

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Prepared by: Department of Legislative Reference

Date: January 7, 2019

Referred to: HOUSING AND URBAN AFFAIRS Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0315

A RESOLUTION ENTITLED

A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

**Waterfront Management District and Waterfront Management Authority –
Renewal Through April 23, 2023**

FOR the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input checked="" type="checkbox"/>	Baltimore City Public School System	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Baltimore Development Corporation	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	City Solicitor	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Comptroller's Office	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Audits	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Finance	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of General Services	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Housing and Community Development	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Human Resources	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Planning	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Police Department	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Office of the Mayor	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Mayor's Office of Information Technology	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Mayor's Office of Human Services	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Mayor's Office of Employment Development	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Department	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Transportation	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Recreation and Parks	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Real Estate	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Public Works	<input type="checkbox"/>	Other: _____

Boards and Commissions

<input checked="" type="checkbox"/>	Board of Estimates	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Board of Ethics	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Board of Municipal and Zoning Appeals	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Comm. for Historical and Architectural Preservation	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Commission on Sustainability	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Employees' Retirement System	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Environmental Control Board	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Fire & Police Employees' Retirement System	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Labor Commissioner	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Parking Authority Board	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Planning Commission	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Wage Commission	<input type="checkbox"/>	Other: _____
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<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

CITY OF BALTIMORE
RESOLUTION 19, 15
Council Bill 19-0315

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: January 14, 2019
Assigned to: Housing and Urban Affairs Committee

Committee Report: Favorable
Council action: Adopted
Read second time: March 18, 2019

A RESOLUTION OF THE MAYOR AND CITY COUNCIL CONCERNING

**Waterfront Management District and Waterfront Management Authority –
Renewal Through April 23, 2023**

FOR the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

Recitals

Ordinance 07-417 (the "Ordinance") authorized the creation of the Waterfront Management District (the "District") and the Waterfront Management Authority (the "Authority"), subject to certain terms and conditions.

The Ordinance requires that the Mayor and City Council hold 1 or more public hearings every 4 years to evaluate the activities and undertakings of the District and the Authority and to determine whether the District and Authority should continue for another 4 years.

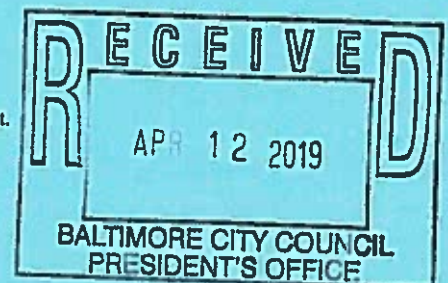
By Resolution 15-21, the District and Authority have been renewed and continued for a successive 4-year term that ends April 23, 2019.

The Mayor and City Council has undertaken the requisite quadrennial review for a proposed 4-year renewal period to begin April 24, 2019. Based on its review of the activities and undertakings of the District and Authority, the Mayor and City Council finds that the renewal and continuation of the District and the Authority are in the best interests of the citizens of Baltimore.

SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Waterfront Management District and Waterfront Management Authority are renewed and continued for an additional 4 years, ending April 23, 2023.


SECTION 2. AND BE IT FURTHER RESOLVED, That this Resolution takes effect on the date it is enacted.

EXPLANATION: Underlining indicates matter added by amendment.
Strike-out indicates matter stricken by amendment.



Council Bill 19-0315

Certified as duly passed this _____ day of MAR 25 2019



President, Baltimore City Council

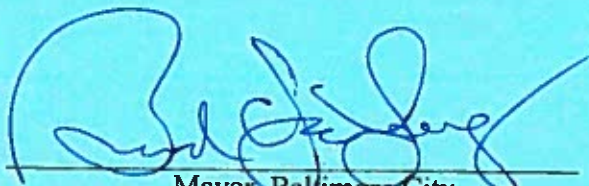
Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAR 25 2019



Chief Clerk

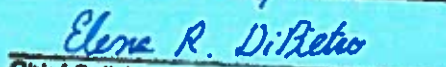
Approved this 11th day of April, 20 19



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 11th Day of April 2019



Chief Solicitor

CITY OF BALTIMORE

BOARD OF ESTIMATES

Room 204, City Hall
Baltimore, Maryland 21202
410-396-4755



BERNARD C. "JACK" YOUNG
PRESIDENT, CITY COUNCIL

RUDOLPH S. CHOW, P.E.
DIRECTOR OF PUBLIC WORKS

CATHERINE E. PUGH
MAYOR

ANDRE M. DAVIS
CITY SOLICITOR

JOAN M. PRATT
COMPTROLLER

BERNICE H. TAYLOR
DEPUTY COMPTROLLER
AND CLERK TO THE BOARD

March 20, 2019

Honorable President and Members
of the City Council

Ladies and Gentlemen:

