furtherance of economic development conducted pursuant to applicable comprehensive plans and  
11 land use legislation.

12 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the contiguous area consisting of the  
13 properties designated as described in Exhibit 2 attached hereto and made a part hereof (as the  
14 same may be renumbered or redesignated as a result of any subdivision or re-subdivision of such  
15 property), together with the adjoining roads, highways, alleys, rights-of-way and other similar  
16 property, shown on the map in Exhibit 1 attached hereto and made a part hereof is designated as  
17 a special taxing district to be known as the “Perkins Somerset Oldtown Special Taxing District.”

18 **SECTION 4. AND BE IT FURTHER ORDAINED,** That a special fund is established for the  
19 Special Taxing District to be known as the “Perkins Somerset Oldtown Special Tax Fund.” The  
20 Director of Finance shall deposit in the Special Tax Fund all special taxes levied and collected in  
21 accordance with Section 5 of this Ordinance. The Director of Finance and other officers and  
22 employees of the City shall take all necessary steps in order to establish the Special Tax Fund as  
23 a separate fund to be held by or for the account of the City.

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

25 (a) A special tax shall be levied upon all real and personal property in the Special Taxing  
26 District, unless exempted by the provisions of this Ordinance or otherwise by law, for  
27 the purposes, to the extent, and in the manner set forth in the Rate and Method.

28 (b) (1) The revenues and receipts from the special tax, the Special Tax Fund, and any  
29 other fund into which all or any of these revenues and receipts are deposited after  
30 they have been appropriated by the City are authorized to be pledged to the  
31 payment of the principal of and interest on any Bonds, the replenishment of any  
32 reserves or reserve funds, and the payment of any City Expenses and other  
33 administrative costs. These revenues, receipts, and funds are not, however,  
34 irrevocably pledged to the payment of the principal of and interest on and other  
35 related costs of Bonds, and any such obligation to pay the principal of and interest  
36 on, and other related costs of, any Bonds is subject to annual appropriation by the  
37 City.

38 (2) The revenues and receipts from the special tax, the Special Tax Fund, and any  
39 other fund into which all or any of these revenues and receipts are deposited after  
40 they have been appropriated by the City are authorized to be pledged by the City,  
41 pursuant to a Contribution Agreement, to provide for the payment by the State  
42 Issuer of the principal of and interest on the applicable State Obligations, the  
43 replenishment of any reserves or reserve funds, and the payment of any City  
44 Expenses, or if required by such Contribution Agreement, State Issuer Expenses,

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1 and other administrative costs. These revenues, receipts, and funds are not,  
2 however, irrevocably pledged to the City’s obligations under any Contribution  
3 Agreement to provide for the payment by a State Issuer of the principal of and  
4 interest on and other related costs of State Obligations, and any such payment  
5 obligation is subject to annual appropriation by the City.

6 (c) Special taxes levied in the Special Taxing District may not be accelerated by reason  
7 of Bond or State Obligation default. The maximum special taxes as described in the  
8 Rate and Method applicable to any individual property may not be increased in the  
9 event that other property owners become delinquent in the payment of the special  
10 taxes.

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

13 (a) The construction of the Project will create a public benefit and special benefits to the  
14 properties in the Special Taxing District;

15 (b) The special taxes levied under this Ordinance are levied in an amount that does not  
16 exceed the special benefit that the properties within the Special Taxing District will  
17 receive from the Project, as shown by the Special Tax Allocation Report in Exhibit 4  
18 attached hereto and made a part hereof; and

19 (c) The special taxes levied on each property in the Special Taxing District are a fair  
20 allocation of the costs of the Project to each property in the Special Taxing District, as  
21 shown by the Special Tax Allocation Report.

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

25 **SECTION 8. AND BE IT FURTHER ORDAINED,** That any approvals, authorizations, or activities  
26 provided in this Ordinance do not constitute and may not be deemed to constitute or imply that  
27 the City Council, the Mayor, or any department, office or agency of the City has given or will  
28 give, any approval, authorization, or consent to any action or activity within or required for the  
29 development of the Special Taxing District, including any land use approval, requirements for  
30 the provision of public utilities or services, or any other administrative, judicial, quasi-judicial, or  
31 legislative approval, authorization, consent, or any necessary amendments to underlying zoning  
32 laws and maps, urban renewal plans, Planned Unit Developments or Master Plans required to  
33 develop the Project.

34 **SECTION 9. AND BE IT FURTHER ORDAINED,** That this Ordinance may be amended by a  
35 subsequent ordinance of the Mayor and City Council of Baltimore, which ordinance may enlarge  
36 or reduce the size of the Special Taxing District, upon receipt of a request from both (i) the  
37 owners of at least two-thirds of the assessed valuation of the real property located with the  
38 proposed special taxing district and (ii) at least two-thirds of the owners of the real property  
39 located within the proposed special taxing district as determined by the provisions of the Special  
40 Taxing District Act. However, no ordinance may be effective to reduce the size of the Special  
41 Taxing District so long as there are any outstanding Bonds secured by the Special Tax Fund or  
42 City payment obligations pursuant to a Contribution Agreement to provide for the payment by

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1 the State Issuer of the principal of and interest on the applicable State Obligations, respectively,  
2 unless the ordinance that authorized the issuance of Bonds or State Obligations permits the City  
3 to reduce the area constituting the Special Taxing District, the holders of such Bonds or State  
4 Obligations or an authorized representative on their behalf consents to the reduction or the  
5 indenture authorizing such Bonds or State Obligations permits the reduction.

