

Zoning Map

Industrial

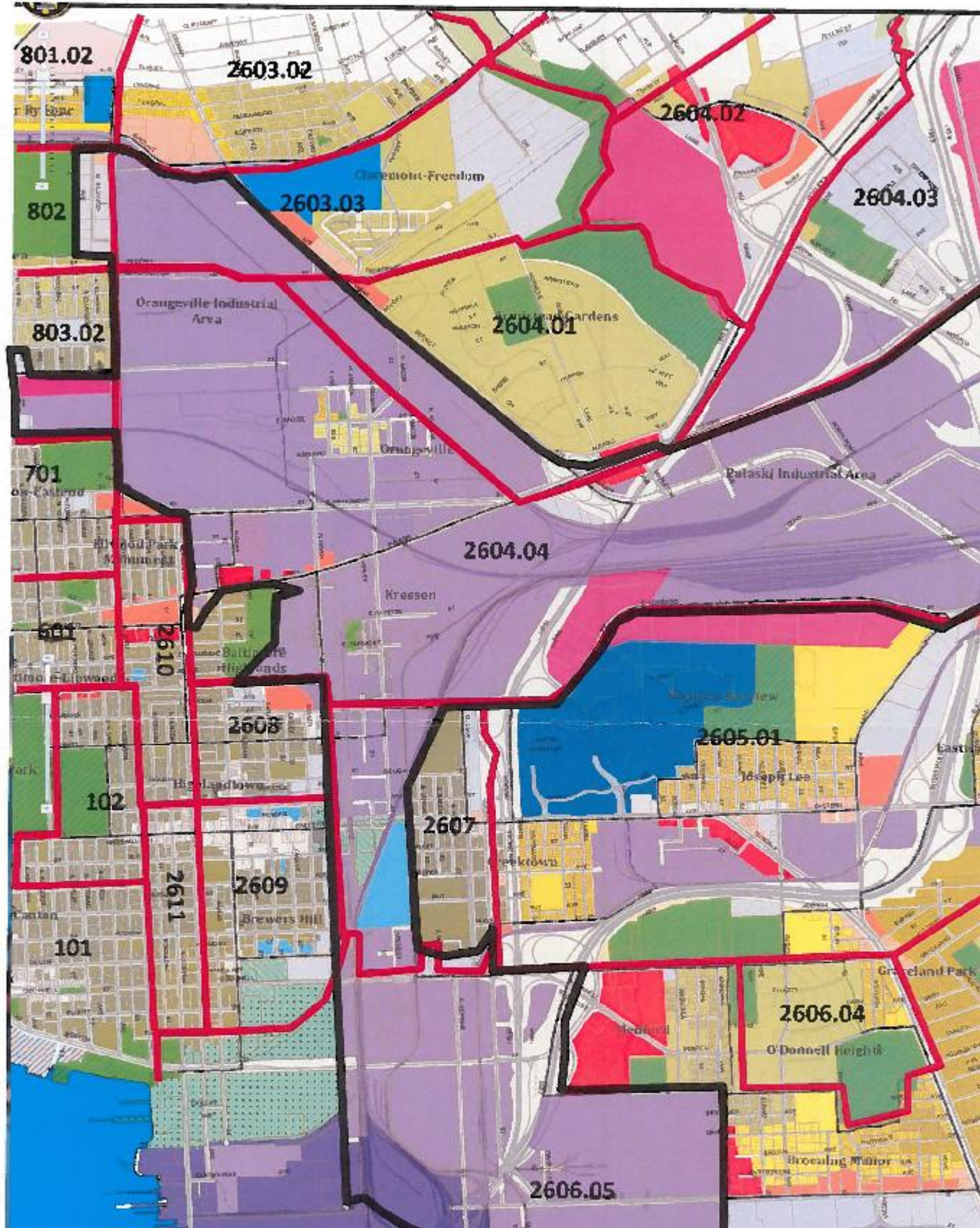
Residential

Commercial

Purple

Yellow/olive