On March 20, 2019 the Board had before it for consideration the following pending City Council Bill:

19-0315 - An Ordinance concerning Waterfront Management District and Waterfront Management Authority - Renewal for the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; and providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

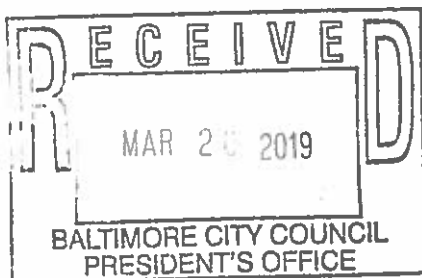
After NOTING AND CONCURRING in all favorable reports received, the Board approved the aforementioned City Council Bill and referred it to the City Council with the recommendation that it be approved and passed by that Honorable Body.

The President **ABSTAINED** from voting.

Sincerely,

Bernice H. Taylor 3/20/2019

Bernice H. Taylor
Clerk to the Board of Estimates



BALTIMORE CITY COUNCIL

Housing And Urban Affairs Committee

VOTING RECORD

DATE: 3-17-19

BILL#CC: 19 - 0315 BILL TITLE: Resolution – Waterfront Management District and Waterfront Management Authority – Renewal Through April 23, 2023


MOTION BY: HENRY **SECONDED BY:** BURNETT

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, S.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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TOTALS	9	0		

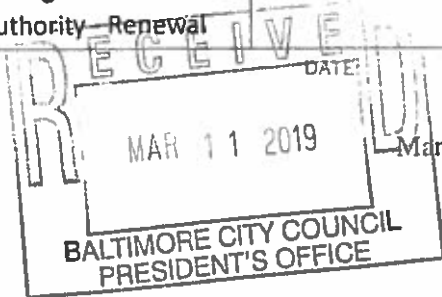
CHAIRPERSON: John Bullock
COMMITTEE STAFF: Richard G. Krummerich, Initials: AK

[Handwritten signature]

FROM	NAME & TITLE	Robert Cename, Budget Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Finance Room 454, City Hall (410) 396-4940		
	SUBJECT	City Council Bill #19-0315 Waterfront Management District and Waterfront Management Authority - Renewal		

TO

The Honorable President and
Members of the City Council
Room 400, City Hall



March 11, 2019

The Department of Finance is herein reporting on City Council Bill #19-0315, introduced for the purpose of reauthorizing the Waterfront Management District and Management Authority for another four years. This bill fulfills the required reauthorization pursuant to City Code Article 14 Section 8-16.

Background:

The Waterfront Partnership (WFP) is a non-profit organization managing the City's Waterfront Management special benefits district. The Partnership is responsible for the coordination of day-to-day operations, oversight and management of City leases, and the planning and implementation of both economic and physical development of the Inner Harbor. The organization is dedicated to creating an attractive Inner Harbor for residents and tourists by maintaining an active, clean, and beautiful Inner Harbor.

Below is an overview of services WFP provides to the Waterfront Management district area:

- **Clean & Green teams:** The Clean and Green teams maintain the beautification of all sites in the special district. In Fiscal 2018 the teams cleaned 13,220 garbage cans, removed 333,011 lbs of trash, planted 7,013 flowers and provided 487 power washing hours removing a total of 708 pieces of graffiti.
- **Events:** The WFP provides an active Inner Harbor and attracts visitors with consistent free and low cost events. In Fiscal 2018 the WFP hosted the following notable events; Summer Social Services, Yappy Hour, Waterfront Wellness, Harbor Market, Harbor Harvest, The Greater Baltimore Oyer Festival, Harbor Point Ice Festival, Brews & Views, Family Fun Fridays, and Street Performer Program.
- **Safety:** The Partnership provides additional safety services within the district, including providing security staff and first aid to guests. The organization has made a concentrated effort to increase safety by adding an additional security vendor, implementing additional business checks and addressing homelessness through a partnership with the Mayor's Office. In Fiscal 2018 WFP reported assisting 27,952 guests, first aid assistance to 75 guests; 977 segway patrol hours, and 3,410 business checks completed. In addition, the WFP installed 143 new light poles along the promenade from the Rusty Scupper to the Power Plant that illuminate the harbor with brighter and more energy efficient LED Lights.

The organization anticipates greater use of its services and facilities to come due to several notable factors. Harbor Harvest, the district's most popular event, outgrew West Shore Park and will be relocate to Rash Field. The Partnership plans to renovate Rash Field to include two new active play areas, a dynamic skate park, and a café. Secondly, three major residential projects that will bring a minimum of 1,378 residents to the harbor are under construction. Lastly, in January 2, 2018 the partnership expanded

No obj.

into the Fell's Point neighborhood with the goal of revitalizing the neighborhood's harbor, revitalize the landscape, and providing events.

