

**CITY OF BALTIMORE  
COUNCIL BILL 15-0523  
(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: April 20, 2015  
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, Department of Housing and Community Development, Baltimore Development Corporation, Department of Finance, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Poppleton Special Taxing District**

3 FOR the purpose of designating a “special taxing district” to be known as the “Poppleton Special  
4 Taxing District”; providing for and determining various matters in connection with the  
5 establishment of the special taxing district; creating a special fund for the special taxing  
6 district; providing for the levy of a special tax on all taxable real and personal property  
7 located in the special taxing district; authorizing the pledge of the special tax revenues to the  
8 payment by or reimbursement to the City for debt service on any special obligation bonds or  
9 notes issued by the City in connection with the special taxing district, the replenishment of  
10 any reserve fund; providing for a special effective date; and generally providing for matters  
11 relating to the designation and operation of the special taxing district, the establishment and  
12 use of the special fund, and the payment of certain expenses and administrative costs related  
13 to the operation of the special taxing district.

14 BY authority of  
15 Article II - General Powers  
16 Sections (62A)  
17 Baltimore City Charter  
18 (1996 Edition)

19 **Recitals**

20 The Special Taxing District Act, Article II, Section (62A) of the Baltimore  
21 City Charter (the “Act”) authorizes the Mayor and City Council of  
22 Baltimore (the “City”) to establish a “special taxing district” (as defined in  
23 the Act) and a special fund into which the special taxes levied in the  
24 special taxing district are deposited for the purpose of providing financing,  
25 refinancing, or reimbursement for certain costs (as defined in the Act) of  
26 infrastructure improvements (as defined in the Act).

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

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

5 The City has been requested to designate and create the Special Taxing  
6 District (defined herein) from both (i) the owners of at least two-thirds of  
7 the assessed valuation of the real property located in the proposed special  
8 taxing district; and (ii) at least two-thirds of the owners of the real property  
9 located in the proposed special taxing district as determined by the  
10 provisions of the Act.

11 The Act provides that before any Bonds may be issued, the City is to enact  
12 an ordinance that (i) designates an area or areas as a “special taxing  
13 district”; (ii) creates a special fund for the special taxing district; and (iii)  
14 provides for the levy of an ad valorem or special tax on all real and  
15 personal property in the special taxing district at a rate or amount designed  
16 to provide adequate revenues to pay the principal of, interest on, and  
17 redemption premium, if any, on the Bonds, to replenish any debt service  
18 reserve fund, and for any other purpose related to the ongoing expenses of  
19 or security for the Bonds.

20 The City wishes to establish a special taxing district within Baltimore City,  
21 establish a special fund for the special taxing district, and provide for the  
22 levy of a special tax on all taxable real and personal property in the special  
23 taxing district for the purpose of providing funds for the costs of the  
24 infrastructure improvements and related costs permitted by the Act,  
25 including, without limitation, the costs of the Project (defined herein), and  
26 other improvements relating to the development of residential, commercial  
27 and office uses within the special taxing district or, if outside the special  
28 taxing district, reasonably relating to the improvements within the special  
29 taxing district.

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

- 32 (a) “Act” means the Special Taxing District Act, as codified in Article II, Section (62A)  
33 of the Baltimore City Charter.
- 34 (b) “Bond Ordinance” means the Ordinance of the City authorizing the issuance of Bonds  
35 and the pledge of certain tax and other revenues for the purposes set forth therein.
- 36 (c) “Bonds” means any bonds, notes, or other similar instruments issued by the City  
37 under the Act.
- 38 (d) “City Expenses” shall have the meaning set forth in the Bond Ordinance.
- 39 (e) “Project” means the following improvements and activities that are to be completed in  
40 accordance with all required City approvals:

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1 (1) the design and construction of street and road improvements to, from, or within  
2 the Development District, including, without limitation, the installation of  
3 landscaping, site lighting, street furniture, earthwork and retaining walls, street  
4 improvements including paving, new curbs, sidewalks, and curb extensions, and  
5 other improvements which are designed to improve traffic flow to and from the  
6 Development District;

7 (2) the installation of utilities and utility upgrades, including new and updated  
8 water service, booster pumps, and pumping stations, sanitary sewer connections,  
9 storm water management facilities, and relocation of existing utilities, the  
10 construction of parks, including public recreational facilities and a dog park,  
11 plazas, and the construction of other necessary improvements and other facilities;

12 (3) the acquisition, design, construction, reconstruction, renovation, and development  
13 of buildings that are to be devoted to a governmental use or purpose, such as a  
14 school, and condemning or otherwise acquiring structures, real or personal  
15 property, rights, rights-of-way, franchises, easements, and interests in furtherance  
16 of this purpose;

17 (4) site removal, including demolition, site preparation, earthwork, clearing, grading,  
18 and filling;

19 (5) surveys and studies; and

20 (6) the acquisition, construction, renovation, and development of other related  
21 infrastructure improvements and the financing or refinancing of any related costs  
22 as permitted by the Acts that are necessary for the completion of the foregoing for  
23 their intended public purposes.

24 (f) "Rate and Method" means the Rate and Method of Apportionment of the Special  
25 Taxes attached to this Ordinance as Exhibit 2 and made a part of this Ordinance.

26 (g) "Special Tax Allocation Report" means the Special Tax Allocation Report attached to  
27 this Ordinance as Exhibit 3 and made a part of this Ordinance.

28 (h) "Special Tax Fund" means the special fund established by Section 4 of this  
29 Ordinance.

30 (i) "Special Taxing District" means the area in the City designated in Section 3 of this  
31 Ordinance as a special taxing district under the Act.

32 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council of Baltimore  
33 finds and determines that the establishment of the Special Taxing District, the creation of the  
34 Special Tax Fund for the Special Taxing District, the issuance of Bonds from time to time, and  
35 the pledge of amounts, subject to appropriation, on deposit in the Special Tax Fund to the  
36 payment of debt service on and other costs related to any Bonds, all for the purpose of providing  
37 funds for the financing and refinancing of a portion of the costs of the Project, accomplish the  
38 purposes of the Act, serve public purposes, including the direct and indirect enhancement of the  
39 taxable base of the City, the creation of new employment opportunities, the encouragement of  
40 additional economic activities, the development or redevelopment of slum, blighted or

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1 deteriorated areas, the undertaking of urban renewal projects, and the facilitation of planned  
2 improvements to the Special Taxing District, and generally promote the health, welfare, and  
3 safety of the residents of the State of Maryland and of the City of Baltimore.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the contiguous area consisting of the  
5 properties designated as described in Exhibit 1-A attached hereto and made a part of this  
6 Ordinance (as the same may be renumbered or redesignated as a result of any subdivision or re-  
7 subdivision of such property), together with the adjoining roads, highways, alleys, rights-of-way  
8 and other similar property, shown on the map attached to this Ordinance as Exhibit 1-B, and  
9 made a part of this Ordinance, is designated as a special taxing district to be known as the  
10 “Poppleton Special Taxing District” (the “Special Taxing District”).

11 **SECTION 4. AND BE IT FURTHER ORDAINED,** That a special fund is established for the  
12 Special Taxing District to be known as the “Poppleton Special Taxing District Special Fund”  
13 (the “Special Tax Fund”). The Director of Finance shall deposit in the Special Tax Fund all  
14 special taxes levied and collected in accordance with Section 5 of this Ordinance. The Director  
15 of Finance and other officers and employees of the City shall take all necessary steps in order to  
16 establish the Special Tax Fund as a separate fund to be held by or for the account of the City.

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

- 18 (a) A special tax shall be levied upon all real and personal property in the Special Taxing  
19 District, unless exempted by the provisions of this Ordinance or otherwise by law, for  
20 the purposes, to the extent and in the manner set forth in the Rate and Method.
- 21 (b) The revenues and receipts from the special tax, the Special Tax Fund, and any other  
22 fund into which all or any of these revenues and receipts are deposited after they have  
23 been appropriated by the City are authorized to be pledged to the payment of the  
24 principal of and interest on the Bonds, the replenishment of any reserves and the  
25 payment of any City Expenses and other administrative costs. These revenues,  
26 receipts and funds are not, however, irrevocably pledged to the payment of the  
27 principal of and interest on and related costs of the Bonds, and the obligation to pay  
28 this principal and interest and these related costs is subject to annual appropriation by  
29 the City.
- 30 (c) Special taxes levied in the Special Taxing District may not be accelerated by reason of  
31 bond default. The maximum special taxes as described in the Rate and Method  
32 applicable to any individual property may not be increased in the event that other  
33 property owners become delinquent in the payment of the special taxes.

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

- 36 (a) The development of the Project will create a public benefit and special benefits to the  
37 properties in the Special Taxing District;
- 38 (b) The special taxes levied under this Ordinance are levied in an amount that does not  
39 exceed the special benefit that the properties within the Special Taxing District will  
40 receive from the Project, as shown by the Special Tax Allocation Report; and

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

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

7 **SECTION 8. AND BE IT FURTHER ORDAINED,** That any approvals, authorizations, or activities  
8 provided in this Ordinance do not constitute and may not be deemed to constitute or imply that  
9 the City Council, the Mayor, or any department, office or agency of the City has given or will  
10 give, any approval, authorization or consent to any action or activity within or required for the  
11 development of the Special Taxing District, including any land use approval, requirements for  
12 the provision of public utilities or services, or any other administrative, judicial, quasi-judicial, or  
13 legislative approval, authorization, or consent.

14 **SECTION 9. AND BE IT FURTHER ORDAINED,** That this Ordinance may be amended by a  
15 subsequent ordinance of the Mayor and City Council of Baltimore, which ordinance may enlarge  
16 or reduce the size of the Special Taxing District, upon receipt of a request from both (i) the  
17 owners of at least two-thirds of the assessed valuation of the real property located with the  
18 proposed special taxing district; and (ii) at least two-thirds of the owners of the real property  
19 located within the proposed special taxing district as determined by the provisions of the Act.  
20 However, no ordinance may be effective to reduce the size of the Special Taxing District so long  
21 as there are any outstanding Bonds secured by the Special Tax Fund, unless the ordinance that  
22 authorized the issuance of the Bonds permits the City to reduce the area constituting the Special  
23 Taxing District, the holders of such Bonds or an authorized representative on their behalf  
24 consents to the reduction or the indenture authorizing the issuance of such Bonds permits the  
25 reduction.

26 **SECTION 10. AND BE IT FURTHER ORDAINED,** That the provisions of this Ordinance are  
27 severable. If any provision, sentence, clause, section or other part of this Ordinance is held or  
28 determined to be illegal, invalid, unconstitutional, or inapplicable to any person or circumstances,  
29 that illegality, invalidity, unconstitutionality, or inapplicability does not affect or impair any of  
30 the remaining provisions, sentences, clauses, sections, or parts of this Ordinance or their  
31 application to other persons or circumstances. It is the intent of the Mayor and City Council that  
32 this Ordinance would have been passed even if the illegal, invalid, unconstitutional, or  
33 inapplicable provision, sentence, clause, section, or other part had not been included in this  
34 Ordinance, and as if the person or circumstances to which this Ordinance or part are inapplicable  
35 had been specifically exempted.

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

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**Exhibit 1-A**

**List of Tax Parcels**

List of Special Taxing District Parcels - Phase IA Properties

<u>Account Identifier</u>	<u>Property Address</u>
18-11-0187-015	901 W. Lexington Street
18-11-0187-016	903 W. Lexington Street
18-11-0187-017	905 W. Lexington Street
18-11-0187-018	907 W. Lexington Street
18-11-0187-019	909 W. Lexington Street
18-11-0187-020	911 W. Lexington Street
18-11-0187-021	913 W. Lexington Street
18-11-0187-022	915 W. Lexington Street
18-11-0187-023	917 W. Lexington Street
18-11-0187-024	919 W. Lexington Street
18-11-0187-025	921 W. Lexington Street
18-11-0187-026	923 W. Lexington Street
18-11-0187-027	925 W. Lexington Street
18-11-0187-029	929 W. Lexington Street
18-11-0187-030	931 W. Lexington Street
18-11-0187-031	933 W. Lexington Street
18-11-0187-032	935 W. Lexington Street
18-11-0187-033	937 W. Lexington Street
18-11-0187-034	939 W. Lexington Street
18-11-0187-035	941 W. Lexington Street
18-11-0187-036	943 W. Lexington Street
18-11-0187-037	945 W. Lexington Street
18-11-0187-038	947 W. Lexington Street
18-11-0187-039	949 W. Lexington Street
18-11-0187-040	129 N. Schroeder Street
18-11-0187-041	127 N. Schroeder Street
18-11-0187-042	125 N. Schroeder Street
18-11-0187-043	123 N. Schroeder Street
18-11-0187-044	121 N. Schroeder Street
18-11-0187-045	119 N. Schroeder Street
18-11-0187-046	117 N. Schroeder Street
18-11-0187-047	115 N. Schroeder Street
18-11-0187-048	113 N. Schroeder Street
18-11-0187-049	111 N. Schroeder Street
18-11-0187-050	109 N. Schroeder Street
18-11-0187-051	107 N. Schroeder Street
18-11-0187-052	105 N. Schroeder Street
18-11-0187-053	103 N. Schroeder Street
18-11-0187-053A	101 N. Schroeder Street
18-11-0187-054	946 W. Fayette Street
18-11-0187-055	944 W. Fayette Street
18-11-0187-056	942 W. Fayette Street

The following list of parcels that are included as "Phase IA" are being consolidated into three separate parcels: 101 North Schroeder Street (18-11-0187-[053A]); 201 North Schroeder Street (18-11-0172-[001]); and 127 North Amity Street (18-11-0187-[090]).

