



FROM	NAME & TITLE	Laura Larsen, Budget Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0300 – Waterfront Management District and Waterfront Management Authority – Renewal		

DATE:

TO

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

January 4, 2023

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0300, Waterfront Management District and Waterfront Management Authority – Renewal, the purpose of which is to reauthorize the Waterfront Management District (the “District”) and its Management Authority (the “Authority”) through April 23, 2027.

Background

The Waterfront Management District was created in 2007 and is managed by the Waterfront Partnership, a non-profit organization that acts as the Management Authority, and its Board of Directors. The Board of Directors prepares the annual operating budget and manages funds received from a property tax surcharge, which is approved by the District’s property owners by vote. These funds are used to provide additional services within the District that are related to sanitation and safety such as street cleaning, graffiti removal, abandoned vehicle removal, crime alerts, and safety patrols.

Fiscal Impact

The Authority is funded primarily by a property tax surcharge of \$0.17 per \$100 of assessed value imposed to each taxable property within the District. This surcharge is approved annually by the Board of Estimates. As of December 2022, the District has 361 total properties, 337 of which are taxable and 24 that are not taxable. The Fiscal 2023 estimated revenue from this surcharge is \$3,228,242.

Other Considerations

The Waterfront Management District represents an agreement between the area’s property owners and the Authority, in which property owners pay a supplemental tax rate, in addition to the City’s property tax rate, for additional services. While there is no direct cost or revenue impact to the City, these additional surcharges add to an already high tax burden on property owners and have the potential to discourage investments. This increased tax burden has the potential to limit the City’s flexibility to increase General Fund revenues in the future.

Conclusion

This legislation reauthorizes the Waterfront Management District and the Authority through April 2027.
For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0300.

cc: Michael Moiseyev
Nina Themelis