Impact/ Analysis

The Waterfront Management District is mostly funded by a property tax surcharge (estimated 78.6%), a City General Fund contribution (estimated 10.5%) and other sources (10.8%.) The surcharge is imposed on taxable properties within the District. The District is composed of 361 properties, 337 of which are taxable. Each property is subject to a \$0.17 per \$100 of assessment surcharge annually approved by the City's Board of Estimates. In Fiscal 2019, the estimated revenue from the surcharge totaled \$3.0 million.

In Fiscal 2019, the City also appropriated \$425,000 of General funds to the Waterfront Partnership, which represents approximately 10.5% of the WFP's budget. The other 10.8% comes from private grants, sponsoring events, and other minor contributions.

Conclusion

Special Benefit Districts represent a pact between area property owners and the District, in which property owners agree to pay a supplemental tax rate (on top of the City's property tax rate) for additional services. As such, there is no direct cost impact to the City.

However, it is important to note that these additional surcharges add to an already high tax burden on property owners, and have the potential to discourage further investment.

Based on these findings, the Department of Finance has no objection to the passage of Council Bill # 19-0315.

cc: Robert Cename
Jeffrey Amoros



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: March 8, 2019

Re: City Council Bill 19-0315, Waterfront Management District and Waterfront Management Authority Renewal Through April 23, 2013

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0315, for the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

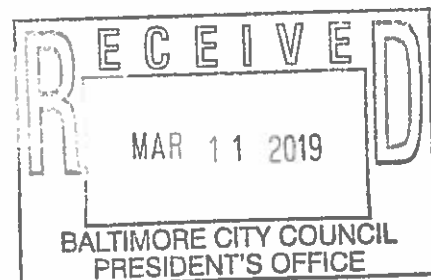
The Waterfront Management District and Authority (WMA) was created in June, 2007 and is required to be reviewed and renewed every four years. The WMA is currently administered by the Waterfront Partnership and covers the Waterfront area including the Inner Harbor, Harbor East, Harbor Point and Fells Point.

In regard to assessing the effectiveness of the (WMA) and determining whether it should be renewed, DHCD defers to the Baltimore Development Corporation (BDC). In its bill report, BDC noted that the WMA has been very effective in supplementing city services to create a cleaner and safer Waterfront. BDC also noted that the WMA was expanded to Harbor East in 2015 and Fells Point in 2017 at the request of property owners and businesses in those communities.


DHCD defers to the Baltimore Development Corporation and supports the passage of City Council Bill 19-0315.

MB:td

cc: Mr. Jeffrey Amoros, Mayor's Office of Government Relations



F, defers to BDC

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	Mayor and City Council Resolution 19-0315		

DATE: March 6, 2019

TO

TO Housing and Urban Affairs Committee

INTRODUCTION

I am herein reporting on Mayor and City Council Resolution 19-0315 introduced by Council President Young on behalf of the Administration (Baltimore Development Corporation).

PURPOSE

The purpose of the Bill is to renew and continue the Waterfront Management District and Waterfront Management Authority; provide for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

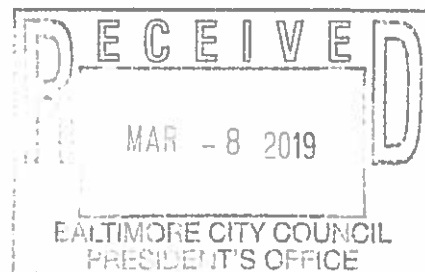
BRIEF HISTORY

Article II of the Baltimore City Charter authorizes the City to establish up to six community benefit district management authorities. The purpose of these authorities is to promote and market the district areas, provide supplemental security and maintenance services, and other public amenities. The Waterfront Partnership Inc. was formed in October of 2005 at the recommendation of the Mayor's Inner Harbor Task Force. This nonprofit corporation was to provide a cohesive and focused management of the Inner Harbor area and to enhance the condition and use of Baltimore's waterfront area. Two years later, Ordinance 07-417 created the Waterfront Management District and Authority which encompasses the Inner Harbor, Harbor East, Harbor Point and a portion of Fells Point (roughly from the Rusty Scupper to the Bond Street Wharf). Resolution 11-29 renewed the District and Authority for another four year term that expired on April 23, 2015. Resolution 15-21 renewed and continued the District and Authority for an additional four years, ending April 23, 2019. Ordinance 15-433 expanded the boundaries to include two adjacent areas: an area bounded by Eastern Avenue, South Caroline Street, Aliceanna Street, Central Avenue, Fleet Street, and President Street; and an area bounded by Caroline Street, Thames Street, Dock Street, Dallas Street, and Lancaster Street. Mayor and City Council Resolution 19-0315, if approved, would renew and continue the District and Authority for an additional four years, ending April 23, 2023.