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<u>Account Identifier</u>	<u>Property Address</u>
18-11-0187-057	940 W. Fayette Street
18-11-0187-058	938 W. Fayette Street
18-11-0187-059	936 W. Fayette Street
18-11-0187-060	934 W. Fayette Street
18-11-0187-061	932 W. Fayette Street
18-11-0187-062	930 W. Fayette Street
18-11-0187-063	928 W. Fayette Street
18-11-0187-064	926 W. Fayette Street
18-11-0187-090	127 N. Amity Street
18-11-0187-091	129 N. Amity Street
18-11-0187-092	104 N. Amity Street
18-11-0187-093	106 N. Amity Street
18-11-0187-094	108 N. Amity Street
18-11-0187-095	110 N. Amity Street
18-11-0187-096	112 N. Amity Street
18-11-0187-098	116 N. Amity Street
18-11-0187-099	118 N. Amity Street
18-11-0187-100	120 N. Amity Street
18-11-0187-101	122 N. Amity Street
18-11-0187-102	124 N. Amity Street
18-11-0187-103	126 N. Amity Street
18-11-0187-104	128 N. Amity Street
18-11-0187-105	130 N. Amity Street
18-11-0187-106	938 Kierle Court
18-11-0187-107	939 Kierle Court
18-11-0187-119	920 Vine Street
18-11-0187-120	921 Vine Street
18-11-0187-121	913 Vine Street
18-12-0172-001	928 W. Lexington Street
18-12-0172-016	930 W. Lexington Street
18-12-0172-017	932 W. Lexington Street
18-12-0172-018	934 W. Lexington Street
18-12-0172-019	936 W. Lexington Street
18-12-0172-020	938 W. Lexington Street
18-12-0172-021	940 W. Lexington Street
18-12-0172-022	942 W. Lexington Street
18-12-0172-023	944 W. Lexington Street
18-12-0172-024	946 W. Lexington Street
18-12-0172-026	207 N. Schroeder Street
18-12-0172-027	209 N. Schroeder Street
18-12-0172-028	211 N. Schroeder Street
18-12-0172-029	213 N. Schroeder Street
18-12-0172-030	215 N. Schroeder Street
18-12-0172-031	217 N. Schroeder Street
18-12-0172-032	219 N. Schroeder Street
18-12-0172-033	221 N. Schroeder Street
18-12-0172-034	223 N. Schroeder Street
18-12-0172-035	225 N. Schroeder Street
18-12-0172-132	220 N. Amity Street
18-12-0172-133	218 N. Amity Street
18-12-0172-134	216 N. Amity Street
18-12-0172-135	214 N. Amity Street
18-12-0172-136	212 N. Amity Street

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<u>Account Identifier</u>	<u>Property Address</u>
18-12-0172-137	210 N. Amity Street
18-12-0172-138	208 N. Amity Street
18-12-0172-139	206 N. Amity Street
18-12-0172-140	204 N. Amity Street
18-12-0172-141	202 N. Amity Street
18-12-0172-156	211 Osing Court
18-12-0172-157	213 Osing Court
18-12-0172-130	224 N. Amity Street
18-12-0172-131	222 N. Amity Street
18-12-0172-036	227 N. Schroeder Street
18-12-0172-037	229 N. Schroeder Street



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EXHIBIT 1-A

List of Special Taxing District Parcels - Phase IB Properties

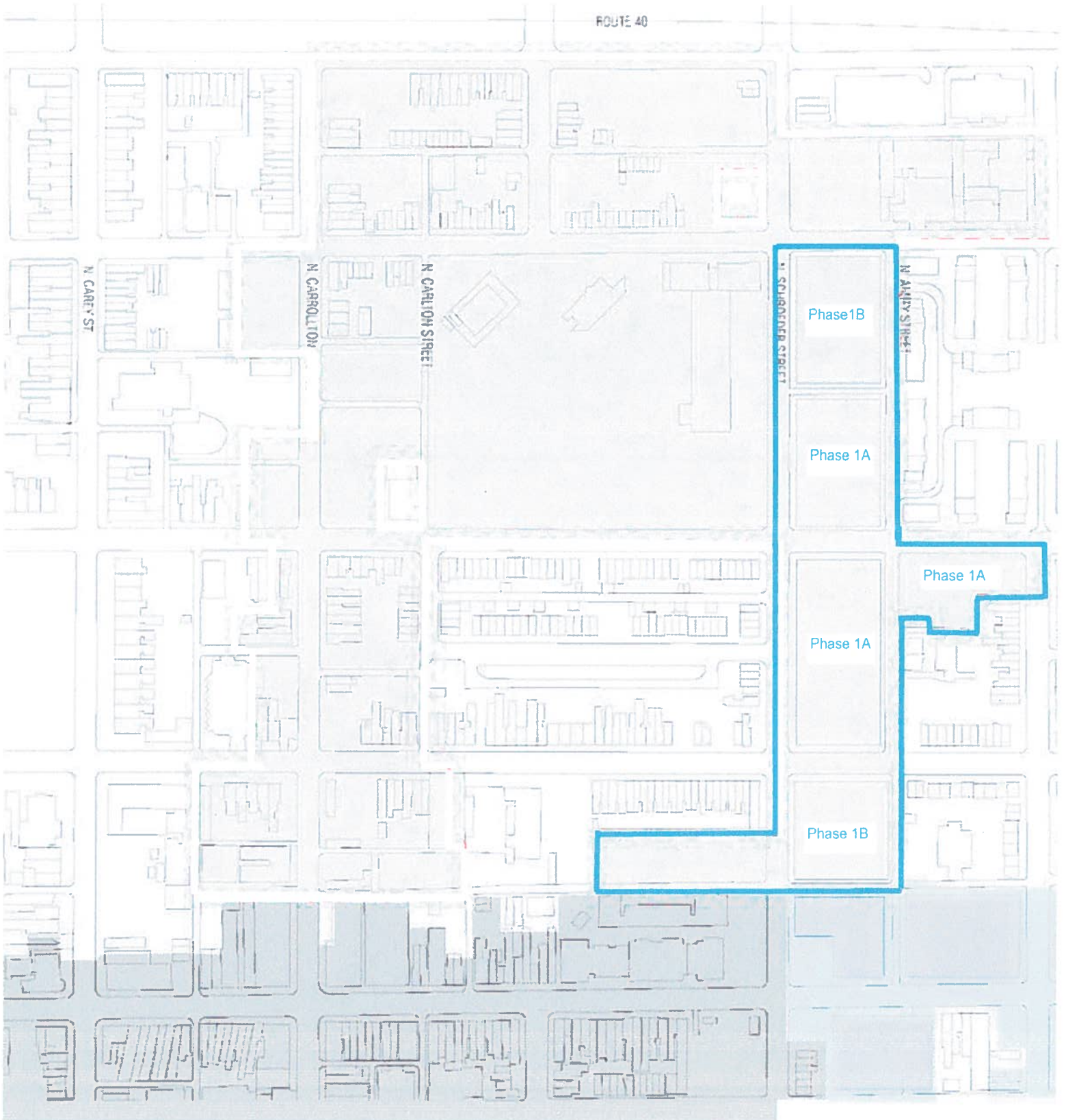
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<u>Account Identifier</u>	<u>Property Address</u>
18-12-0172-148A	<i>(not applicable)</i>
18-10-0202-029	13 N. Schroeder Street
18-10-0202-030	15 N. Schroeder Street
18-10-0202-031	17 N. Schroeder Street
18-10-0202-032	19 N. Schroeder Street
18-10-0202-033	21 N. Schroeder Street
18-10-0202-034	949 W. Fayette Street
18-10-0202-035	947 W. Fayette Street
18-10-0202-036	945 W. Fayette Street
18-10-0202-037	943 W. Fayette Street
18-10-0202-038	941 W. Fayette Street
18-10-0202-039	939 W. Fayette Street
18-10-0202-040	937 W. Fayette Street
18-10-0202-041	935 W. Fayette Street
18-10-0202-042	933 W. Fayette Street
18-10-0202-043	931 W. Fayette Street
18-10-0202-044	929 W. Fayette Street
18-11-0202-077	<i>(not applicable)</i>
18-10-0202-080	924 W. Fairmount Avenue
18-10-0202-081	922 W. Fairmount Avenue
18-10-0202-103	28 N. Amity Street
18-10-0202-104	26 N. Amity Street
18-10-0202-105	24 N. Amity Street
18-10-0202-106	22 N. Amity Street
18-10-0202-107	20 N. Amity Street
18-10-0202-108	18 N. Amity Street
18-10-0202-115	931 Page Court
18-10-0202-116	933 Page Court
18-10-0202-117	935 Page Court
18-10-0202-118	937 Page Court
18-12-0172-039	233 N. Schroeder Street
18-12-0172-040	235 N. Schroeder Street
18-12-0172-041	237 N. Schroeder Street
18-12-0172-042	239 N. Schroeder Street
18-12-0172-043	241 N. Schroeder Street
18-12-0172-044	243 N. Schroeder Street
18-12-0172-045	245 N. Schroeder Street
18-12-0172-046	247 N. Schroeder Street
18-12-0172-047	249 N. Schroeder Street
18-12-0172-048	251 N. Schroeder Street
18-12-0172-049	253 N. Schroeder Street
18-12-0172-050	255 N. Schroeder Street
18-12-0172-051	257 N. Schroeder Street
18-12-0172-052	259 N. Schroeder Street
18-12-0172-053	261 N. Schroeder Street
18-12-0172-054	263 N. Schroeder Street
18-12-0172-055	941 W. Saratoga Street

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	<u>Account Identifier</u>	<u>Property Address</u>
1	18-12-0172-056	939 W. Saratoga Street
2	18-12-0172-057	937 W. Saratoga Street
3	18-12-0172-058	935 W. Saratoga Street
4	18-12-0172-059	933 W. Saratoga Street
5	18-12-0172-060	931 W. Saratoga Street
6	18-12-0172-061	929 W. Saratoga Street
7	18-12-0172-119	246 N. Amity Street
8	18-12-0172-120	244 N. Amity Street
9	18-12-0172-121	242 N. Amity Street
10	18-12-0172-122	240 N. Amity Street
11	18-12-0172-123	238 N. Amity Street
12	18-12-0172-124	236 N. Amity Street
13	18-12-0172-125	234 N. Amity Street
14	18-12-0172-126	232 N. Amity Street
15	18-12-0172-127	230 N. Amity Street
16	18-12-0172-128	228 N. Amity Street
17	18-12-0172-129	226 N. Amity Street
18	18-12-0172-038	231 N. Schroeder Street
19	18-05-0200-096	14 N. Schroeder Street
20	18-05-0200-097	24 N. Schroeder Street

**EXHIBIT 1-B**  
**Map of the Special Taxing District**





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**Exhibit 2**

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

**CITY OF BALTIMORE, MARYLAND  
TIDE POINT SPECIAL TAXING DISTRICT**

***RATE AND METHOD OF APPORTIONMENT  
OF SPECIAL TAXES***

A Special Tax is hereby levied and shall be collected in the City of Baltimore Poppleton Special Taxing District each Fiscal Year, beginning with the Commencement Date and continuing until the Termination Date, in an amount equal to the Maximum Special Tax as determined through the application of the procedures described below. All of the real and personal property in the District, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms used herein shall have the following meanings:

**“Act”** means Article II, Section (62A) of the Baltimore City Charter, as amended from time to time.

**“Adjusted Maximum Special Tax”** means the Special Tax determined in accordance with Section B.3.

**“Administrative Expenses”** means any or all of the following: the fees and expenses of any fiscal agent, trustee, or Administrator employed by the City in connection with any Bonds; the expenses of the City in carrying out its respective duties under the Indenture of Trust, including, but not limited to, levying and collecting the Special Tax and complying with arbitrage rebate requirements and obligated persons disclosure requirements associated with applicable federal and state securities law, including the costs of any employees of the City and fees of any professionals retained by the City to provide services for such purposes; and all other costs and expenses of the City, Trustee, or Administrator incurred in connection with the discharge of their respective duties under the Indenture of Trust, as applicable, including legal expenses associated with such duties, and, in the case of the City, in any way related to the administration of the District.

**“Administrator”** means the designee of the Authorized Officer for purposes of estimating the annual Special Tax Requirement and the Special Tax to be collected each Fiscal Year and for providing other services as required herein or by the Indenture of Trust.

**“Authorized Officer”** means the official of the City designated as an authorized officer under any Indenture of Trust.

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- 1     **“Bonds”** means any bonds or other debt, including refunding bonds, whether in one or more  
2     series, issued for the District by the City pursuant to the Act.
- 3     **“Building Square Footage” or “BSF”** means the actual, or for property not yet developed, the  
4     estimated, enclosed building area, excluding area within a parking garage, that is as shown on the  
5     building permit, or if not shown on the building permit, architectural plans or other available  
6     documents, as reasonably estimated by the Administrator. If no actual source is available for  
7     determining Building Square Footage, the Administrator may estimate such number using the  
8     Parcel land area and a reasonable density ratio.
- 9     **“City”** means the Mayor and City Council of Baltimore, Maryland.
- 10    **“Commencement Date”** means the first Fiscal Year in which Special Taxes are levied and may  
11    be collected, which shall be the first Fiscal Year after the issuance of the Bonds.
- 12    **“Commercial Property”** means any Taxable Property not classified as Residential Property.
- 13    **“Date of Classification”** means the date each year determined by the Administrator to classify  
14    property for purposes of determining the Special Tax for each Parcel.
- 15    **“Developed Property”** means Parcels of Taxable Property for which a building permit has been  
16    issued that allows the construction or rehabilitation of a structure.
- 17    **“District”** means the Poppleton Special Taxing District created by the City.
- 18    **“Fiscal Year”** means the period starting any July 1 and ending on the following June 30.
- 19    **“Indenture of Trust”** means the indenture of trust relating to the Bonds, as modified, amended  
20    and/or supplemented from time to time.
- 21    **“Mandatory Prepayment of Special Taxes”** means the required prepayment of Special Taxes  
22    pursuant to Section K.
- 23    **“Maximum Special Tax”** means the Special Tax determined in accordance with Section B.
- 24    **“Maximum Special Tax Rates”** mean the rates shown in Table A increased each year as  
25    provided for in Section B.1. as reduced pursuant to Section G.
- 26    **“Net Land Area”** means the estimated area of Taxable Property of a Parcel on which buildings,  
27    parking, or related improvements may be constructed, taking into consideration the development  
28    legally permissible, the proposed or planned development, and existing or proposed Public  
29    Property, exclusive use easements, and other areas on which development may not occur.
- 30    **“Owner Association Property”** means, for any Fiscal Year, any real property within the  
31    boundaries of the District that is owned by or irrevocably offered for dedication to a property  
32    owner's association and available for use in common by property owners.

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1     **“Parcel”** means a lot or parcel of real property within the District with a parcel number assigned  
2     by the Supervisor or property otherwise designated as a parcel by an Authorized Officer.

3     **“Proportionately”** means that the ratio of the Special Tax to be collected as a percentage of the  
4     Adjusted Maximum Special Tax is equal for each Parcel (excluding those Parcels for which the  
5     Adjusted Maximum Special Tax is zero).

6     **“Public Property”** means property within the boundaries of the District owned by, or  
7     irrevocably offered for dedication (in a plat map approved by the City or otherwise) to the federal  
8     government, State of Maryland, City, or other public agency or easements for the exclusive use  
9     of a public utility provider; provided, however, that exclusive use utility easements and real  
10    property that has been irrevocably dedicated includes only those parcels for which a copy of the  
11    easement or offer has been provided to the Administrator. Public Property does not include  
12    property that would otherwise be Public Property if the owner consents in a form acceptable to  
13    the City to being subject to Special Taxes.

14    **“Rental Residential”** means Residential Property that consists of or is intended to consist rental  
15    apartment units wherein all units in a project are under common ownership and management,  
16    including any ancillary space thereto.

17    **“Required Maximum Special Tax”** means the required Maximum Special Tax as provided for  
18    in the Indenture of Trust.

19    **“Residential Property”** means Parcels of Taxable Property for which a building permit has been  
20    or is expected to be issued for purposes of constructing a residential dwelling unit(s).

21    **“Special Tax”** means the Special Tax that has been levied each year by the City on Taxable  
22    Property.

23    **“Special Tax Credit”** means, for any Fiscal Year, Tax Increment Revenues and Tax Agreement  
24    Revenues produced by a Parcel and included in the Special Tax Requirement for that Fiscal Year.  
25    For purposes of calculating the Tax Increment Revenues for each Parcel, the base year value shall  
26    be allocated to each Parcel on the basis of the acreage of each Parcel.

27    **“Special Tax Requirement”** has the meaning given to it in Section C.1.

28    **“Supervisor”** means the Supervisor of Assessments for the City.

29    **“Tax Agreement Revenues”** means payments in-lieu of property taxes or similar payments paid  
30    by any Parcel and available to apply to the Special Tax Requirement.

31    **“Tax Increment Fund”** means the account of such name established for the District pursuant to  
32    an ordinance enacted by the City.

33    **“Tax Increment Revenues”** means the amounts paid or to be paid into the Tax Increment Fund  
34    each year by the City.

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1 **“Taxable Property”** means any Parcel that is not Public Property or Owner Association  
2 Property.

3 **“Termination Date”** means the last Fiscal Year in which Special Taxes will have been levied  
4 and may be collected as provided for in Section F.

5 **“Trustee”** means the trustee appointed by the City for the District to carry out the duties of the  
6 trustee specified in the Indenture of Trust.

7 **“Undeveloped Property”** means Parcels of Taxable Property not classified as Developed  
8 Property.

9 **B. SPECIAL TAX LEVY**

10 1. Developed Property

11 The Maximum Special Tax for the 2014-2015 Fiscal Year for each Parcel of Developed Property  
12 shall be equal to the product of the number of residential dwelling units or Building Square  
13 Footage to be built on such Parcel and the Maximum Special Tax Rate for each class of property  
14 shown in Table A.

