



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0246

York Corridor Business Improvement District – Establishment

Sponsor: Councilmember Conway

Introduced: June 13, 2022

Purpose:

For the purpose of creating a community benefits district, to be known as the York Corridor Business Improvement District; specifying the boundaries of the District; creating an Authority and providing for its rights, duties, and powers; providing for the selection and composition of the Authority's Board of Directors; providing for an Administrator for the Authority; mandating the financial responsibilities of the Authority and the City in conjunction with the operation of the District; providing for the assessment, collection, and enforcement of a supplemental tax to be collected by and for the Authority; specifying the City's role in maintaining and enhancing existing services; encouraging the creation of partnerships among the Authority, the City, the State, the Federal Government, and property owners not subject to the supplemental tax; designating the Board of Estimates as the agency charged with reviewing and approving various matters relating to the District and the Authority; providing for the renewal, expiration, termination, and approval of the District and the Authority; providing for a special effective date; and generally relating to the existence, operation, and control of the York Corridor Business Improvement District and Authority..

Effective: Date of enactment.



Agency Reports

City Solicitor	Favorable
Department of Finance	
Baltimore Development Corporation	
Department of Real Estate	

Analysis

Current Law

Article II - General Powers; Section(s) 63; Article 14 - Special Benefits Districts; Section(s) 9-1 to 9-5; 9-6 and 9-7 to 9-17; Baltimore City Code (Edition 2000)

Background

In 2019, Bill 18-0288/Ordinance 19-249 was enacted to create the *York Road (Corridor) Business Improvement District (BID)* as well as the *York Corridor Business Improvement Management Authority* which would be governed by a Board. The Interim Authority for the newly created BID was authorized to manage supplemental taxes and provide supplemental services for properties within a designated area. The Authority representing the area was unable to garner required community support (58% of the aggregate cast votes). Consequently, the new 2019 BID provisions outlined in the City Code (Article 14, Subtitle 9) could not be implemented.

Bill 22-0246 proposes to re-establish the *York Corridor Business Improvement District (YCBID)* and the *York Corridor Business Improvement District Management Authority*. If approved, the newly created YCBID Authority would be governed by and administered through a 9 – 15 members Board of Directors.

Boundaries for the district are the same as those approved via Ordinance 19-249 (*see attachment*). The boundaries would be centered along York Road and partially passing through fourteen (14) communities: Belvedere, Chinquapin Park, Guilford, Kernewood, Mid-Govans, Pen Lucy, Radnor-Winston, Richnor Springs, Rosebank, Winston-Govans, Woodbourne-McCabe,

Wrenlane, Wilson Park, and York-Homeland There is a mixture of commercial and residential uses in the area.

Under Bill 22-0246, YCBID would be a special taxing district. Certain properties would be subject to a supplemental tax in order to fund services which includes but is not limited to sanitation, safety, security and marketing. The surcharge would be based upon a property's assessed value. The Board of Estimates would determine the final assessable base on which the Supplemental Tax would be based.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill 22-0246; Baltimore City Code; York Corridor Business Improvement District

Analysis by: Jennifer L. Coates
Analysis Date: September 8, 2022

Direct Inquiries to: 410-396-1260