FISCAL IMPACT

The Department of Public Works is an active partner in the Waterfront Management District and Authority and will continue to provide baseline services and to participate in the collaborative approach developed under this program. The Waterfront Partnership of Baltimore, Inc. administers the Authority, helping to keep the Inner Harbor and the surrounding environs attractive and welcoming for those visiting, working, and living in the area. Since the creation of the Authority, the Waterfront Partnership and the Department of Public Works have worked together to meet the needs of the District. Of special importance to this Department is the Waterfront Partnership's goal of promoting a clean and healthy harbor.

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The Honorable President and Members
of the Baltimore City Council

March 6, 2019

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AGENCY/DEPARTMENT POSITION

The Department of Public Works supports passage of Mayor and City Council Resolution 19-0315.

If you have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960 (Marcia.Collins@baltimorecity.gov).

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC:MMC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

March 8, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 19-0315-- Waterfront Management District and
Waterfront Management Authority – Renewal Through April 23, 2023

Dear President and City Council Members:

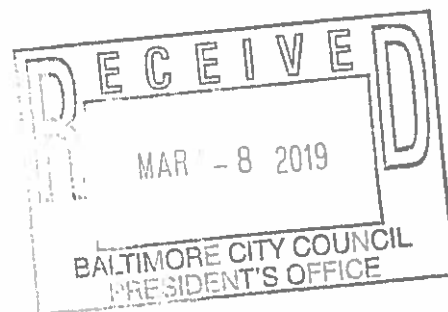
The Law Department has reviewed City Council Bill 19-0315 for form and legal sufficiency. The bill would renew and continue the Waterfront Management District and Management Authority for another four years. It was created by Ordinance 07-0417 pursuant to authorization from the Maryland General Assembly that allowed the City to create community benefits districts. See 1994 Md. Laws ch. 732, codified in City Charter, Art. II, §63. In 1997, the General Assembly passed a law requiring that it reauthorize community benefits districts every four years, but in 2000 transferred the reauthorization function to the Mayor and City Council. See 1997 Md. Laws ch. 655; 2000 Md. Laws ch. 89, codified in City Charter, Art. II, §§63(g); (h)(1)(iii). The reauthorization requirement specific to the Waterfront Management District and Management Authority has been codified in Section 8-16 of Article 14 of the City Code. This bill is the required reauthorization pursuant to that section, which the Law Department approves for form and legal sufficiency.

Sincerely yours,

Elena R. DiPietro

Elena R. DiPietro
Chief Solicitor

cc: Andre Davis, City Solicitor
Jeff Amoros, Mayor's Legislative Liaison
Michael Huber, President's Legislative Director
Elena DiPietro, Chief Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor



Fav



MEMORANDUM

DATE: February 11, 2019
TO: Housing and Urban Affairs Committee
FROM: William H. Cole, President and CEO
POSITION: Support
SUBJECT: City Council Bill 19-0315 – Waterfront Management District and Waterfront Management Authority – Renewal Through April 23, 2023

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0315, a resolution for the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority (WMA). This bill is being introduced at the request of the Waterfront Management Authority.

PURPOSE

The Waterfront Management District and Authority (WMA) was created by Ordinance 07-417 in June, 2007. As required under this initial ordinance, the WMA must be reviewed and renewed every four (4) years to determine whether it should continue.

BRIEF HISTORY

Administered by the Waterfront Partnership and covering the Waterfront area including the Inner Harbor, Harbor East, Harbor Point and Fells Point. The WMA has been very effective in supplementing city services to create a cleaner and safer Waterfront. The positive impact of Waterfront Partnership has been noticed by property owners and businesses outside the current boundaries, to such an extent that during the most recent four (4) year authorizing period, they received two requests to expand their boundaries. Both expansions, into Harbor East (City Council Bill 15-0564) and into Fells Point (City Council Bill 17-0068) were approved by property owners and have successfully improved the quality of the business districts in those neighborhoods.