Red



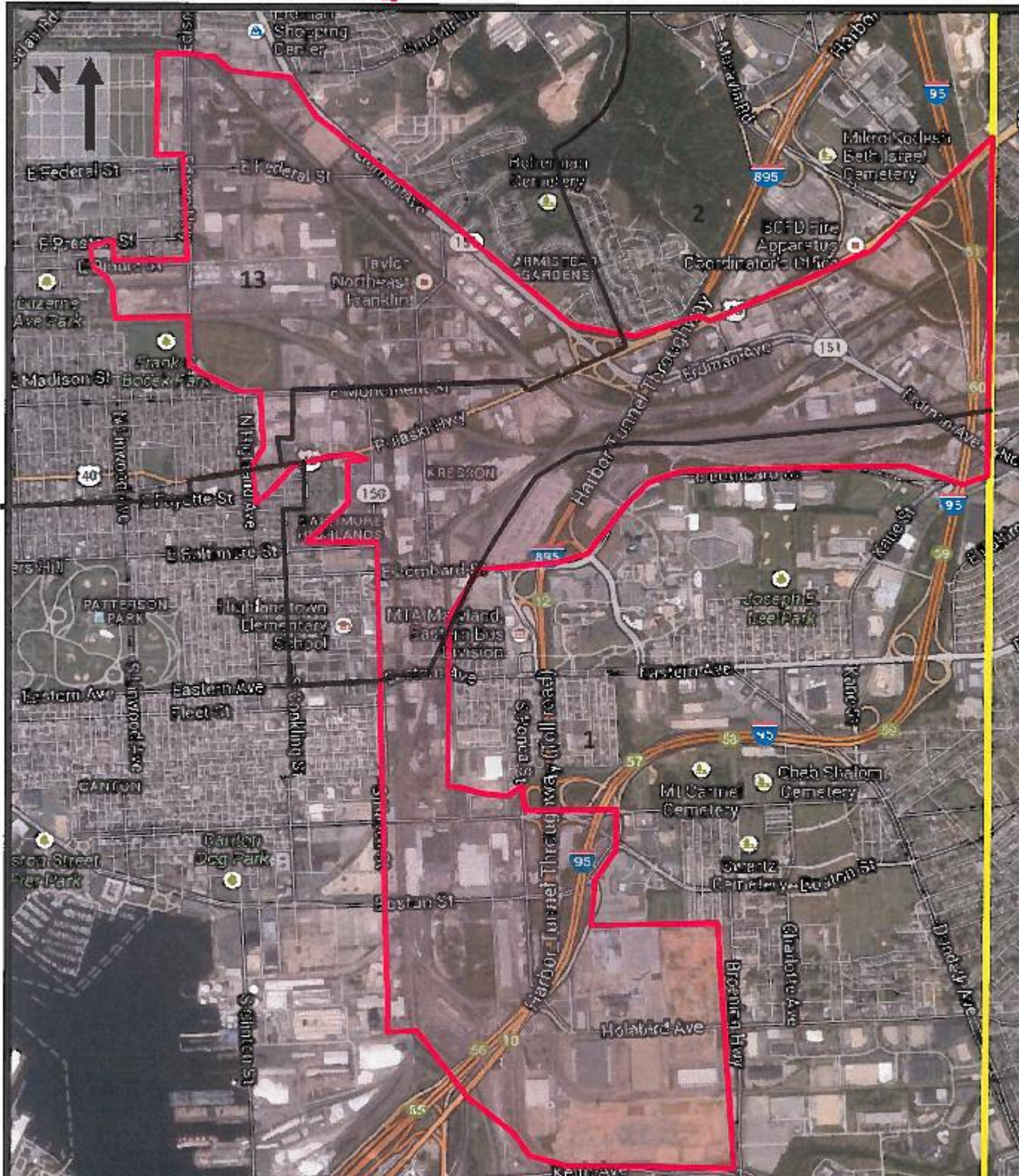
Proposed Industrial Focus Area – Satellite View (2/21/2014)

