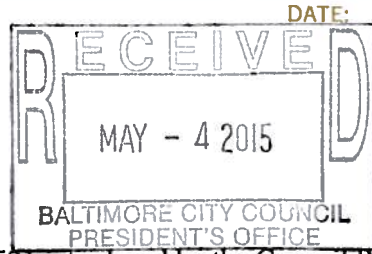


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building	
	SUBJECT	CITY COUNCIL BILL 15-0521	



TO The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall



DATE: May 1, 2015

I am herein reporting on City Council Bill 15-0521 introduced by the Council President on behalf of the Administration (Department of Housing and Community Development).

The purpose of this bill is to designate a “development district” to be known as the “Poppleton Development District”; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district and the establishment and use of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City in connection with the development district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the development district.

Ordinance 75-837 established the Poppleton Urban Renewal Plan. In 2007, Ordinance 07-419 established the Poppleton Planned Unit Development (PUD) and approved the Development Plan submitted by Poppleton Development I, LLC. This Residential/Business PUD is generally bounded by West Mulberry Street to the north, North Stockton Street to the west, West Fairmount Avenue on the south, and North Poppleton Street on the east. Since the passage of that ordinance, the Department of Housing and Community Development has been acquiring and clearing property in preparation for new construction at the site.

There are now development plans for the site which include two sub-phases:

- Phase IA will consist of two mid-rise buildings consisting of 257 rental units, 502 of which will be affordable housing. These buildings are planned to be located on both sides of Lexington Street, along N. Schroeder Street. Green space and parking are also included in the development plans.
- Phase IB will consist of 215 rental housing units and 33,500 square feet of ground floor retail space which would be located on the vacant land between N. Schroeder Street and Amity.

City Council Bill 15-0521, if approved, would establish the Poppleton Development Tax Increment Finance (TIF) District to support the revitalization of the Poppleton neighborhood. The TIF District follows the 13.8 acre development site, bounded by North Stockton Street to the west, North Amity Street to the east, West Mulberry Street to the north and West Fairmount Avenue to the south. Article II Section 62 of the Baltimore City Charter (Tax Increment Financing Act) authorizes the Mayor and City Council to establish a development district and a special tax increment fund.

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The intent of this legislation is to assist with the revitalization of the area by financing or refinancing the investment in infrastructure improvements and related costs, including: design and construction of street and road improvements; the installation of utilities and utility upgrades; the acquisition, design, construction, reconstruction, renovation, and development of buildings that are to be devoted to a governmental use or purpose; site removal; surveys and studies; acquisition construction, renovation, and development of other related infrastructure improvements. The establishment of the TIF District would allow the creation of a special tax increment fund for the development district. The revenues and receipts from the real property taxes representing the levy on the tax increment would be deposited into this fund and would be used to pay debt service on any bonds that may be sold to fund the public infrastructure.

Two pieces of companion legislation would establish the Poppleton Special Taxing District (City Council Bill 15-0523) and authorize the issuance of special obligation bonds (City Council Bill 15-0522). Together, these three bills would support the development of new housing and commercial space in a neighborhood with many vacant and distressed properties. This area was identified for development due in part to its proximity to the University of Maryland Bio Park and the proposed Red Line light rail.

Based on these findings, the Department of Public Works supports passage of City Council Bill 15-0521.

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/MMC:ela