FISCAL IMPACT

None

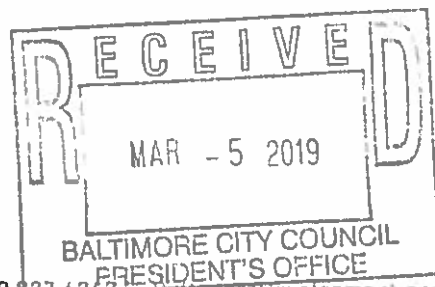
AGENCY POSITION


The Baltimore Development Corporation **Supports** City Council Bill 19-0315.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros

[DT]



F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0315		

TO: Mayor Catherine E. Pugh
TO: Housing and Urban Affairs Committee
FROM: Department of Transportation
POSITION: Support
RE: Council Bill – 19-0315

DATE: 2/1/19

INTRODUCTION – Waterfront Management District and Waterfront Management Authority – Renewal through April 23, 2023

PURPOSE/PLANS – For the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

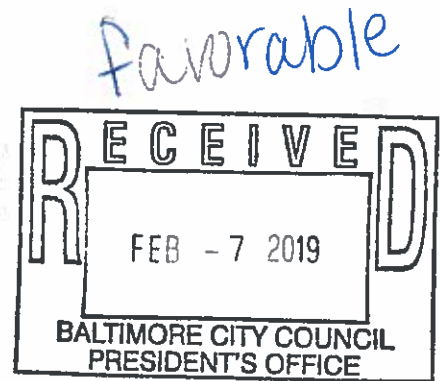
COMMENTS – No comments.

AGENCY/DEPARTMENT POSITION –
The Department of Transportation supports City Council bill 19-0315.

If you have any questions, please do not hesitate to contact Michael Castagnola at Michael.Castagnola@baltimorecity.gov, 410-396-6802.

Sincerely,


Michelle Pourciau
Director



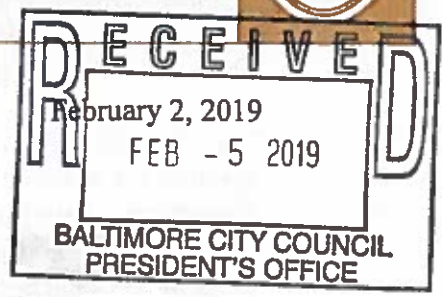
FROM	NAME & TITLE	LAURIE FEINBERG, ACTING DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	CITY COUNCIL BILL #19-0315/ WATERFRONT MANAGEMENT DISTRICT AND WATERFRONT MANAGEMENT AUTHORITY - RENEWAL THROUGH APRIL 23, 2023		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

favorable with comments

DATE:



The Department of Planning has received City Council Bill No. 19-0315 for review.

Waterfront Management District and Waterfront Management Authority - Renewal Through April 23, 2023 FOR the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

The Department of Planning is in full support of this City Council Bill. The renewal of the Waterfront Management District and Authority will meet the following goals and objectives of the Inner Harbor East and Inner Harbor Project One Urban Renewal Plans:

- "To provide for expansion and establishment of commercial, recreational, and institutional uses by encouraging private investment and participation in new construction of modern and efficient facilities."
- "To stimulate economic activity around the waterfront and in the downtown Baltimore generally, in the context of metropolitan region, by providing an amicable and harmonious environment to stimulate growth."
- "To take maximum advantage of the closeness physical proximity of the Inner Harbor East to Charles Center, Inner Harbor Project I, Inner Harbor West, and the Harbor Campus Project Development, by locating activities, pedestrian connections, and vehicular access in such a way as to complement these adjacent areas."

Additionally, the renewal of the Waterfront Management District and Authority will meet some of the goals and objectives of the Baltimore City Comprehensive Master Plan. For example, in the Play Section of the Plan, the goal # 1 is to enhance the enjoyment, appreciation and stewardship of Baltimore's heritage and cultural resources, the Goal #2 is to improve night life entertainment, and recreation experiences for resident and visitors and the goal #3 is to increase the attractiveness of Baltimore's natural resources and open spaces. The goal #1 of the Live Section of the Plan is to build human and social capital by strengthening neighborhoods.

A Special District is a mechanism by which property owners within a defined area can agree to impose additional taxes and charges on themselves in order to provide enhanced and supplemental public services. Ordinance #07-417, enacted on April 24, 2007, established a new Community Benefits District, to be known as the Waterfront Management District (the District), and created an Authority and providing for its rights, duties and powers. Previous

City Council Bill #10-0619 extended this authority 4 more years through April 23, 2015, City Council Bill #15-0474 extended this authority 4 more years through April 23, 2019, and City Council Bill #19-0315 proposed to extend the authority 4 more years through April 23, 2023. The Waterfront Management District covers the area fronting Baltimore's Inner Harbor, which is home to many of the City's largest employers. The Inner Harbor is also the center of an important City revenue generator – tourism – and contributes to a good portion of the City's tax base. The WMD is also being extended to cover the Fells Point waterfront area.

