

**CITY OF BALTIMORE
COUNCIL BILL 05-0303
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: December 8, 2005
Assigned to: Taxation and Finance Committee

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, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Charles Village Special Taxing District – Amending Ordinance 04-847**

3 FOR the purpose of amending Ordinance No. 04-847 to modify the infrastructure improvements
4 to be financed in the Charles Village Special Taxing District and to enlarge the Charles
5 Village Special Taxing District.

6 BY repealing and reordaining, with amendments
7 Ordinance 04-847
8 Section(s) 1 (c), 3

9 **Recitals**

10 The Special Taxing District Act, Article II, Section (62A) of the Baltimore City Charter (the
11 “Act”) authorizes the Mayor and City Council of Baltimore to establish a “special taxing
12 district” (as defined in the Act) and a special fund into which the special taxes levied in the
13 special taxing district are deposited, for the purpose of providing financing, refinancing, or
14 reimbursement for the cost of infrastructure improvements.

15 Pursuant to Ordinance No. 04-847 enacted by the City Council on November 22, 2004, and
16 approved by the Mayor on November 29, 2004, the City has:

- 17 (i) designated the Charles Village Special Taxing District (the “Special Taxing
18 District”);
- 19 (ii) created the Charles Village Special Taxing District Special Fund;
- 20 (iii) authorized the levy of a special tax on all real property within the Special Taxing
21 District; and
- 22 (iv) made certain other findings and determinations with respect to the Special Taxing
23 District.

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

1 In accordance with Section 9 of Ordinance No. 04-847, the City has been requested by both
2 (i) the owners of at least two-thirds of the assessed valuation of the real property located in the
3 proposed special taxing district; and (ii) at least two-thirds of the owners of the real property
4 located in the proposed special taxing district, to modify the infrastructure improvements to be
5 financed in the Special Taxing District and to enlarge the Special Taxing District.

6 The Mayor and City Council wishes to amend Ordinance No. 04-847 to modify the
7 infrastructure improvements to be financed in the Special Taxing District and to enlarge the
8 Special Taxing District, as more particularly described in this Ordinance.

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
10 Laws of Baltimore City read as follows:

11 **Ordinance 04-847**

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

15 (c) “Infrastructure improvements” means the following
16 public infrastructure improvements constructed in
17 accordance with all required City approvals:

18 (1) the design and construction of streetscape
19 improvements, including installation and/or
20 modification of curbs, gutters, sidewalks,
21 lighting, landscaping, street furniture, and
22 utilities;

23 (2) the acquisition of [land for public] parking
24 facilities THAT ARE PUBLICLY OWNED OR
25 PRIVATELY OWNED BUT SERVE A PUBLIC
26 PURPOSE, INCLUDING LAND AND OTHER
27 INTERESTS IN REAL PROPERTY RELATING TO
28 SUCH PARKING FACILITIES; and

29 (3) the acquisition, construction, renovation and
30 development of other related public
31 infrastructure improvements that are necessary
32 for the completion of the foregoing
33 infrastructure improvements for their intended
34 public purposes.

35 SECTION 3. AND BE IT FURTHER ORDAINED, That the contiguous area
36 consisting of the properties designated as Ward 12, Section 19, Block
37 3863, Lots **006**, 007I, 007H, 007G, 007F, 007E, 007D, 007C, 007B, 007A,
38 07 AND **009A** and Block 3864, LOT **019** (FORMERLY Lots **018**, 019, 020,
39 021, **022**, 023, 024, 025, 026, 026A, 026B, 026C, 026D, 026E, 026F,
40 026G, 027, 028, 029, 028A, and 030 (as the same may be renumbered or
41 redesignated as a result of the pending resubdivision of such property),

1 together with the adjoining roads, highways, alleys, rights-of-way and
2 other similar property, shown on the map attached to this Ordinance as
3 Exhibit 1, and made a part of this Ordinance, is designated as a special
4 taxing district to be known as the “Charles Village Special Taxing
5 District.”

6 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Exhibits 1 and 3 of Ordinance 04-847 are
7 repealed and replaced by Exhibits 1 and 3 attached to this Ordinance.

8 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
9 after the date it is enacted.

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EXHIBIT 1

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Map of the Special Taxing District

1

EXHIBIT 3

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Special Tax Allocation Report