15 **TABLE A**  
16 **Developed Property**  
17 **Maximum Special Tax Rates**  
18 **2014-2015 Fiscal Year**

<b>Land Use Class</b>	<b>Maximum Special Tax Rate</b>
Rental Residential-	\$3,499 Per dwelling unit
Commercial Property	\$3,226 Per 1,000 BSF

19  
20  
21  
22 On each July 1, commencing July 1, 2015, the Maximum Special Tax Rates shown in Table A shall  
23 be increased to 102 percent of the respective Maximum Special Tax Rate in effect in the previous  
24 Fiscal Year.

25 The computation of the number of units or BSF for each Parcel shall be based on the information  
26 available regarding the use of the Parcel, which may include acreage and reasonable density ratios,  
27 and such computation shall be conclusive as long as there is a reasonable basis for such  
28 determination.

29 2. Undeveloped Property

30 The Maximum Special Tax for any Fiscal Year for each Parcel classified as Undeveloped  
31 Property shall be determined by the following formula:

32 
$$A = (B - C) \times (D \div E)$$



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1 Where the terms have the following meaning:

- 2           A            =           The maximum Special Tax for a Parcel of
- 3    Undeveloped Property
- 4           B            =           The Special Tax Requirement
- 5           C            =           The Special Taxes levied on Developed Property
- 6           D            =           The Net Land Area of the Parcel for which the
- 7    Special Tax is being
- 8    calculated
- 9           E            =           The Net Land Area of all of the Parcels of
- 10   Undeveloped Property

11 **3. Adjusted Maximum Special Tax**

12 The Adjusted Maximum Special Tax for each Parcel shall be equal to the lesser of (but not less  
13 than zero) (i) the Maximum Special Tax for the Parcel and (ii) the amount calculated by the  
14 following formula:

15 
$$A = B - C$$

16 Where the terms have the following meaning:

- 17           A            =           The Adjusted Maximum Special Tax for a Parcel
- 18           B            =           The Maximum Special Tax for the Parcel
- 19           C            =           The Special Tax Credit for the Parcel

20 The Special Tax Credit applied to all Parcels shall not exceed the Tax Increment Revenues and  
21 Tax Agreement Revenues applied to the Special Tax Requirement as provided for in Section C.1.

22 **4. Personal Property**

23 The special tax rate on personal property shall be zero.

24 **C. COLLECTION OF SPECIAL TAXES**

25 Special Taxes shall be collected each Fiscal Year from each Parcel of Taxable Property in an  
26 amount calculated pursuant to the provisions of this section.

27 **1. Special Tax Requirement**

28 The Special Tax Requirement for any Fiscal Year shall be estimated by the Administrator and  
29 confirmed by an Authorized Officer and shall be an amount equal to (A) the amount required in  
30 such Fiscal Year to pay: (1) debt service and other periodic costs (including deposits to any  
31 sinking funds) on the Bonds to be paid from the Special Taxes collected in such Fiscal Year, (2)  
32 Administrative Expenses to be incurred in the Fiscal Year or incurred in any previous Fiscal Year  
33 and not paid by the District, (3) any amount required to replenish any reserve fund established in

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1 association with any Bonds and (4) an amount equal to the estimated delinquencies expected in  
2 payment of the Special Tax or other contingencies as deemed appropriate, and (5) the costs of  
3 remarketing, credit enhancement, bond insurance, and liquidity facility fees (including such fees  
4 for instruments that serve as the basis of a reserve fund related to any indebtedness in lieu of  
5 cash), less (B) (1) Tax Increment Revenues and any Tax Agreement Revenues available to apply  
6 to the Special Tax Requirement for that Fiscal Year, (2) any credits available pursuant to the  
7 Indenture of Trust, such as capitalized interest, reserves, and investment earnings on any account  
8 balances, and (3) any other revenues available to apply to the Special Tax Requirement.

9 **2. Assignment to Land Use Classes**

10 For each Fiscal Year, property shall be classified as Public Property, Owner Association  
11 Property, or Taxable Property, and Taxable Property shall be further classified as Developed  
12 Property or Undeveloped Property. Developed Property shall be classified as Commercial  
13 Property or Rental Residential. The classification of property shall be made on the basis of the  
14 land use class that most nearly matches the property being classified. The classification of  
15 property shall be made based on the status of each Parcel as of the Date of Classification.

16 **3. Determination of Special Taxes to be Collected**

17 Commencing with Commencement Date and for each following Fiscal Year through the  
18 Termination Date, the Special Tax shall be collected as provided below.

19 **First:** The Special Tax shall be collected Proportionately from Undeveloped Property up to 100  
20 percent of the Adjusted Maximum Special Tax for such Parcel to the extent necessary to fund the  
21 Special Tax Requirement.

22 **Second:** If additional monies are needed to fund the Special Tax Requirement after the first step  
23 has been completed, the Special Tax shall be collected Proportionately from Developed Property  
24 up to 100 percent of the Adjusted Maximum Special Tax for such Parcel, to the extent necessary  
25 to fund the Special Tax Requirement.

26 The Administrator shall provide an estimate to the City prior to each Fiscal Year of the amount  
27 of the Special Tax to be collected from each Parcel in conformance with the provisions of this  
28 section.

29 **4. Circumstances Under Which the Special Tax May be Increased as a Result of a Default**

30 The Maximum Special Tax levied on any Parcel may not be increased regardless of the default in  
31 the collection of the Special Tax from any other Parcel. The Special Tax to be collected from a  
32 Parcel may be increased as a result of a default in the payment of the Special Tax on another  
33 Parcel pursuant to the provisions of Sections C.1. and C.2. If the Special Tax to be collected from  
34 a Parcel pursuant to the provisions of Sections C.1. and C.2. is less than the Adjusted Maximum

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1 Special Tax for such Parcel, the Special Tax may be increased up to the Adjusted Maximum  
2 Special Tax as a result of a default in the payment of the Special Tax to be collected from another  
3 Parcel. The Special Tax to be collected from a Parcel may not exceed the Adjusted Maximum  
4 Special Tax regardless of a default in the payment of Special Taxes by any other Parcel.

5 **D. EXEMPTIONS**

6 A Special Tax is not levied on and shall not be collected from Public Property, Owner  
7 Association Property, or easements for the exclusive use of a public utility provider.

8 **E. MANNER OF COLLECTION**

9 The Special Tax shall be collected and secured in the same manner as, and be subject to the same  
10 penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for,  
11 general *ad valorem* taxes; provided, however, the Special Tax may be collected at a different  
12 time or in a different manner as determined by an Authorized Officer, provided that such time or  
13 manner is not inconsistent with the provisions of the Act or an Indenture of Trust.

14 **F. TERMINATION OF SPECIAL TAX**

15 Except for any delinquent Special Taxes and related penalties and interest, Special Taxes shall  
16 not be collected from any Parcel after the earlier of (i) the repayment or defeasance of the Bonds  
17 and (ii) such time provided for by the Indenture of Trust.

18 **G. REDUCTION IN THE MAXIMUM SPECIAL TAX RATE**

19 The Maximum Special Tax Rates may be reduced by an Authorized Officer once all of the Bonds  
20 are issued, for property already developed at the time additional Bonds are issued, to reflect the  
21 actual debt service on the Bonds such that the Maximum Special Tax that may be collected from  
22 all Parcels of Developed Property at the expected build-out of the District will provide the  
23 minimum coverage required by the Indenture of Trust. The Maximum Special Tax Rates on  
24 property already developed at the time additional bonds are issued may be reduced to equal the  
25 expected Tax Increment Revenues from the Parcels divided by the required debt service coverage  
26 from those revenues.

27 **H. SPECIAL TAX APPEALS**

28 Any property owner claiming that the amount or application of the Special Tax is not correct and  
29 requesting a refund may file a written notice of appeal and refund to that effect with an  
30 Authorized Officer not later than one calendar year after the due date (i.e., July 1) for the Special  
31 Tax that is disputed. Such appeal may not affect the due date of the payment of the Special Tax.  
32 The Authorized Officer shall promptly review all information supplied by the appellant in  
33 support of the appeal and, if necessary, meet with the property owner, and decide the appeal. If  
34 the decision of the Authorized Officer requires the Special Tax to be modified or changed in  
35 favor of the property owner, a cash refund shall not be made (except for the last year of levy or  
36 unless sufficient funds will otherwise be available to meet the Special Tax Requirement), but an

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1 adjustment shall be made to the next Special Tax levy on that Parcel. The decision of the  
2 Authorized Officer may be appealed to the Deputy Director, Finance, who shall hold a hearing on  
3 the appeal and consider any written or oral evidence presented by appellant. This procedure shall  
4 be exclusive and its exhaustion by any property owner shall be a condition precedent to any other  
5 appeal or legal action by such owner.

### 6 I. PREPAYMENT OF SPECIAL TAXES

7 The Special Tax for any Parcel may be prepaid and the obligation to pay the Special Tax for the  
8 Parcel permanently satisfied as provided for herein. The Special Tax to be prepaid for Parcels of  
9 Undeveloped Property shall be calculated as if the Parcels were Developed Property.

10 The Special Tax prepayment amount shall be equal to the following: (a) the sum of the  
11 following: (i) Principal, (ii) Premium, (iii) Defeasance, and (iv) Fees, (b) less the Reserve Fund  
12 Credit, if any, plus any delinquent Special Tax on such Parcel, including any applicable penalties  
13 and related costs, where the terms have the following meanings:

14 **Principal** means a portion of the principal of the Bonds equal to (i) the Maximum Special Tax  
15 for the Parcel for which the Special Tax is being prepaid for the Fiscal Year in which such  
16 prepayment is made divided by (ii) the Maximum Special Tax for all Taxable Property in the  
17 District upon full development of the District using the Maximum Special Tax Rates for the  
18 Fiscal Year in which such prepayment is made with the result multiplied by (iii) the total Bonds  
19 outstanding after application of the Special Tax collected in the corresponding Fiscal Year plus  
20 any additional Bonds authorized to be issued.

21 **Premium** means an amount equal to the Principal multiplied by the applicable redemption  
22 premium, if any, for the Bonds to be redeemed on the earliest date on which such Bonds are to be  
23 redeemed, as provided for in the Indenture of Trust. There shall be no Premium if the prepayment  
24 is made prior to the issuance of any Bonds.

25 **Defeasance** means the amount needed to pay interest on the Principal until the date on which the  
26 Bonds are to be redeemed, less (a) the amount that is projected to be received by the Trustee  
27 from the reinvestment of the Special Tax prepayment until such Bonds are redeemed from the  
28 prepayment and (b) the Special Tax paid prior to the prepayment that will be applied to the  
29 interest on or principal of the Bonds that is included in the calculation of the Principal or  
30 Defeasance.

31 **Fees** means Administrative Expenses associated with the prepayment, including but not limited  
32 to the calculation of the prepayment, the costs of redeeming the Bonds (including, but not limited  
33 to, any costs associated with effectuating a defeasance in accordance with the Indenture of Trust),  
34 and the costs of recording or publishing any notices related to the prepayment and the redemption  
35 of the Bonds.

36 **Reserve Fund Credit** means any corresponding reduction in funds required to be on deposit in  
37 any reserve fund securing Bonds being redeemed, as provided for in the applicable Indenture of  
38 Trust.

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1 The sum of the amounts calculated herein shall be paid to the City or the Trustee in accordance  
2 with the Indenture of Trust and shall be used to pay and redeem the Bonds in accordance with the  
3 Indenture of Trust and to pay the Administrative Expenses associated with the prepayment.  
4 Upon the payment of such prepayment amount to the City or the Trustee, the obligation to pay  
5 the Special Tax for such Parcel shall be deemed to be permanently satisfied, and the Special Tax  
6 shall not be collected thereafter from such Parcel.

7 **J. PARTIAL PREPAYMENT OF THE SPECIAL TAX**

8 The Special Tax for any Parcel may be partially prepaid in an amount convenient to call Bonds as  
9 determined by the Administrator and that portion of the Special Tax obligation permanently  
10 satisfied. The amount of the prepayment shall be calculated as in Section I; except, however, the  
11 principal portion shall be calculated according to the following formula:

12 
$$A = B \times C$$

13 Where the terms have the following meaning:

- 14 A = The principal portion of the partial prepayment
- 15 B = The principal portion of the prepayment calculated according to
- 16 Section I
- 17 C = The percent by which the Special Tax is to be partially prepaid

18 With respect to any Parcel for which the Special Tax is partially prepaid, the City shall (i)  
19 distribute the funds remitted to it according to the applicable Indenture of Trust, and (ii) indicate  
20 in the records of the District that there has been a partial prepayment of the Special Tax and that  
21 this portion of the Special Tax shall not be collected thereafter from these Parcels. Following a  
22 partial prepayment of the Special Tax with respect to any Parcels, the outstanding percentage of  
23 the Special Tax shall continue to be collected from such Parcels.

24 **K. MANDATORY PREPAYMENT OF SPECIAL TAXES**

25 A Mandatory Prepayment of Special Taxes shall be required for any Parcel of Taxable Property if  
26 the Maximum Special Tax for that Parcel is less than the Required Maximum Special Tax as a  
27 result of a change in the development of that Parcel. A change in development shall include, but  
28 not be limited to, a change in classification of Taxable Property to Public Property or Owner  
29 Association Property as a result of a sale or other disposition of the Parcel or any condemnation  
30 or agreement with a public authority or owners association in the nature of or in lieu of  
31 condemnation. The Maximum Special Tax for the Parcel shall be calculated based on the  
32 Maximum Special Tax Rates and the development that is to occur on such Parcel and in  
33 accordance with the Indenture of Trust.

34 The Mandatory Prepayment of Special Taxes shall be calculated as set forth in Section I;  
35 however, "Principal" shall be calculated as provided for in the Indenture of Trust.

36 The Mandatory Prepayment of Special Taxes shall be paid to the City or the Trustee and in

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1 accordance with the Indenture of Trust and shall be used to pay and redeem the Bonds in  
2 accordance with the Indenture of Trust and to pay the Administrative Expenses associated with  
3 the Mandatory Prepayment of Special Taxes.

4 The Mandatory Prepayment of Special Taxes shall be due prior to the recordation, conveyance,  
5 or other action that results in a change to any Parcel resulting in a Mandatory Prepayment of  
6 Special Taxes. In the event the Mandatory Prepayment of Special Taxes is not paid prior to the  
7 change in any Parcel, the total Mandatory Prepayment of Special Taxes may be collected from  
8 any and all of the resulting Parcels, including any Parcel to which such change relates that is not  
9 redesignated in connection with the change. The Mandatory Prepayment of Special Taxes shall  
10 have the same sale and lien priorities as provided for by law for Special Taxes.

11 The Mandatory Prepayment of Special Taxes shall not exceed the amount required to provide for  
12 the payment or redemption of the principal amount of the outstanding Bonds plus the other  
13 amounts set forth in this section.

14 **L. ELIMINATION OF THE MANDATORY PREPAYMENT OF SPECIAL TAXES**

15 The Mandatory Prepayment of Special Taxes may be terminated by an Authorized Officer  
16 provided that at the time of such termination there are no Bonds outstanding that are subject to  
17 mandatory prepayment upon a change in a Parcel pursuant to the Indenture of Trust. Such  
18 Authorized Officer shall make such termination in writing and copy of any such termination shall  
19 be provided to the Administrator and the Trustee.

20 **M. AMENDMENTS**

21 Immaterial amendments may be made to this Rate and Method of Apportionment of Special  
22 Taxes by the Authorized Officer and, to the maximum extent permitted by the Act, such  
23 amendments may be made without further notice under the Act and without notice to owners of  
24 Taxable Property within the District in order to (i) clarify or correct minor inconsistencies in the  
25 matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of  
26 the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the  
27 owners of the Bonds, and (iii) otherwise improve the ability of the City to fulfill its obligations to  
28 levy and collect the Special Tax and to make it available for the payment of the Bonds and  
29 Administrative Expenses. Any such amendment may not increase the Maximum Special Tax.