The Waterfront Partnership is dedicated to improved maintenance, beautification, and visitor services for its community's signature asset, bringing a new spirit of vitality to the entire Waterfront. Waterfront Partnership provides hospitality and safety services, cleans the Waterfront promenade daily, and performs all landscaping services in the area including planting seasonal colorful flowers, manicuring gardens and keeping the area lush and green. The Partnership also promotes the Waterfront as a destination for local and regional visitors, and programs events at West Shore Park for locals and visitors. The Waterfront Partnership has assumed many roles through the years, most recently managing the process to redevelop Rash Field along the inner harbor. It stewards environmentally friendly practices and design with the Inner Harbor and lends visible presence in and around the inner harbor for visitors and residents. The Department of Planning sees The Waterfront Partnership as a key element in the continued success of our Inner Harbor area and its extension into the Fells Point community.

If you have questions concerning this matter, please contact Eric Tiso, Division Chief of the Land Use and Urban Design Division, at 410-396-8358.

LF/ewt/amc

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Jeff Amoros, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Tyrell Dixon, DCHD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Michael Castagnola, DOT
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services
Ms. Laurie Schwartz, Waterfront Partnership



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: * Housing and Urban Affairs Chairperson: * John Bullock
 Date: March 12, 2019 Time: 3:30 PM Place: * Council Chambers
 Subject: * - Resolution - Waterfront Management District and Waterfront Management Authority - Renewal Through April 23, 2023 CC Bill Number 19-0315

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Laure	Schwartz		6505-3rd Street Bldg Waterfront Bldg	21202	laure@waterfront.org	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John	Paylor		City Hall Room 492		pedro.opoulhe@BaltimoreCity.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pedro	Aponte		DOT/RM 401 S. Myrtle St	21202	DAVID.FARMINGDAL@BaltimoreCity.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
David	Fanning		417 E. Fayette St - 6th Floor	21202	Arthur.Ashford@BaltimoreCity.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Arthur	Collins		DPD			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Marie	Dixon		HCD			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tyrell						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: CC 19-0315

Resolution - Waterfront Management District and Waterfront Management Authority -
Renewal through April 23, 2023

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock

Hearing Date: March 12, 2019
Time (Beginning): 3:40 PM
Time (Ending): 3:47 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 20
Committee Members in Attendance:
John Bullock
Isaac "Yitzzy" Schleifer
Kristerfer Burnett
Bill Henry
Ryan Dorsey

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [] yes [] no [X] n/a
Certification of advertising/posting notices in the file? [] yes [] no [X] n/a
Evidence of notification to property owners? [] yes [] no [X] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Henry
Seconded by: Councilmember Burnett
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Laurie Schwartz - Waterfront Management Director

Major Issues Discussed

1. The Chair convened the Hearing and welcomed the assembled guests. .
2. This resolution continues the Waterfront Management District for another 4 years
3. The funding for the District is approximately 88% private.
4. The District is very popular in the community and there is a movement to expand its boundaries.
5. The Bill passed on a 5-0 Vote.
6. The Hearing was adjourned.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

J. Bullock:..... Yea
 I. Schleifer: Yea
 K. Burnett: Yea
 B. Henry: Yea
 R. Dorsey Yea
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Richard G. Krummerich, Committee Staff
 cc: Bill File
 OCS Chrono File

Date: March 13, 2019

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 5 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Kristerfer Burnett, Member Bill Henry, and Member Ryan Dorsey
- Absent** 2 - Member Shannon Sneed, and Member Zeke Cohen

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0315

**Waterfront Management District and Waterfront Management Authority -
Renewal Through April 23, 2023**

For the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

Sponsors: City Council President (Administration)

A motion was made by Member Henry, seconded by Member Burnett, that this Mayor and City Council Res. be Recommended Favorably . The motion carried by the following vote:

- Yes:** 5 - Member Bullock, Member "Yitzy" Schleifer, Member Burnett, Member Henry, and Member Dorsey
- Absent:** 2 - Member Sneed, and Member Cohen

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Tuesday, March 12, 2019

3:30 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0315

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0315

Waterfront Management District and Waterfront Management Authority - Renewal Through April 23, 2023

For the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 19-0315

**Resolution – Waterfront Management District and Waterfront Management Authority –
Renewal Through April 23, 2019**

Sponsor: President Young (BDC)

Introduced: January 14, 2019

Purpose:

For the purpose of renewing and continuing the Waterfront Management District and Waterfront management Authority; providing for a special effective date; and generally relating to the activities and authority at the Waterfront Management District and Waterfront Management Authority

Effective: Upon enactment

Hearing Date/Time/Location: March 12, 2019 at 3:30 PM in the Council Chambers

Agency Reports

Baltimore Development Corporation	Favorable
Planning Commission	Favorable/Amend
Department of Law	
Department of Finance	Favorable
Department of Public Works	
Department of Housing and Community Development	
Board of Estimates	

Analysis

Current Law

Ordinance 07-0417 created the Waterfront Management District and Waterfront Management Authority. Resolution 15-21 extended the authorization until April 23, 2019.