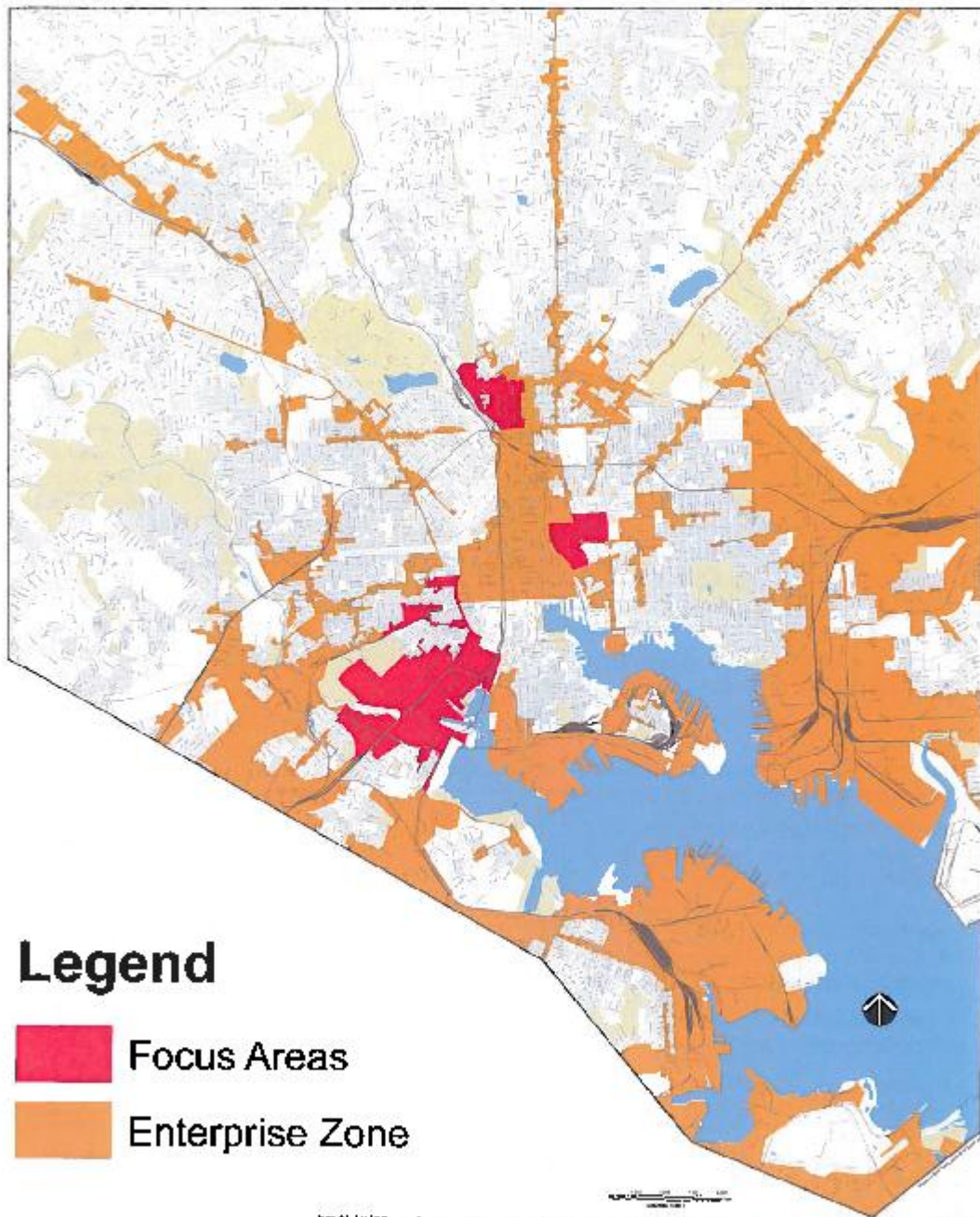
Interactive Map can be accessed at: <http://goo.gl/GqbgSW>

City Council District Overlay



Proposed Industrial Focus Area





Legend

- Focus Areas
- Enterprise Zone

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Enterprise Zone Benefits

The Enterprise Zone and Focus Area tax credits can help businesses reduce their Real Property Tax Bill, Personal Property Tax Bill and Income Tax Bill. This chart offers a quick overview on how your company can save money with EZ tax credits.

Who can use the Enterprise Zone?

A business is eligible for the Enterprise Zone (EZ) tax credit program if it makes a capital investment in its property (constructs, renovates, or expands an existing facility) or hires at least one new employee in the Enterprise Zone.