30 **N. INTERPRETATION OF PROVISIONS**

31 The Authorized Officer shall make all interpretations and determinations related to the  
32 application of this Rate and Method of Apportionment of Special Taxes, unless stated otherwise  
33 herein or in the Indenture of Trust, and as long as there is a rational basis for the determination  
34 made by the City, such determination shall be conclusive. All terms and provisions herein shall  
35 be liberally construed to effectuate the purposes set forth herein.

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1 **O. SEVERABILITY**

2 If any section or part of a section of this Rate and Method of Apportionment of Special Taxes is  
3 declared invalid or unenforceable, the validity, force, and effect of any other section or part of a  
4 section herein shall not thereby be affected or impaired unless such other section or part of a  
5 section herein is wholly or necessarily dependent upon the section or part of a section so held to  
6 be invalid or unenforceable.

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1

**Exhibit 3**

2

**Special Tax Allocation Report**

3

**POPPLETON SPECIAL TAXING DISTRICT**

4

**CITY OF BALTIMORE, MARYLAND**

5

**SPECIAL TAX REPORT**

6

Prepared By:

7

MuniCap, Inc.

8

March 16, 2015



**POPPLETON SPECIAL TAXING DISTRICT  
CITY OF BALTIMORE, MARYLAND  
SPECIAL TAX REPORT**

**Purpose of Report**

The Poppleton Special Taxing District (the “District”) is being created to facilitate the financing of all or a portion of the costs of public improvements for the District, including costs related to the issuance of the bonds. Bonds are expected to be issued by the City of Baltimore (the “City”) to fund the costs of the public improvements for the benefit of property within the District. The proceeds of the bonds are expected to finance the cost of the improvements, issuance and other related costs, capitalized interest, and a reserve fund.

The City will levy a special tax each year to provide funds for the payment of debt service on the bonds, to replenish reserves if needed, cover the cost of administration of the District, and fund other costs related to the bonds. The District is being created, special taxes levied, and bonds issued pursuant to the Special Taxing District Act, Article II, Section (62A) of the Baltimore City Charter (the “Act”), as amended from time to time. The Act requires special taxes to be levied in a manner that is reasonable. This report explains the reasonable basis of the special taxes levied as described in the “Rate and Method of Apportionment of Special Taxes” for the District.

**Description of the Special Taxing District**

The District is comprised of approximately 3.37 acres of a larger 13.8-acre Center\West at Poppleton development. The District is situated next to a large bio-technical research and development complex currently being developed by the University of Maryland-Baltimore. The District is located within the Poppleton neighborhood of west Baltimore and the boundaries of the Poppleton Urban Renewal Area and Center\West at Poppleton development and is generally bound by North Schroeder Street to the west, North Amity Street to the east, West Saratoga Street to the north, and West Fairmount Avenue to the south.

Though the District is ultimately proposed to be created and consistent with the boundaries of the Poppleton Development District, which encompasses the 13.8-acre Center\West at Poppleton development, only the tax parcels comprising what is known as “Phase IA” and “Phase IB” (“Phases IA and IB”) of development at Center\West at Poppleton are contemplated to be included in the District at this time as the City does not currently control all tax parcels proposed to be located within the 13.8-acre Center\West at Poppleton development. As a result, only those comprising Phases IA and IB are included in the District. Before all phases of development can occur, the City must acquire the remainder of the property within the proposed Center\West at Poppleton project. Future acquisition of property within the Center\West development will occur consistent with the Land Disposition and Development Agreement (LDDA).

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1           The identity of the tax parcels in the District are shown by Exhibit 1-A of the Special  
 2 Taxing District Ordinance. A map of the parcels currently expected to comprise the entire  
 3 Center\West at Poppleton development is illustrated in Exhibit A, attached hereto. A map of the  
 4 District boundaries, which consists of Phases IA and IB of the development, is illustrated in  
 5 Exhibit B, attached hereto.

6           The development located within the District, as well as the larger Center\West at  
 7 Poppleton development, is a large-scale urban renewal project. The properties were awarded to  
 8 La Cité Development, LLC by Baltimore City Department of Housing and Community  
 9 Development through a competitive request for proposal (RFP), and in 2006 the group entered  
 10 into a LDDA with the City for the development of the site. The District, and the greater  
 11 Center\West at Poppleton development, is the location of a once vibrant Baltimore  
 12 neighborhood. Today the neighborhood suffers from blight, abandonment and criminal activity.

13           The District and greater Center\West at Poppleton development has been designated as  
 14 the Poppleton Planned Unit Development (PUD) for purposes of zoning. A map of the PUD is  
 15 attached hereto as Exhibit C. The proposed Center\West development located in the District,  
 16 comprised of Phases IA and IB, is shown in Table A below.

**Table A**  
**Proposed Special Taxing District Development**

Property Type	Property Area	
	GSF	Units
<b>Residential</b>		
<i>Rental</i>		
Market rate	315,184	376
Workforce	71,405	80
NED <sup>1</sup>	12,558	16
Sub-total residential	399,147	472
<b>Commercial</b>		
Grocery	15,000	-
Restaurant	21,146	-
Retail	16,043	-
Sub-total commercial	52,189	
<b>Total</b>	<b>451,336</b>	<b>472</b>
<sup>1</sup> NED rental units represent non-elderly persons with disabilities units as defined by the Housing Authority of Baltimore City (HABC) that fully comply with the Uniform Federal Accessibility Standards.		

35           Table B on the following page identifies the proposed development for Phase IA and IB of  
 36 the Center\West at Poppleton development.

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**Table B**  
**Center\West at Poppleton Development By Phase**

Property Type	Property Area	
	GSF	Units
<b>Phase IA</b>		
<i>Rental</i>		
Market rate	176,319	205
Workforce	38,707	44
NED	6,279	8
<i>Commercial</i>		
Restaurant	11,914	-
Retail	6,812	-
Sub-total Phase IA	240,030	257
<b>Phase IB</b>		
<i>Rental</i>		
Market rate	138,865	171
Workforce	32,698	36
NED	6,279	8
<i>Commercial</i>		
Grocery	15,000	-
Restaurant	9,232	-
Retail	9,231	-
Sub-total Phase IB	211,305	215
<b>Total</b>	<b>451,336</b>	<b>472</b>

A map illustrating the proposed phasing for the entire development is attached hereto as Exhibit D, and a map illustrating the site plan for the entire development, is attached hereto as Exhibit E. Only Phases IA and IB represented on the phasing map and site plan are to be included in the District at this time.

**Proposed Public Improvements**

The purpose of the District, the special taxes to be levied in the District, and the special obligation bonds to be issued with respect to the District is to finance all or a part of the costs of the public improvements shown in Table C on the following page (which are described in more detail following Table C). Table C illustrates the estimated public improvements and corresponding costs for the first series of, or "Series A," bonds. Series A bonds are to be secured by the revenues generated by the property in Phase IA Center\West at Poppleton development. Additional bonds are proposed to be issued for each succeeding phase of development.

**Table C**  
**Series A Funded Public Improvements**

Public Improvement	Series A
North Schroeder Street	\$3,151,636
North Amity Street	\$2,082,085

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1	West Lexington Street	\$1,897,030
2	West Fayette Street	\$399,878
3	North Poppleton Street	\$86,516
4	Poe Park	\$309,241
5	Pedestrian Park	\$436,411
6	Dog Park	\$145,441
7	<b>Total public improvements</b>	<b>\$8,508,238</b>

8 Additional public improvements with a corresponding estimated cost of \$6,492,973 are  
9 proposed to be funded by one or more future series of bonds. The public improvements to be  
10 financed include the following:

- 11 • North Schroeder Street
- 12 • North Amity Street
- 13 • West Fayette Street
- 14 • Pedestrian Park
- 15 • West Fairmount Street
- 16 • West Saratoga Street

17 Costs may vary from these estimates and the improvements built may be modified from those  
18 described herein. A description of these improvements follows:

19 North Schroeder Street

20 North Schroeder Street includes the costs associated with constructing retaining walls, street  
21 improvements, including paving, new curbs and sidewalks, and creation of curb extensions where  
22 possible, relocating and upgrading existing water, sewer and stormwater management, installing site  
23 lighting, plantings, street furniture, and a wireless security system, along with costs associated with  
24 surveys, cleaning, traffic mitigation, and earthwork, and soft costs such as design, engineering, legal,  
25 accounting, and a contingency. Improvements are being made from West Fairmount Street northward  
26 to West Saratoga Street.

27 North Amity Street

28 The North Amity Street improvements include the costs associated with constructing  
29 retaining walls, street improvements, including paving, new curbs and sidewalks, and creation of  
30 curb extensions where possible, relocating and upgrading existing water, sewer and stormwater  
31 management, installing site lighting, plantings, street furniture, and a wireless security system, along  
32 with costs associated with surveys, cleaning, traffic mitigation, and earthwork, and soft costs, such  
33 as design, engineering, legal, accounting, and a contingency. Improvements are being made from  
34 West Fairmount Street northward to West Saratoga Street.

35 West Lexington Street

36 The West Lexington Street improvements include the costs associated with earthwork,  
37 constructing retaining walls, paving and lining the street and sidewalk, relocating and upgrading

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1 existing water, sewer and stormwater management, installing site lighting, plantings, street furniture,  
2 and a wireless security system, along with costs associated with surveys, cleaning, and traffic  
3 mitigation, and soft costs such as design, engineering, legal, accounting, and a contingency.  
4 Improvements are being made from North Schroeder Street eastward to North Poppleton Street.

5 West Fayette Street

6 The West Fayette Street improvements include the costs associated with earthwork,  
7 constructing retaining walls, street improvements, including paving, new curbs and sidewalks, and  
8 creation of curb extensions where possible, relocating and upgrading existing water, sewer and  
9 stormwater management, installing site lighting, plantings, street furniture, and a wireless security  
10 system, along with costs associated with surveys, cleaning, and traffic mitigation, and soft costs such  
11 as design, engineering, legal, accounting, and a contingency. Improvements are being made from  
12 North Schroeder Street eastward to North Amity Street.

13 North Poppleton Street

14 The North Poppleton Street improvements include the costs associated with earthwork,  
15 constructing retaining walls, street improvements, including paving, new curbs and sidewalks, and  
16 creation of curb extensions where possible, relocating and upgrading existing water, sewer and  
17 stormwater management, installing site lighting, plantings, street furniture, and a wireless security  
18 system, along with costs associated with surveys, cleaning, and traffic mitigation, and soft costs such  
19 as design, engineering, legal, accounting, and a contingency. Improvements being made from a point  
20 on North Poppleton Street located halfway between West Lexington Street and Vine Street  
21 northward to West Lexington Street.

22 Poe Park

23 Poe Park includes the costs associated with construction of a new park located within the  
24 District, including earthwork, new sidewalks and paved plaza, relocating and upgrading existing  
25 water, sewer and stormwater management, plantings, site lighting and street furniture, and soft costs  
26 such as design, engineering, legal, accounting, and a contingency. Poe Park is proposed to be located  
27 at the intersection of North Amity Street and West Lexington Street District.

28 Pedestrian Park

29 The pedestrian park includes the costs associated with construction of a new park located  
30 within the District, including earthwork, new sidewalks and paving, relocating and upgrading  
31 existing water, sewer and stormwater management, plantings, site lighting and street furniture, and  
32 soft costs such as design, engineering, legal, accounting, and a contingency. The pedestrian park is  
33 proposed to be located along the existing Cloney Street from North Schroeder running eastward to  
34 North Amity Street.

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### 1 Dog Park

2 The dog park includes the costs associated with construction of a new dog park located  
3 within the District, including earthwork, new sidewalks and paving, relocating and upgrading  
4 existing water, sewer and stormwater management, plantings, site lighting and street furniture, and  
5 soft costs such as design, engineering, legal, accounting, and a contingency. The dog park is  
6 proposed to be located along North Amity Street.

### 7 West Fairmount Street

8 The West Fairmount Street improvements include the costs associated with earthwork,  
9 constructing retaining walls, street improvements, including paving, new curbs and sidewalks, and  
10 creation of curb extensions where possible, relocating and upgrading existing water, sewer and  
11 stormwater management, installing site lighting, plantings, street furniture, and a wireless security  
12 system, along with costs associated with surveys, cleaning, and traffic mitigation, and soft costs such  
13 as design, engineering, legal, accounting, and a contingency. Improvements are being made from a  
14 point on West Fairmount Street located between North Carrollton Street and North Schroeder Street  
15 eastward to North Amity Street.

### 16 West Saratoga Street

17 The West Saratoga Street improvements include the costs associated with earthwork,  
18 constructing retaining walls, street improvements, including paving, new curbs and sidewalks, and  
19 creation of curb extensions where possible, relocating and upgrading existing water, sewer and  
20 stormwater management, installing site lighting, plantings, street furniture, and a wireless security  
21 system, along with costs associated with surveys, cleaning, and traffic mitigation, and soft costs such  
22 as design, engineering, legal, accounting, and a contingency. Improvements are being made from  
23 North Schroeder Street eastward to North Amity Street.

24 All of the public improvements described above are required to meet the needs of the  
25 property in the District that results from the proposed development of the property. The  
26 improvements upgrade existing roads, water, sewer, stormwater drainage, and lighting, while also  
27 providing new parks, and other public improvements that will be necessary for the proposed  
28 development of the property.

29 Maps showing the proposed public improvements, the location of the public parks to be  
30 constructed, and the phasing of the public improvements in conjunction with bonds to be issued, is  
31 attached hereto as Exhibits F-1, and F-2.

### 32 **Projected Issuance of Bonds**

33 Bonds are proposed to be issued by the City in multiple series to correspond with the multiple  
34 phases of development to finance the costs of the public improvements described above. Bond  
35 proceeds will include the costs of constructing improvements, issuance and other costs, capitalized  
36 interest, and a reserve fund. Table D shows the total estimated sources and uses of funds for the  
37 issuance of multiple series of bonds.

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**Table D**  
**Total Sources and Uses of Funds**

Sources and Uses	Total Proceeds
<b><i>Sources of Funds</i></b>	
Total bond proceeds	\$24,425,000
Interest earned in the improvement fund	\$21,730
<b>Total sources of funds</b>	<b>\$24,446,730</b>
<b><i>Uses of Funds</i></b>	
Public improvements	\$15,001,211
Issuance costs	\$1,500,000
Underwriter's discount	\$383,210
Capitalized interest	\$5,119,253
Reserve fund	\$2,442,500
Rounding	\$556
<b>Total uses of funds</b>	<b>\$24,446,730</b>

The actual amount of bonds issued and proceeds generated may vary from these estimates depending on the interest rate on the bonds, the date the bonds are issued, the cost of issuing the bonds, reinvestment rates on bond proceeds, and other factors.

Bond issuance costs include legal fees, financial consulting fees, the cost of studies, the set-up and first year's fee of the trustee, trustee's counsel, City expenses, document printing costs, administrative expenses related to the District, an underwriter's discount, and other miscellaneous costs related to the issuance of bonds.

The purpose of the reserve fund is to ensure there are sufficient funds to pay debt service should it be necessary to take action to collect delinquent property taxes. The proceeds in the reserve fund are invested and the income is applied to the annual debt service on the bonds. The reserve fund itself will eventually be applied to the repayment of the bonds. Accordingly, while the reserve fund is funded from bond proceeds, it is not a cost of issuing the bonds.

**Projected Debt Service and Administrative Expenses**

A schedule showing projected debt service and administrative expenses is attached to this report as Exhibit G. Two series of bonds are assumed to be issued (although fewer or additional series may be issued in the future), with each series of bonds being repaid over approximately thirty years from the issuance of bonds.