Background

The Waterfront Management District is located near Downtown Baltimore. The Boundaries are generally: Pratt Street on the North, Key Highway on the South, Light Street on the West, and President Street on the East. The area contains most of what is commonly referred to as the Inner Harbor.

The Waterfront Management Authority was created to aid development and maintenance of the Inner Harbor. The Authority aids businesses near the Harbor; helps keep the area clean and attractive, and trains safety and hospitality staff. Businesses in the District pay a tax surcharge to fund the Authority.

Activities have included planting of trees and hiring of entertainers and the Grand Prix Auto Race.

CC 19-04325 extends the Waterfront Management District and Waterfront Management Authority until April 23, 2023.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266
Analysis Date: 3-11-19

**CITY OF BALTIMORE
COUNCIL BILL 19-0315
(First Reader)
(Resolution)**

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: January 14, 2019
Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Baltimore Development Corporation, Department of Public Works, Department of Housing and Community Development, Department of Transportation, Department of Finance, Board of Estimates

A RESOLUTION ENTITLED

1 A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

2 **Waterfront Management District and Waterfront Management Authority –**
3 **Renewal Through April 23, 2023**

4 FOR the purpose of renewing and continuing the Waterfront Management District and Waterfront
5 Management Authority; providing for a special effective date; and generally relating to the
6 activities and authority of the Waterfront Management District and Waterfront Management
7 Authority.

8 **Recitals**

9 Ordinance 07-417 (the “Ordinance”) authorized the creation of the Waterfront Management
10 District (the “District”) and the Waterfront Management Authority (the “Authority”), subject to
11 certain terms and conditions.

12 The Ordinance requires that the Mayor and City Council hold 1 or more public hearings
13 every 4 years to evaluate the activities and undertakings of the District and the Authority and to
14 determine whether the District and Authority should continue for another 4 years.

15 By Resolution 15-21, the District and Authority have been renewed and continued for a
16 successive 4-year term that ends April 23, 2019.

17 The Mayor and City Council has undertaken the requisite quadrennial review for a proposed
18 4-year renewal period to begin April 24, 2019. Based on its review of the activities and
19 undertakings of the District and Authority, the Mayor and City Council finds that the renewal
20 and continuation of the District and the Authority are in the best interests of the citizens of
21 Baltimore.

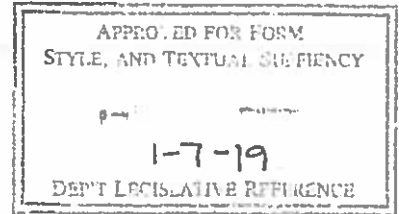
22 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
23 **Waterfront Management District and Waterfront Management Authority are renewed and**
24 **continued for an additional 4 years, ending April 23, 2023.**

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike out~~ indicates matter deleted by amendment.

Council Bill 19-0315

1 **SECTION 2. AND BE IT FURTHER RESOLVED,** That this Resolution takes effect on the date it
2 is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)

A RESOLUTION ENTITLED

A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

**Waterfront Management District and Waterfront Management Authority –
Renewal Through April 23, 2023**

FOR the purpose of renewing and continuing the Waterfront Management District and Waterfront Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Waterfront Management District and Waterfront Management Authority.

Recitals

Ordinance 07-417 (the “Ordinance”) authorized the creation of the Waterfront Management District (the “District”) and the Waterfront Management Authority (the “Authority”), subject to certain terms and conditions.

The Ordinance requires that the Mayor and City Council hold 1 or more public hearings every 4 years to evaluate the activities and undertakings of the District and the Authority and to determine whether the District and Authority should continue for another 4 years.