The Enterprise Zone also has sections called Focus Areas that offer increase benefits to companies.

Commercial, Retail, and Industrial projects are eligible. Residential properties are not eligible for any of the Enterprise Zone tax credits. If a property is mixed use, the commercial parcels are eligible.

To see if your company is located in the EZ see the map on the back or visit our website: www.baltimoredevelopment.com/enterprise-zones

Contact: Todd Dolbin
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Scan this QR code with your smart phone for more information

	Enterprise Zone	EZ - Focus Area
Real Property Tax Credits	<ul style="list-style-type: none"> 10-year credit against local real property taxes on the value of a portion of real property improvements. 80% for the years 1-5, 10% annual decline thereafter until 30% in the 10th and final year. 	<ul style="list-style-type: none"> 10-year, 80% credit against local real property taxes on a portion of real property improvements. (Credit does not decline in a focus area)
Personal Property Tax Credits	Not Available	<ul style="list-style-type: none"> 10-year, 80% credit against local personal property taxes on new investment in personal property within a focus area.
Income Tax Credits	<ul style="list-style-type: none"> One or three year credit for wages paid to eligible new employees. The general credit is a one-time \$1,000 credit per new worker. For economically disadvantaged employees, the credit increases to a total of \$6,000 per worker distributed over three years. 	<ul style="list-style-type: none"> One or three year credit for wages paid to new employees. The general credit is a one-time \$1,500 credit for each new qualified position. For economically disadvantaged employees, the credit increases to a total of \$9,000 per worker distributed over three years.

East Baltimore Industrial Focus Area Proposal

Purpose

This proposed Focus Area will stimulate new employment, investment and development within an existing Enterprise Zone, particularly, the industrially zoned areas of East Baltimore suitable for distribution, light industrial and manufacturing operations, supporting a diverse employment base.

Focus Area Creation

The industrial areas of East Baltimore are an integral part of our local economy and have been included in the city's Enterprise Zone for over 20 years. Despite this inclusion, East Baltimore still has many industrial properties that continue to remain underdeveloped and underutilized.

The Focus Area differs from the existing Enterprise Zone by allowing for Real Property tax credits at 80% for 10 years versus a sliding scale in the Enterprise Zone and Personal Property Tax Credits at 80% for the full 10 years, and Employment credits at \$1,500 per employee versus \$1,000 in the EZ. The proposed Focus Area has a 5-year term, only follows the Industrial Zoning, and will not expand the size of the existing Enterprise Zone.

A. Projects in East Baltimore

Industrial areas in East Baltimore City remain under-invested, underdeveloped and underutilized despite being in the enterprise zone:

- Pulaski Incinerator Site
- Duke Realty site (includes Amazon Site)
- Sun Products Facility
- Levenson & Klein Furniture Warehouse
- Mars Distribution Center
- Rockland Industries site
- Crown Cork and Seal Building
- Ainsworth Paint
- Monument Land Fill Site
- Former Exxon Site
- 4500 E Lombard St
- 4120 E Chase St
- Proposed USPS Vehicle Site
- 4201 R Monument St
- Doracox Site (Biddle St)

Interactive map: <http://goo.gl/GqbrSW> (case sensitive)

B. City Benefit of Focus Area

- The Focus Area will appeal to a wider group of potential industrial and manufacturing companies.
 - Companies that have capital intensive floor plans and investment requirements
 - Companies that rely on diverse levels of employees from semi-skilled through skilled and managerial sectors
 - Distribution, light assembly and exporters utilizing the local ports or accessing the greater Baltimore-Washington Corridor region.
- The focus area will further incentivize development and investment, resulting in real property tax benefits, increased payroll tax and ancillary sales taxes in the region over the long term.
- This Focus Area benefit will appeal to both major investors and small, ancillary businesses.

C. Time Line for Focus Area Designation

- Resolution Introduced to be City Council on the March 3rd meeting.
- Hearing by the Taxation Committee, and resolution by the April 7th City Council Meeting.
- Application must be submitted in full to DBED by April 15, 2014.

The application guidelines must have: a written narrative, demographic calculations, maps, a City Council Resolution, and support from the Mayor's Office prior to submission.