The principal payments on the bonds are structured such that debt service is increasing each year during the amortization period of the bonds. The bonds are assumed to be tax-exempt with an interest rate of 7.0% percent per year, both of which may change as market conditions change.

Estimated administrative expenses are included in Exhibit G, which represent City costs related to the administration of the District.

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**1 Determination of Special Taxes**

2 Special taxes must be levied in a reasonable manner. The reasonable basis for the special  
3 taxes levied in the District is based on the following:

- 4 (i) the public improvements to be provided by the District and the related tax  
5 increment district provide a special benefit to the property in the District  
6 and the special benefit to the property subject to the special taxes exceeds  
7 the cost of the special taxes;
- 8 (ii) the amount of special taxes to be levied each year is equal to or less than  
9 the amount required to repay the bonds issued to finance the public  
10 improvements; and
- 11 (iii) special taxes are allocated to parcels within the District in a manner that  
12 reasonably represents the benefit each parcel will receive from the  
13 improvements to be provided by the District.

14 Special Benefit

15 The property in the District will receive a special benefit from the public improvements to  
16 be provided as a result of the creation of the District. The public infrastructure will upgrade  
17 existing roads, water, sewer, and stormwater management through the property in the District,  
18 provide public parks, and other improvements to the property in the District. These  
19 improvements are required for the proposed use and development of the property as described  
20 above. Accordingly, the public improvements to be provided as a result of the District provide a  
21 special benefit to the property in the District.

22 The special benefit of the public improvements to be provided as a result of the District  
23 will be equal to or greater than the cost of the special taxes levied on the property. The value of  
24 special benefit is confirmed by two means. First, the developer and the contract purchasers of the  
25 property in the District have requested that the City impose special taxes on such property for the  
26 purpose of providing the public improvements. It is reasonable to believe such entities are acting  
27 in their interest and making this request because the benefit they receive from the public  
28 infrastructure improvements exceeds the cost of the special taxes.

29 Second, the special taxes are being levied to provide improvements that are necessary for  
30 the highest and best use of the property (i.e., the use of the property that is most valuable,  
31 including any costs associated with that use). Highest and best use can be defined as “The  
32 reasonably probable and legal use of vacant land or an improved property, which is physically  
33 possible, appropriately supported, financially feasible, and that results in the highest value.”  
34 (*Dictionary of Real Estate Appraisal, Fourth Edition.*) The four criteria for highest and best use  
35 are (i) legal permissibility, (ii) physical possibility, (iii) financial feasibility, and (iv) maximum  
36 productivity.



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1           The developer and contract purchasers of the property in the District have analyzed  
2 various options for the use of such property, taking into consideration the legally permitted uses,  
3 the physical constraints of the site, financial parameters and market demand. The contract  
4 purchasers and the developer are understandably interested in maximizing their return on the  
5 property. Based on this analysis, the highest and best use of the property, including any costs  
6 required for that use, is the proposed uses for the property as described herein. This use of the  
7 property will require the public improvements as described herein and to be provided as result of  
8 the District. Without these improvements, the proposed use of the property would not be legally  
9 permissible, physically possible or adequately supported and, as a result, the property could not  
10 be put to its highest and best use.

11           The special taxes are essential to make available purchasers for the tax increment  
12 financing bonds (that is, the bonds will be repaid from the increase in property taxes as well as  
13 from special taxes). This financing provided to the District is long-term financing and results in  
14 a lower rate than other available financing on comparable terms. In addition, the bonds are  
15 expected to pay interest to the bondholders that is exempt from income taxes, which would result  
16 in an even lower rate. As a result of these advantages, the financing provided by the District is  
17 the most beneficial means of financing the public improvements.

18           In summary, the special taxes result in a special benefit to the property and this special  
19 benefit is greater than the special taxes for the following reasons:

- 20       1.     The public improvements to be provided as a result of the District are required for the  
21           highest and best use of the property;
- 22       2.     The highest and best use of the property is the use of the property that is most valuable  
23           (including any costs associated with the use of the property);
- 24       3.     The financing provided by the District is the most beneficial means of financing the  
25           improvements; and
- 26       4.     As a result, the special benefits to the property from the public improvements to be  
27           provided as a result of the District will be equal to or greater than the special taxes to be  
28           imposed on the property in the District.

29       Special Taxes Required to Repay the Bonds

30           As shown on Exhibit G, special taxes are levied in an amount necessary to pay debt  
31 service on bonds issued to fund the improvements to be provided by the District, including  
32 appropriate debt service coverage. Interest is calculated at seven percent for two series of bonds.  
33 The special taxes include debt service coverage of an additional ten percent, which may also be  
34 used to replenish the debt service reserve fund, if necessary. Special taxes also cover estimated  
35 administrative expenses and issuance fees of the City.

36           The annual debt service is scheduled to increase by two percent each year. As a result,  
37 the maximum special tax must also increase by two percent each year.

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1 The actual debt service on the bonds may be less than estimated herein. The "Rate and  
2 Method of Apportionment of Special Taxes" provides for special taxes to be collected only to the  
3 extent necessary to pay debt service on the bonds, so that special taxes actually collected will not  
4 exceed the amount necessary to repay the bonds and to pay related administrative expenses and  
5 issuer fees.

6 The maximum special tax on all of the property in the District is set in a manner  
7 consistent with the estimate of the annual debt service on the bonds to be issued to finance the  
8 public improvements that provide a special benefit plus the required debt service coverage and  
9 administrative expenses and issuer fees related to the bonds. Special taxes are therefore set in a  
10 reasonable manner.

11 Allocation of Special Tax to Parcels

12 Developed Property

13 Special taxes are allocated to parcels in the District in a manner to reasonably reflect the  
14 benefit property will receive from the public improvements to be provided by the District. The  
15 benefit received by each property is estimated on the basis of the estimated future value of the  
16 property. The purpose of the improvements to be provided by the District is to allow for the  
17 development of the property. Estimating the benefit properties will receive from the  
18 improvements on the basis of future estimated value is particularly appropriate for improvements  
19 intended to provide for the development of the property, as one reason for the development is to  
20 increase the values of the property in the District.

21 For purposes of estimating future value (and therefore benefit), developed property is  
22 classified as Commercial Property or Rental Residential Property. The average estimated value  
23 of property within each class is shown by Table E on the following page. The determination of  
24 value for each land use class is shown in Exhibit H, attached hereto.

25 The special tax rates on the property in each land use class are based on equivalent unit  
26 factors. The equivalent unit factors represent the relative future average estimated value of the  
27 property within each land use class. The purpose of equivalent unit factors is to equate the  
28 benefit of one class to another class. Since benefit is based on estimated future values, the  
29 equivalent unit factors are based on the estimated future value of each class. These factors are  
30 shown in Table E.

31 **Table E**  
32 **Land Use Class and**  
33 **Equivalent Unit Factors**

Property Type	Projected Future Assessed Value	Measurement	Equivalent Unit Factors
Rental Residential	\$151,423	Per dwelling unit	1.00
Commercial	\$139,599	Per 1,000 BSF	0.92

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The total estimated number of equivalent units within the project is shown by Table F.

**Table F**  
**Total of Equivalent Units**

<b>Property Type</b>	<b>Proposed Development</b>	<b>Equivalent Unit Factors</b>	<b>Total Equivalent Units</b>
	<i>(Dwelling Units)</i>	<i>(Per Dwelling Unit)</i>	
Rental Residential	472	1.00	472
	<i>(1,000 BSF)</i>	<i>(Per 1,000 BSF)</i>	
Commercial	52	0.92	48
<b>Total</b>			<b>520</b>

Table G shows the derivation of the special tax per equivalent unit based on the total obligations of the District, as shown in Exhibit G, and the number of equivalent units as shown in Table F.

**Table G**  
**Maximum Special Tax Per Equivalent Unit**

Special Tax Requirement	\$1,819,761
Total equivalent units	520
Maximum Special Tax per equivalent unit	\$3,499

Table H on the following page shows the maximum special tax for each class based on the maximum special tax per equivalent unit factor shown in Table G and the equivalent unit factor shown in Table F.

**Table H**  
**Maximum Special Tax Per Land Use Class**

<b>Property Type</b>	<b>Maximum Special Tax Per Equivalent Unit</b>	<b>Equivalent Unit Factors</b>	<b>Maximum Special Tax Per Dwelling Unit/1,000 BSF</b>
	<i>(Dwelling Units)</i>	<i>(Per Dwelling Unit)</i>	
Rental Residential	\$3,499	1.00	\$3,499
	<i>(1,000 BSF)</i>	<i>(Per 1,000 BSF)</i>	
Commercial	\$3,499	0.92	\$3,226

<b>Property Type</b>	<b>Maximum Special Tax Per Equivalent Unit</b>	<b>Equivalent Unit Factors</b>	<b>Maximum Special Tax Per Dwelling Unit/1,000 BSF</b>
----------------------	--	--------------------------------	--

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1		<i>(Dwelling Units)</i>	<i>(Per Dwelling Unit)</i>	
2	Rental Residential	\$3,499	1.00	\$3,499
3		<i>(1,000 BSF)</i>	<i>(Per 1,000 BSF)</i>	
4	Commercial	\$3,499	0.92	\$3,226

5           Undeveloped Property

6           Special taxes are allocated to undeveloped property in an amount equal to the maximum  
7 special tax for the District less the total maximum special tax on developed property. The maximum  
8 special tax rates shown in Table H above are set for developed property on the basis of the total  
9 projected development in the District. Accordingly, the maximum special tax on undeveloped  
10 property is based on the development expected to occur on the undeveloped property.

11           That is, the maximum special tax on developed property is based on the development on the  
12 parcels of developed property. The balance of the development will occur on the parcels of  
13 undeveloped property. The balance of the maximum special tax on parcel of developed property is  
14 also allocated to the parcels of undeveloped property. As a result, the maximum special tax is fairly  
15 allocated between developed property and undeveloped property on the basis of the development  
16 expected to occur on property within each class.

17           All of the property to be developed within the District, as proposed in Table A, is subject to  
18 the same zoning classification. The type of development that will occur on a parcel of undeveloped  
19 property may represent any of the classes of developed property. As a result, special taxes are not  
20 allocated by class to parcels of undeveloped property, and is instead, allocated on the basis of the  
21 area of each parcel. Since each parcel of undeveloped property may be developed with any of the  
22 land use classes, allocating special taxes to undeveloped property on the basis of area most fairly  
23 allocates special tax to parcels of undeveloped property.

24           Adjusted Maximum Special Tax

25           Special taxes may be collected from each parcel in the District only up to the adjusted  
26 maximum special tax for the parcel. The adjusted maximum special tax is the lesser of (i) the  
27 maximum special tax and (ii) the maximum special tax less the tax increment revenues related to  
28 each parcel available to repay the bonds. The tax increment revenues represent the increase in  
29 property taxes that results from the development of the property. The tax increment revenues will  
30 be applied to the repayment of the bonds issued to finance the public improvements financed by the  
31 bonds. To the extent property produces tax increment revenues, the property is contributing to the  
32 cost of the public improvements through these revenues. Special Taxes effectively covers each  
33 property's share of the cost of the public improvements not otherwise covered by the property's tax  
34 increment revenues.

35           **Summary of Reasonable Basis of the Special Taxes**

36           Special taxes are levied on the taxable property in the District according to the provisions of  
37 the "Rate and Method of Apportionment of Special Taxes." The Act requires special taxes to be  
38 levied in a manner that is reasonable. This report explains the reasonable basis of the special taxes.

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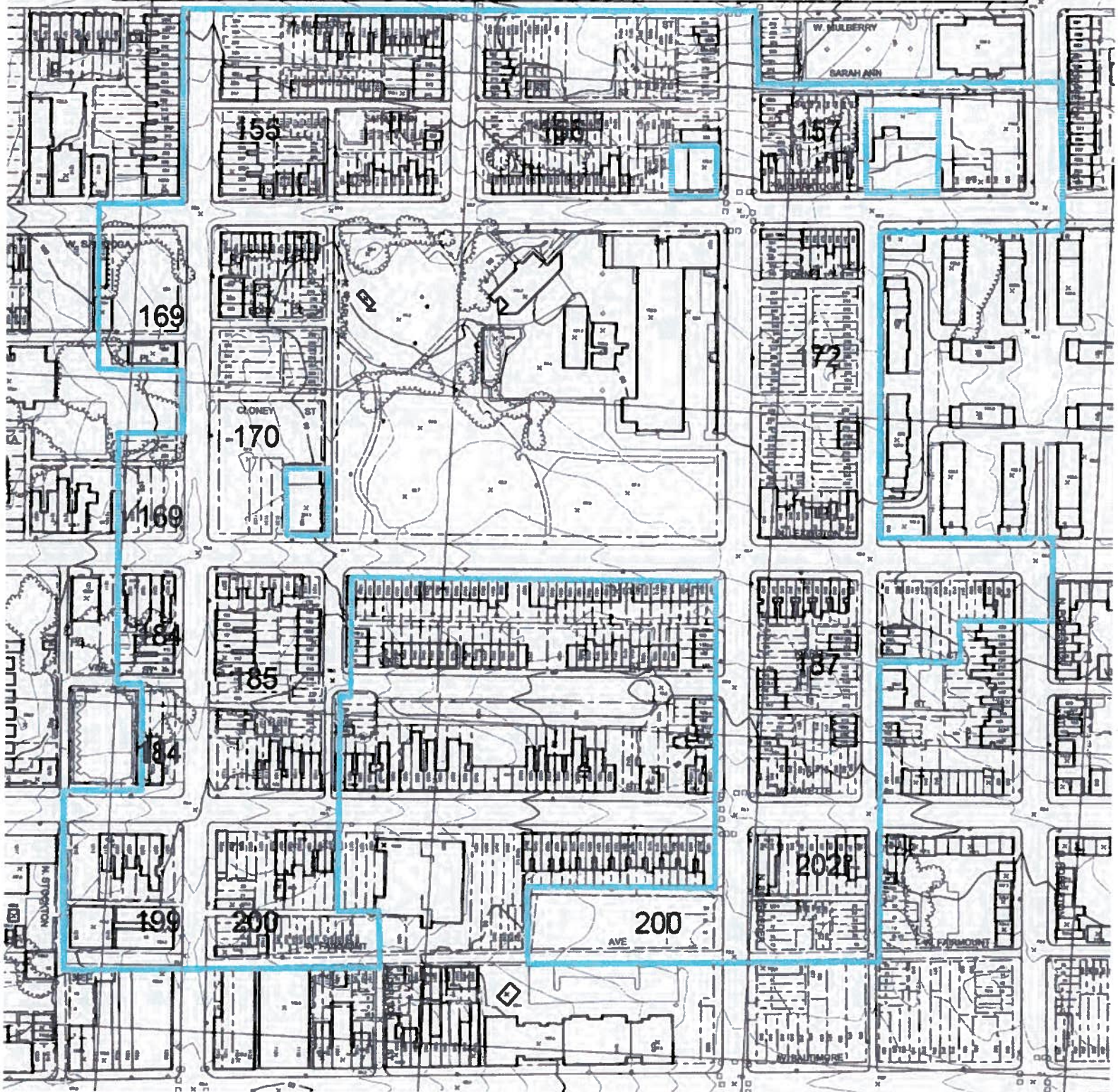
1 The reasonable basis may be summarized as follows:

- 2 1. The property within the District will receive a special benefit from the public  
3 improvements to be provided as a result of the District and this special  
4 benefit exceeds the levy of the special taxes;
- 5 2. Special taxes levied on all of the property in the District each year are equal  
6 to the amount required to pay the debt service on the bonds issued to provide  
7 the public improvements, after taking into consideration any savings and  
8 other revenues available to repay the bonds; and
- 9 3. Special taxes are allocated to each property within the District on the basis  
10 of the estimated future value of the property in the District, which reasonably  
11 reflects the relative benefit each property will receive from the improvements.

12 For these reasons, the special taxes are levied on the taxable property in the District in a  
13 reasonable manner.



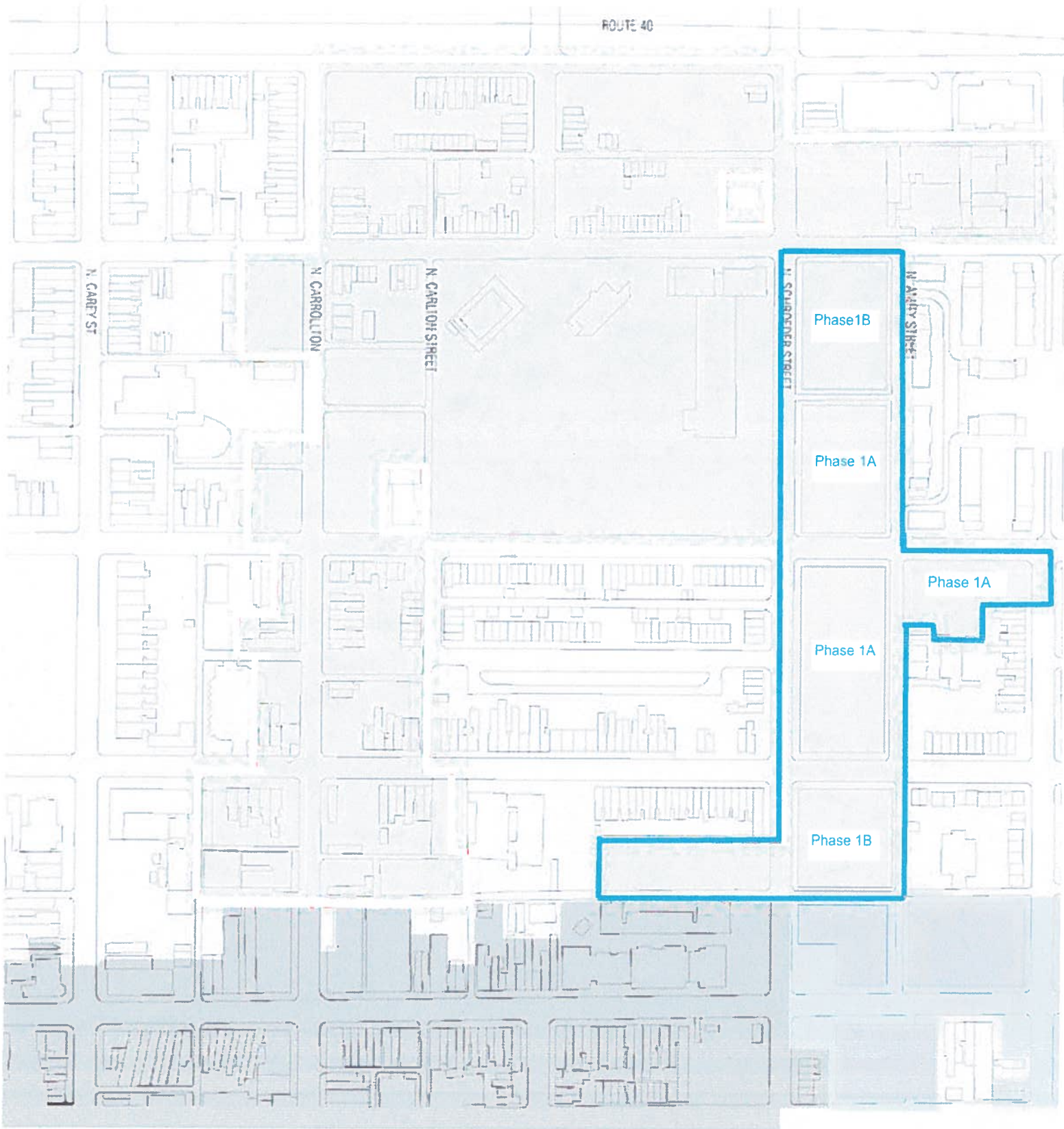
**Exhibit A**  
**Center\West at Poppleton Development District**





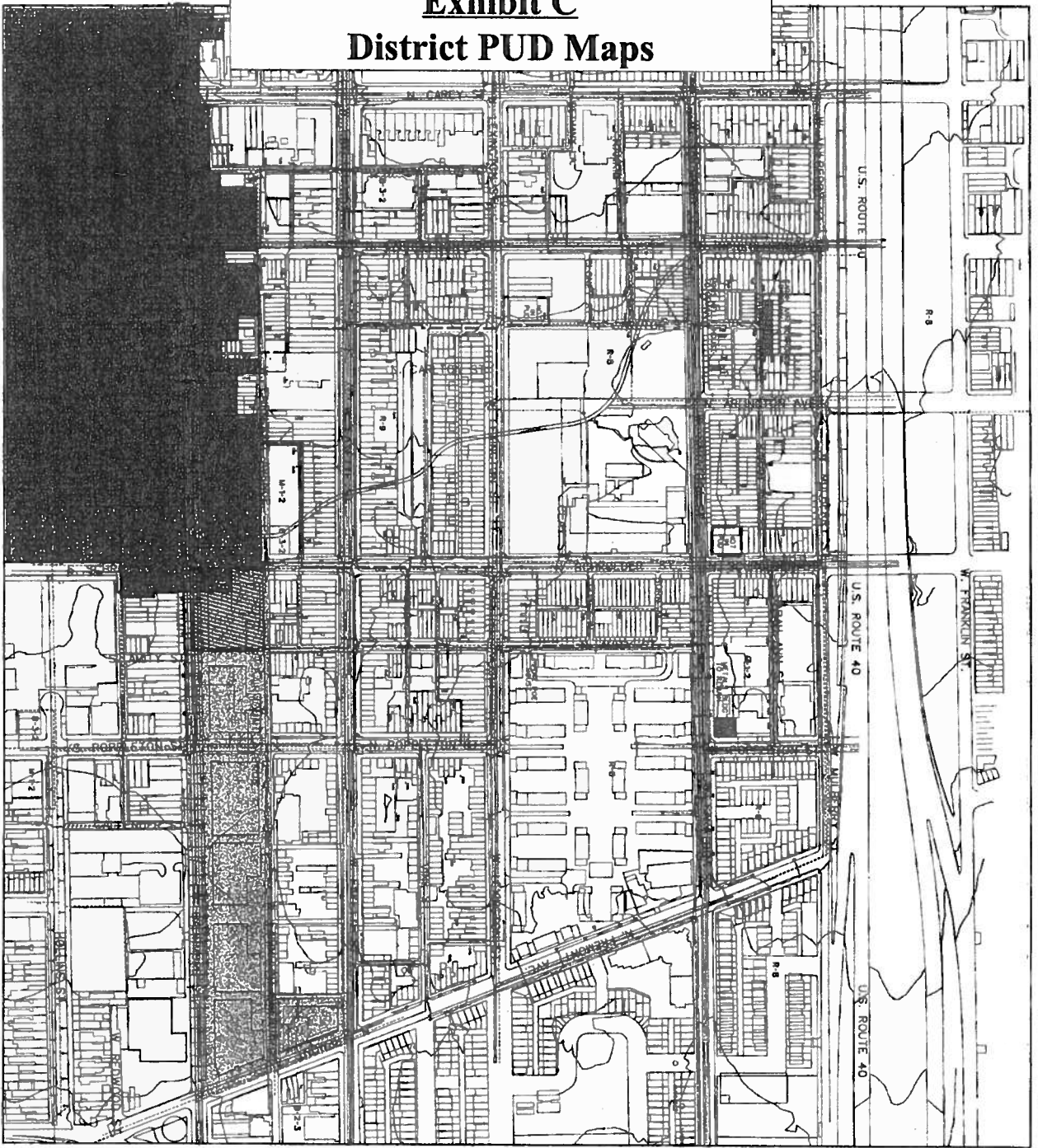


# Exhibit B Special Taxing District Boundary Map

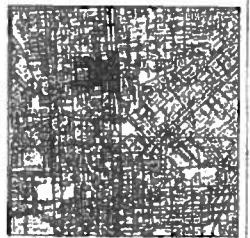




# Exhibit C District PUD Maps



Poppleton Planned Unit Development



VICINITY MAP  
SCALE 1" = 1/2 MILE  
SOURCE: MISSOURI DEPARTMENT OF TRANSPORTATION

- GENERAL NOTES:**
1. PROPERTY ADJACENT TO THE PROJECT IS SHOWN IN SHADING.
  2. DEVELOPER: STV INCORPORATED, 1415 S. WASHINGTON ST., ST. LOUIS, MO 63103.
  3. PLANNED UNIT DEVELOPMENT AREA: 23.44 ACRES.
  4. EXISTING ZONING: R-8.
  5. URBAN GENERAL: THIS SITE IS WITHIN THE POPPLETON URBAN GENERAL PLAN.
  6. EXISTING USE: RESIDENTIAL, EDUCATION, RETAIL, INDUSTRIAL.
  7. PLANNED USE: RESIDENTIAL, EDUCATION, RETAIL, INDUSTRIAL.
  8. CRITICAL AREA: THIS SITE IS NOT IN A CRITICAL AREA.
  9. FLOOD PLAIN: THIS SITE IS NOT WITHIN A FLOOD PLAIN.
  10. CONTACT PERSON: STV INCORPORATED, PROJECT MANAGER: JAMES W. STV, 1415 S. WASHINGTON ST., ST. LOUIS, MO 63103.

**LEGEND**

	POPPLETON PUD BOUNDARY
	ZONING BOUNDARY
	URBAN GENERAL HISTORIC DISTRICT
	URBAN RESIDENTIAL RESEARCH PARK PUD

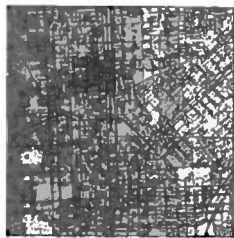
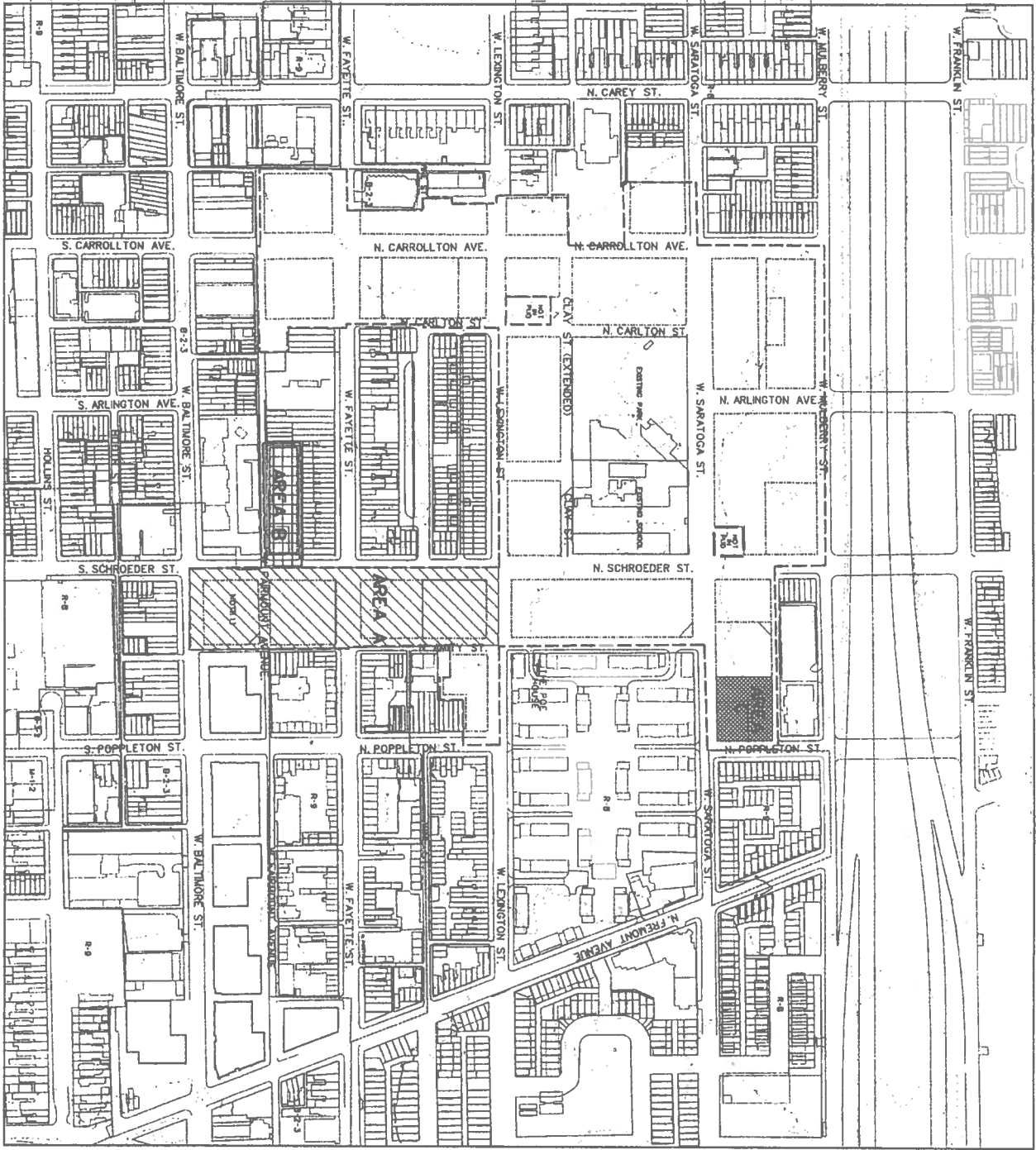
**EXISTING CONDITIONS**  
**Poppleton Residential / Business  
 Planned Unit Development**  
 SHEET 1 OF 3

DESIGNED BY: STV INCORPORATED  
 DATE: 11/15/00  
 DRAWN BY: JAMES W. STV  
 CHECKED BY: JAMES W. STV  
 APPROVED BY: JAMES W. STV

DATE: NOVEMBER 15, 2000  
 PROJECT: POPPLETON PLANNED UNIT DEVELOPMENT  
 SHEET: 1 OF 3

STV Incorporated  
 1415 S. WASHINGTON ST.  
 ST. LOUIS, MO 63103  
 PHONE: (314) 433-2222  
 FAX: (314) 433-2223

Poppleton Planned Unit Development



VICINITY MAP  
SCALE: 1" = 100 FEET  
SOURCE: STV INCORPORATED  
DATE: NOVEMBER 2004

GENERAL NOTES

1. PROPERTY ADDRESS: 1400 N. SCHROEDER ST., POPPLETON, MO 64601
2. DEVELOPER: STV INCORPORATED, 1015 N. 10TH ST., ST. LOUIS, MO 63104
3. PLANNED UNIT DEVELOPMENT AREA: 13.6 ACRES
4. EXISTING ZONING: R-8
5. EXISTING ZONING: R-8
6. EXISTING ZONING: R-8
7. EXISTING ZONING: R-8
8. EXISTING USE: RESIDENTIAL, EDUCATOR, RETAIL, INDUSTRIAL
9. EXISTING ZONING: R-8
10. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO THE CITY OF ST. LOUIS FOR THE REVIEW OF THE CITY'S PLANNING AND ZONING COMMISSION
11. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO THE CITY OF ST. LOUIS FOR THE REVIEW OF THE CITY'S PLANNING AND ZONING COMMISSION
12. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO THE CITY OF ST. LOUIS FOR THE REVIEW OF THE CITY'S PLANNING AND ZONING COMMISSION
13. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO THE CITY OF ST. LOUIS FOR THE REVIEW OF THE CITY'S PLANNING AND ZONING COMMISSION
14. FLOOD PLAIN: THIS SITE IS NOT WITHIN A FLOOD PLAIN.
15. FLOOD PLAIN: THIS SITE IS NOT WITHIN A FLOOD PLAIN.
16. FLOOD PLAIN: THIS SITE IS NOT WITHIN A FLOOD PLAIN.
17. CONTACT PERSON: [Name Redacted]

LEGEND



DEVELOPMENT PLAN - AREA PLAN SHEET 20F5  
Poppleton Residential / Business  
Planned Unit Development

DATE: NOVEMBER 20, 2004

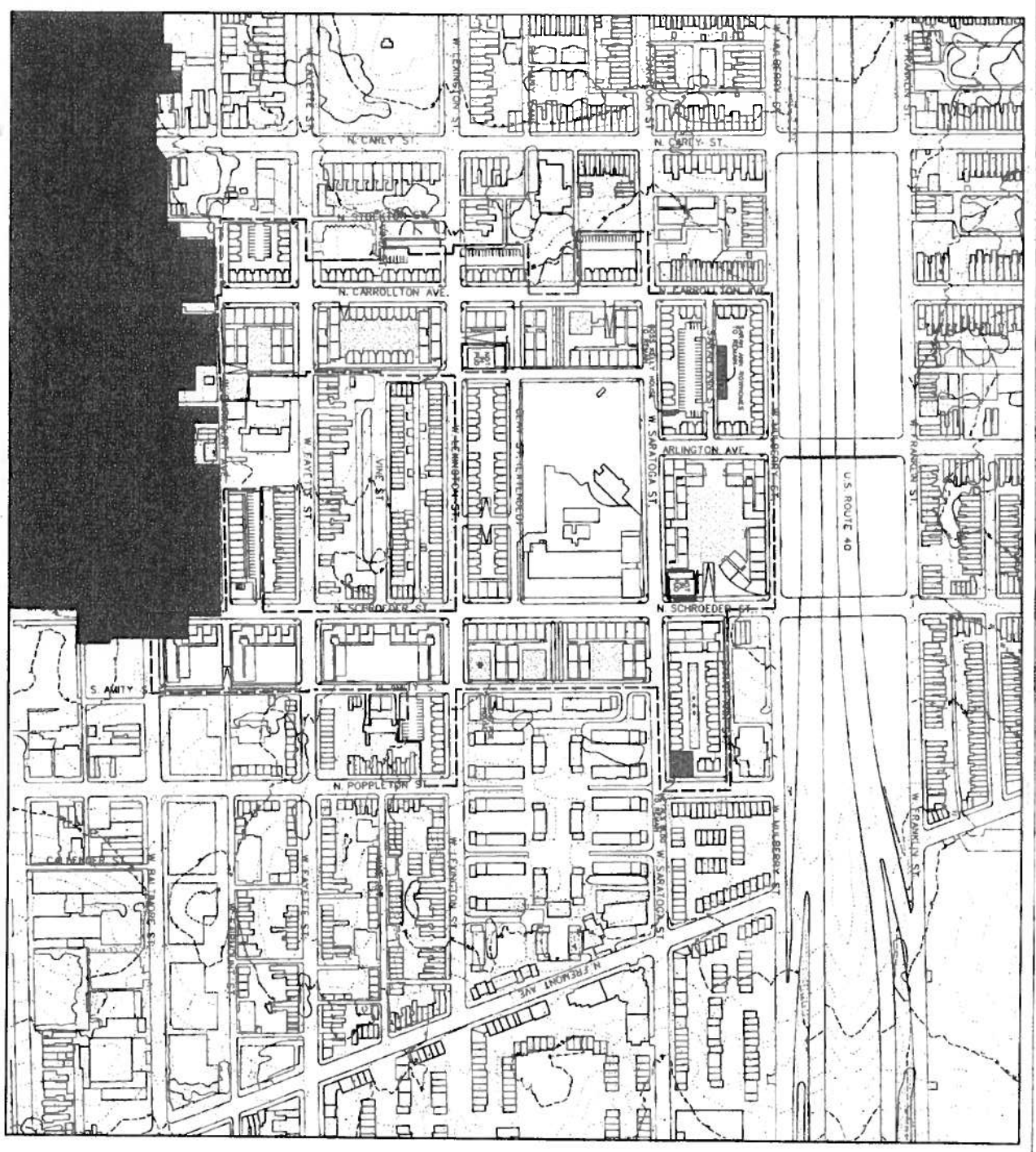
PROJECT: POPPLETON PLANNED UNIT DEVELOPMENT

PROJECT NUMBER: 04-001

PROJECT LOCATION: 1400 N. SCHROEDER ST., POPPLETON, MO 64601

SCALE: 1" = 40 FEET

STV Incorporated  
1015 N. 10TH ST.  
ST. LOUIS, MO 63104  
TEL: 314.433.1100  
WWW.STVINCO.COM



**Poppleton Planned Unit Development**

- GENERAL NOTES**
1. THIS ALTERNATIVE MASTER PLAN IS SUBJECT TO CHANGE.
  2. OPEN SPACE IS CONTINGENT UPON THE DEVELOPER'S MASTER PLAN TO THE TOP OF FINISH GRADE. THE FINAL CONFIGURATION AND SIZE OF THESE OPEN SPACES ARE.
  3. THE OPEN SPACE REMAINDER WITH AN ANTICIPATED 10% IS TO PROVIDE PUBLIC USE AND A VIEW CORRIDOR TO THE PUE HOTEL.

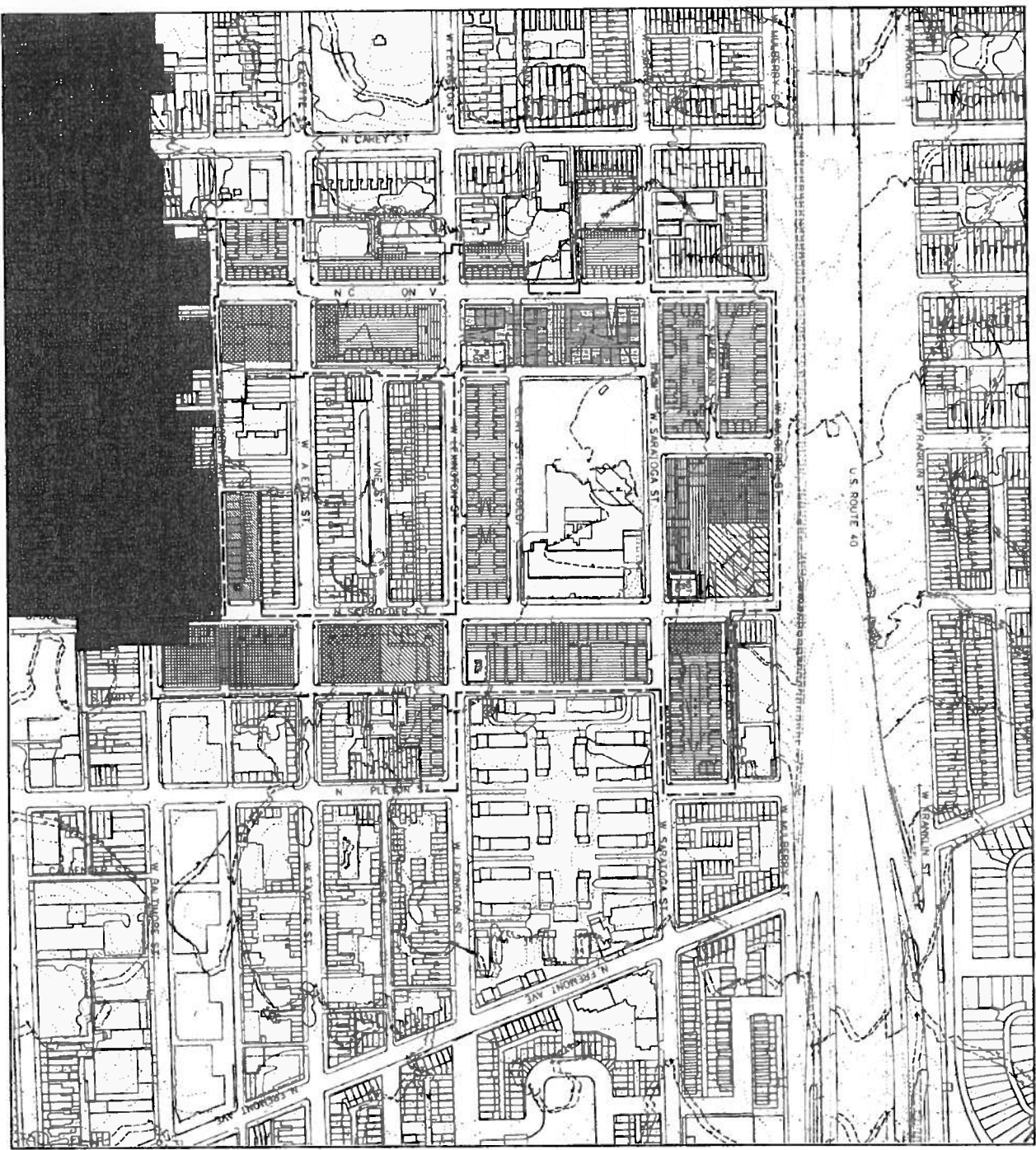


- LEGEND**
- PERMIT LINES AND BOUNDARY
  - PROPOSED OPEN SPACE
  - PLANNING WITH ROAD TO STATION
  - OPEN SQUARE OFFICE OFFICE

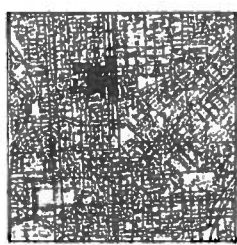
**ILLUSTRATIVE MASTER PLAN SHEET 1001**  
**Poppleton Residential / Business**  
**Planned Unit Development**

DATE NOVEMBER 20, 2008

STV Incorporated  
 1000 S. W. 4th St., Suite 300  
 Ft. Lauderdale, FL 33304  
 Phone: 954.467.1111  
 Fax: 954.467.1112



Poppleton Planned Unit Development



GENERAL NOTES

1. THE BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
2. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
3. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
4. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
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16. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
17. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
18. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
19. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.
20. BUILDING HEIGHTS ARE TO BE LIMITED TO 200 FEET.

LEGEND

POPPLINGTON ROAD BOUNDARY

BUILDING HEIGHTS - FEET

	5-STORY / 85' MAX		12-STORY / 152' MAX
	6-STORY / 94' MAX		14-STORY / 178' MAX
	8-STORY / 128' MAX		16-STORY / 204' MAX
	10-STORY / 137' MAX		20-STORY / 260' MAX

DATE: NOVEMBER 10, 2000

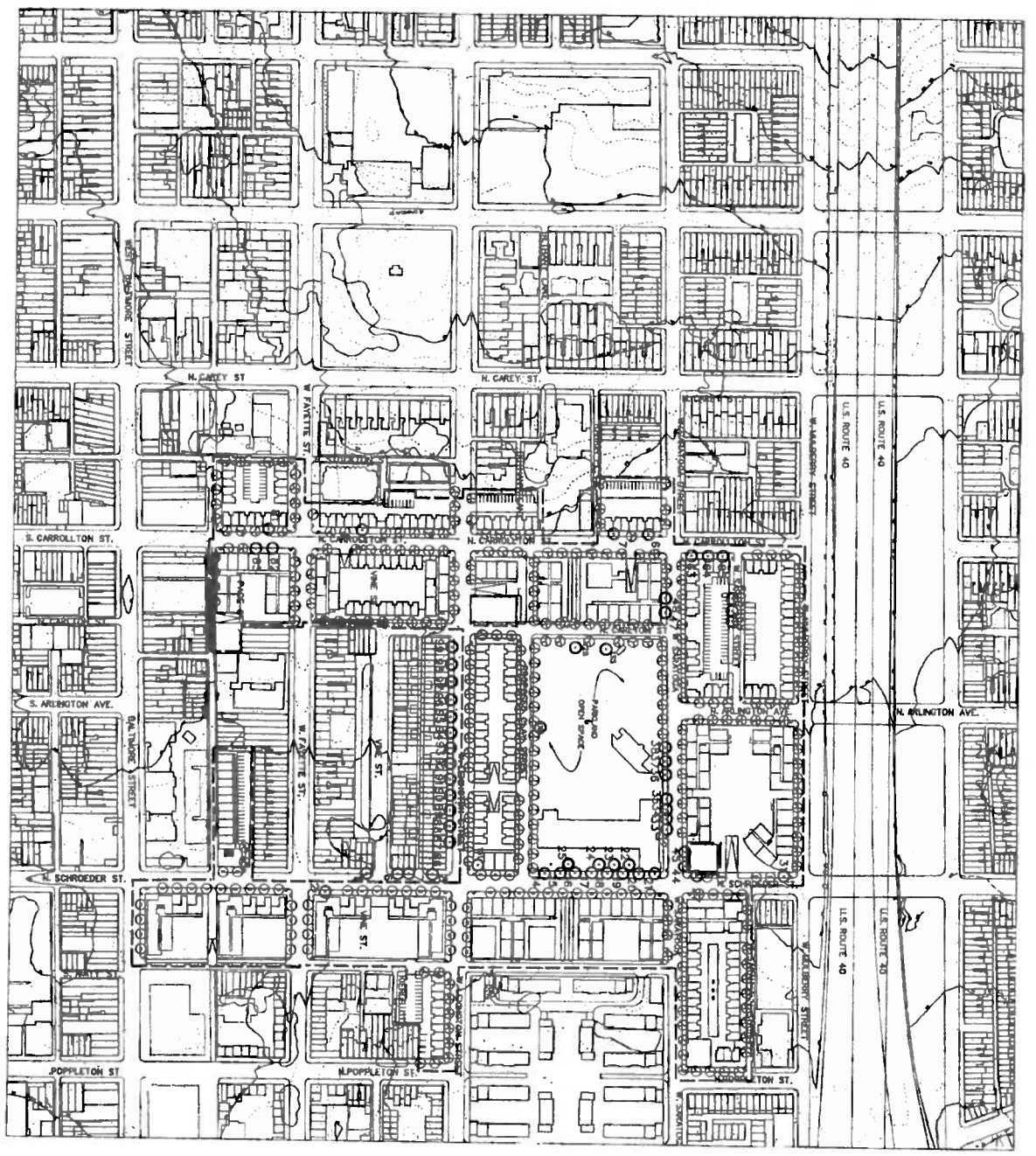
PROJECT: POPPLETON PLANNED UNIT DEVELOPMENT

SHEET: 4 OF 5

POPPLINGTON RESIDENTIAL / BUSINESS PLANNED UNIT DEVELOPMENT

STV Incorporated

1000 W. 10th Street, Suite 1000  
 Lincoln, NE 68502  
 Phone: (402) 441-1111  
 Fax: (402) 441-1112



Poppleton Planned Unit Development



VICINITY MAP  
SCALE 1" = 1/4 MI  
COMPILED BY STV INCORPORATED

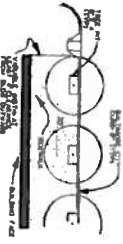
GENERAL NOTES:

1. PREPARED CONFORMANCE WITH THE CITY OF CHARLOTTE
2. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.

LEGEND:

- POPPLETON ROAD BOUNDARY
- EXISTING UTILITIES
- EXISTING UTILITIES
- EXISTING UTILITIES

DETAILS: 1" = 20'



URBAN RESIDENTIAL STREETSCAPE DETAIL:



SCHMATIC LANDSCAPING / FOREST DELINEATION PLAN  
Poppleton Residential / Business  
Planned Unit Development  
SHEET 5 OF 5

DATE: NOVEMBER 14, 2008	PROJECT: POPPLETON PLANNED UNIT DEVELOPMENT
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: [Scale]	DATE: [Date]

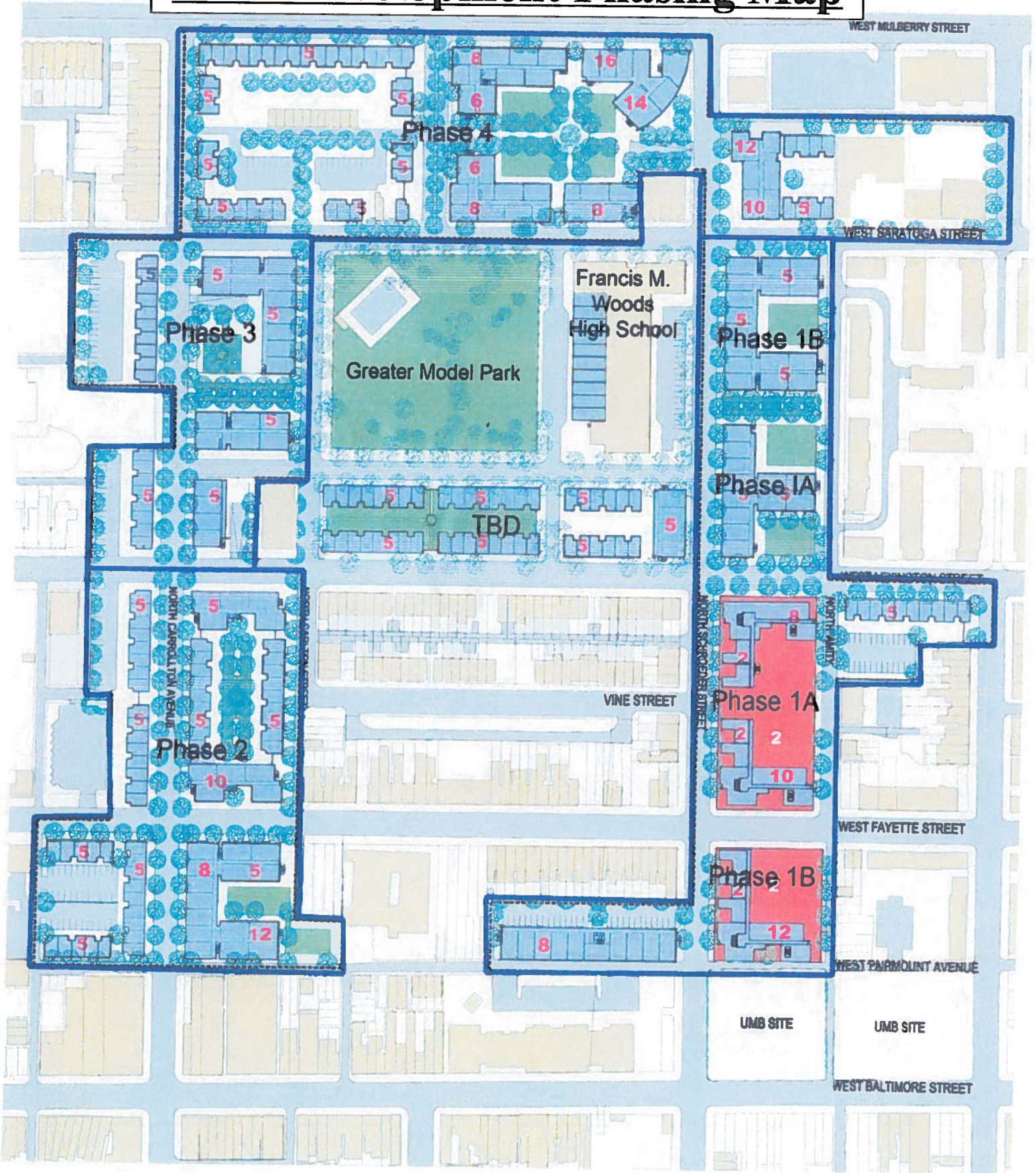
STV Incorporated  
1777 American Blvd, Suite 200  
Charlotte, NC 28215  
Phone: 704.366.7400





# Exhibit D

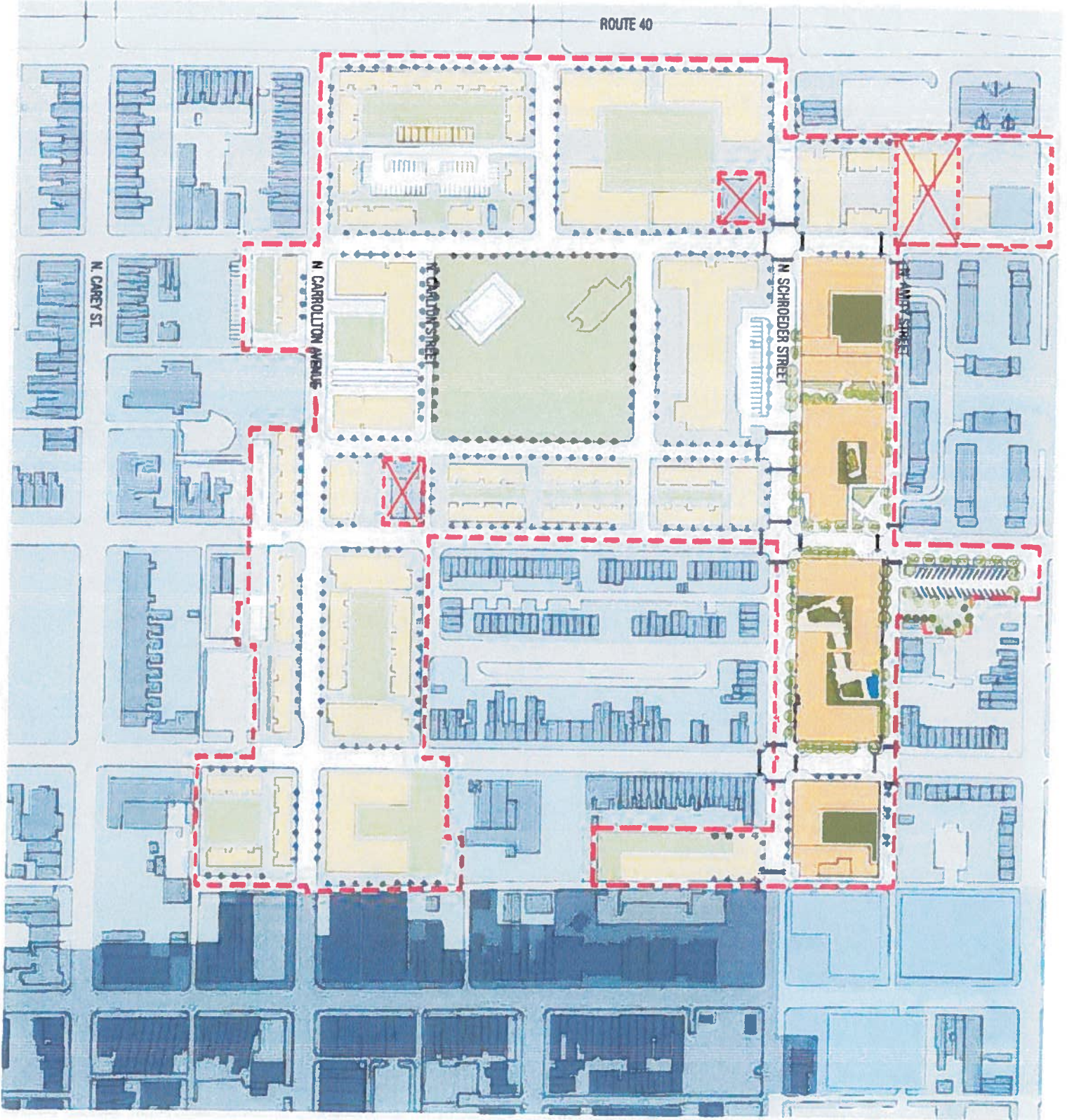
## Total Development Phasing Map





# Exhibit E

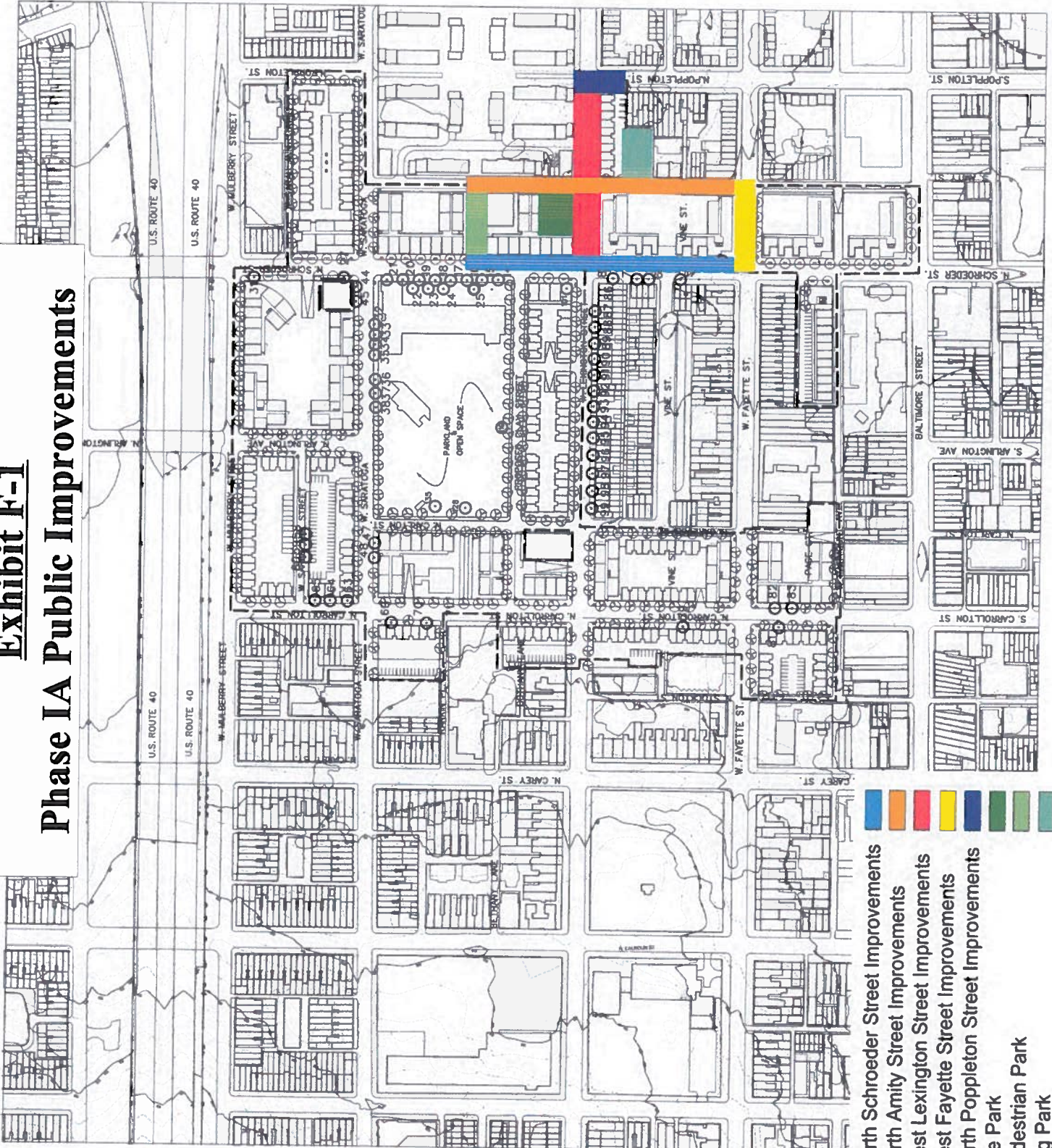
## Total Development Site Plan



X = Outside of TIF area



# Exhibit F-1 Phase IA Public Improvements

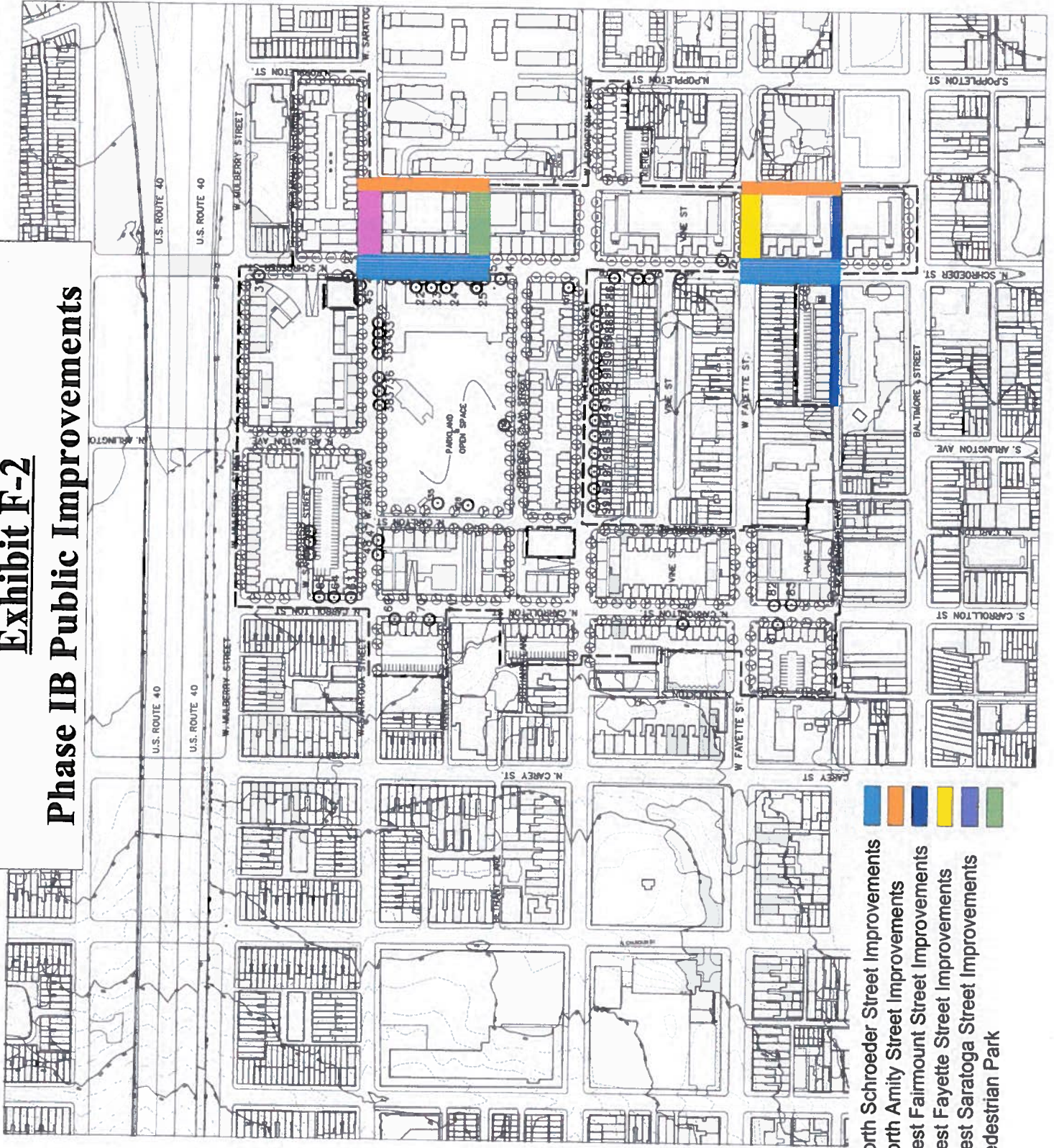


- North Schroeder Street Improvements
- North Amity Street Improvements
- West Lexington Street Improvements
- West Fayette Street Improvements
- North Poppleton Street Improvements
- Poe Park
- Pedestrian Park
- Dog Park



# Exhibit F-2

## Phase IB Public Improvements



- North Schroeder Street Improvements
- North Amity Street Improvements
- West Fairmount Street Improvements
- West Fayette Street Improvements
- West Saratoga Street Improvements
- Pedestrian Park