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

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

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Schedule 1

**Description of the “Project”**

The Project means the following infrastructure improvements to the extent permitted by the Acts, to be constructed in accordance with all required City approvals:

1. The design, installation, development, construction or reconstruction, renovation, improvement, landscaping, equipping, and realignment of street and road improvements to, from, and within the Development District, and other related costs, including (without limitation):
  - a. streets and roads that contain pedestrian walks, bike paths, and improvements related thereto (including, but not limited to, bus stops, bike racks, and benches);
  - b. intersections, curbs, gutters, sidewalks, lighting, signage, street markings, signals, ramps, and other improvements, furnishings, or equipment related thereto, which may include items, structures, or improvements relating to transit, pedestrians, and bicycles;
  - c. any other improvements which are designed to improve traffic flow to and from the Development District or otherwise necessary to the foregoing;
2. The design, installation, development, construction and reconstruction, renovation, improvement and equipping of utilities, and any necessary environmental remediation related thereto, and other related costs, including (without limitation):
  - a. water, sewer and sewage facilities, lighting, underdrains, electrical service, ductbanks, and conduits;
  - b. water meter vaults and sanitary lift stations; and
  - c. stormwater management facilities, including (without limitation), drains, gardens, the protection of wetlands, structural improvements, foliage, and bioretention facilities;
3. The design, installation, development, construction and reconstruction, renovation, improvement, installation, and equipping of public parks, green space, and other open spaces and other related costs, including (without limitation):
  - a. required earthwork, sitework, foliage, furnishings, equipment, lighting, signage, and multimodal structures and facilities and
  - b. indoor and outdoor public recreational fields, facilities, pools, structures, and amenities, public restrooms, shade structures, and comfort stations;
4. The cost of purchasing, leasing, or otherwise acquiring land or other property, or an interest in them, in the Development District or as necessary for a right-of-way or other easement to or from the Development District;

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- 1           5. Site removal, including (without limitation) demolition, site preparation, earthwork,  
2           clearing, grading and filling, erosion and sediment control, soil cut, infill or removal,  
3           capping, and necessary environmental remediation;
- 4           6. The construction or rehabilitation of buildings provided that such buildings (i) are to be  
5           devoted to a governmental use or purpose, including but not limited to buildings,  
6           facilities, or structures to be used as a school or uses ancillary to a school, (ii) are  
7           abandoned property; (iii) are distressed property; or (iv) will provide units of affordable  
8           housing;
- 9           7. Surveys and studies, including (without limitation) designs, plans, drawings,  
10          specifications, and estimates of cost and of revenues, in each case related to the  
11          foregoing;
- 12          8. The relocation of businesses or residents; and
- 13          9. The acquisition, construction, reconstruction, renovation, design, and development of  
14          other related infrastructure or other improvements as permitted by the Acts that are  
15          necessary for the completion of the foregoing for their intended public purposes.

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1

**Exhibit 1**

2

Map of the Special Taxing District

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**Exhibit 2**

**List of Properties within the Special Taxing District**

<b>Address</b>	<b>Block</b>	<b>Lot</b>
426 Oldtown Mall	1272	1
428 Oldtown Mall	1272	2
430 Oldtown Mall	1272	3
432 Oldtown Mall	1272	4
434 Oldtown Mall	1272	5
436 Oldtown Mall	1272	6
440 Oldtown Mall	1272	7
444 Oldtown Mall	1272	8
450 Oldtown Mall	1272	9
510 Forrest St.	1272	10
1000 Orleans St.	1273	1
470 Oldtown Mall	1273	2
400 Mott St.	1273	3
471 Oldtown Mall	1273	4
620 N. Caroline St.	1280	3
400 Forrest St.	1286	1
425 Oldtown Mall	1286	2
427 Oldtown Mall	1286	3
429 Oldtown Mall	1286	4
433 Oldtown Mall	1286	5
437 Oldtown Mall	1286	7
439 Oldtown Mall	1286	8
441 Oldtown Mall	1286	9
447 Oldtown Mall	1286	10
449 Oldtown Mall	1286	11
459 Oldtown Mall	1286	12
461 Oldtown Mall	1286	13
463 Oldtown Mall	1286	14
465 Oldtown Mall	1286	15
467 Oldtown Mall	1286	16
469 Oldtown Mall	1286	17
418 Oldtown Mall	1286	19
420 Oldtown Mall	1286	20
422 Oldtown Mall	1286	21
424 Oldtown Mall	1286	22
519 Oldtown Mall	1288	86
515 Oldtown Mall	1288	87
511 Oldtown Mall	1288	88
509 Oldtown Mall	1288	91
505 Oldtown Mall	1288	92
501 Oldtown Mall	1288	94
479 Oldtown Mall	1288	96
475 Oldtown Mall	1288	97

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473 Oldtown Mall	1288	99
420 Aisquith St.	1294	2
500 N. Central Ave.	1295	1
1234 McElderry St.	1295	1A
520 Somerset Ave.	1295	1F
1211 Jefferson St.	1295	1G
1231 Jefferson St.	1295	1H/I
NS Orleans St. NEC Aisquith St.	1295	2
409 Aisquith St.	1295	6
120 S. Central Ave.	1391	1
130 S. Central Ave.	1391	2
100 S. Caroline St.	1393	1
1401 E. Pratt St.	1417	1
1501 E. Pratt St.	1418	1
1601 E. Pratt St.	1419	26
1400 Bank St.	1426	1
1500 Bank St.	1427	1
1600 Bank St.	1428	1
110 S. Central Ave	1380	1
1120 Granby St.	1380	112B

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**Exhibit 3**

**Rate and Method of Apportionment of the Special Taxes**

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1

**Exhibit 4**

2

**Special Tax Allocation Report**