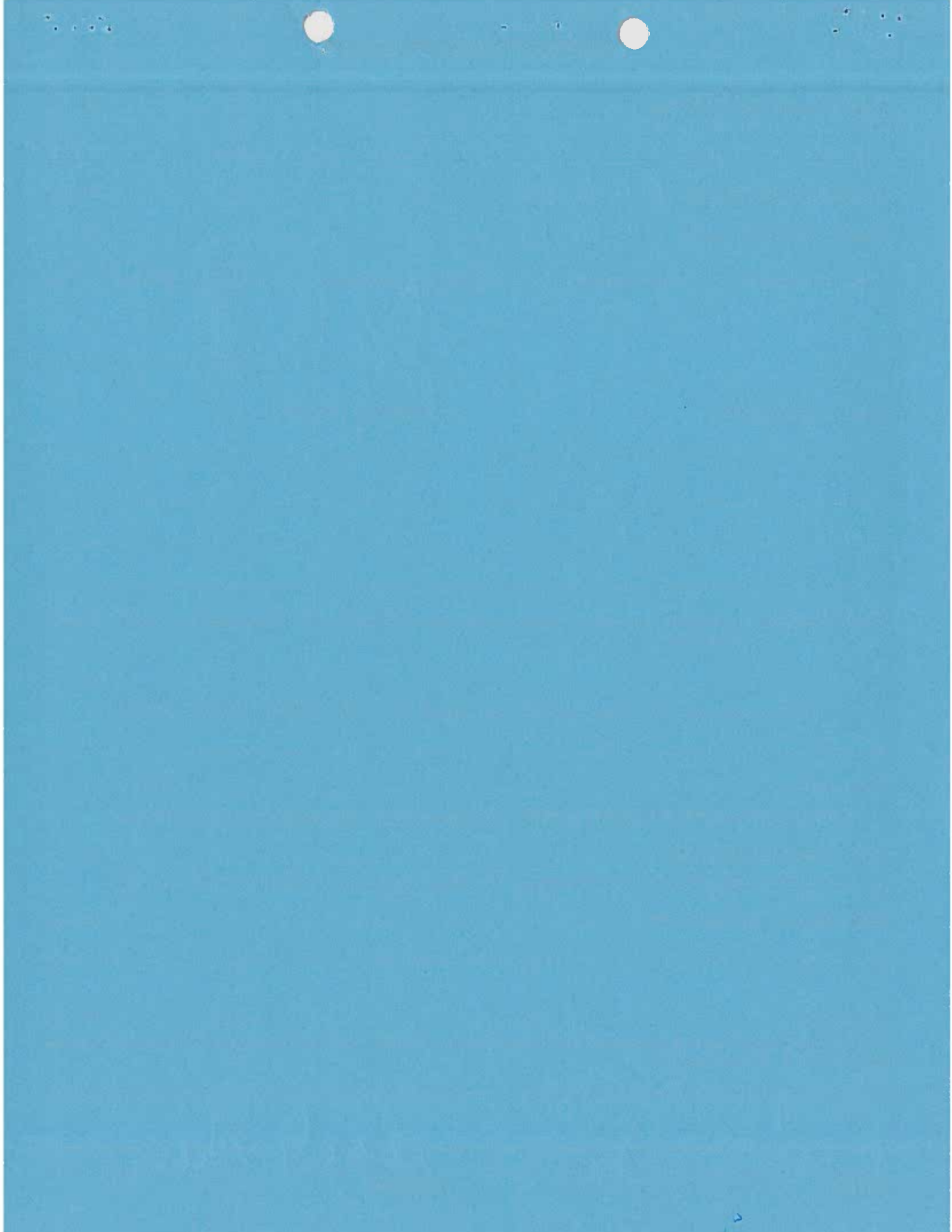
By Resolution 15-21, the District and Authority have been renewed and continued for a successive 4-year term that ends April 23, 2019.

The Mayor and City Council has undertaken the requisite quadrennial review for a proposed 4-year renewal period to begin April 24, 2019. Based on its review of the activities and undertakings of the District and Authority, the Mayor and City Council finds that the renewal and continuation of the District and the Authority are in the best interests of the citizens of Baltimore.

SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Waterfront Management District and Waterfront Management Authority are renewed and continued for an additional 4 years, ending April 23, 2023.

SECTION 2. AND BE IT FURTHER RESOLVED, That this Resolution takes effect on the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



ACTION BY THE CITY COUNCIL

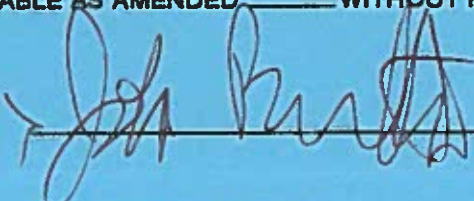
JAN 14 2019

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON March 12 _____ 20 19

COMMITTEE REPORT AS OF March 18 _____ 20 19

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION



Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on:

MAR 18 2019

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ MAR 25 2019

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

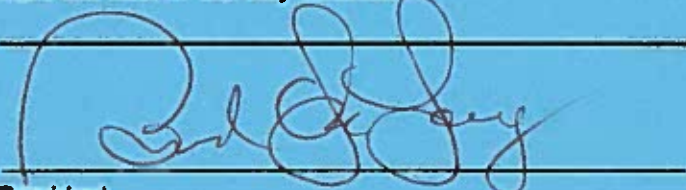
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

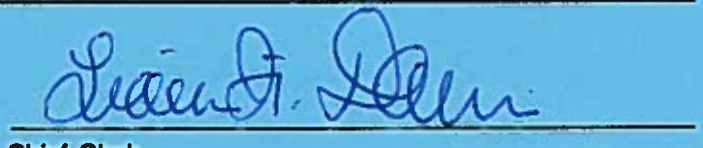
THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk