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**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

**Mission Statement**

*The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.*

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**TUESDAY, JULY 23, 2024  
10:11 AM**

**COUNCIL CHAMBERS**

**Council Bill #24-0519**

**Port Covington Community Benefits District and Management  
Authority – Renewal Through June 30, 2028**

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Robert Stokes  
Danielle McCray

Staff: Marguerite Currin (443-984-3485)



## BILL SYNOPSIS

Committee: Ways and Means

CC24 -0519

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### Port Covington Community Benefits District and Management Authority- Renewal Through June 30, 2028

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*Sponsor: Councilmember Costello*

*Introduced: April 15, 2024*

**Purpose:** For the purpose of, renewing and continuing the Port Community Benefits District and the Port Covington Community Benefits Management Authority, providing for a special effective date; and generally relating to the activities and authority of the Port Covington Community Benefits Management Authority.

**Effective:** Upon enactment

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### Agency Reports

Department of Law	Favorable
Planning Commission	Favorable
Department of Public Works	
HCD	
BDC	
Department of Finance	
Department of Transportation	
City Administrator	
Board of Estimates	

**Existing Law**

Article II Sec.69 of the Baltimore City Charter authorizes the creation of Special Benefits Districts. Residents and businesses in the District pay a surcharge on their property tax bill and receive certain services.

**Background;**

The Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority were created by Ordinance 20-0358 on August 18, 2020.

The District is located at the Southern end of the Baltimore Harbor below I-95 and contains portions of the Spring Garden Industrial Area , Swann Park, and West Covington Park, and Port Covington (excluding the Under Armor campus)

Residents and Businesses in the District pay a property tax surcharge for which they receive extra benefits. The district and Authority must be renewed every four years.

CC24 0519 extends the Port Covington Benefits and Management Authority until June 30, 2028.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Bill file

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Analysis by: Richard Krummerich  
Analysis Date: 7-19-24

Direct Inquiries to: 410-396-1266

**CITY OF BALTIMORE  
COUNCIL BILL 24-0519  
(First Reader)**

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Introduced by: Councilmember Costello

At the request of: Port Covington Community Benefits District Management Authority

Address: c/o Rob Boidock, Member, Board of Directors

c/o Alyssa Domzal, Esq.

Ballard Spahr LLP

111 S. Calvert Street, 27th Floor

Baltimore, MD 21202

Telephone: (410) 528-5510

Introduced and read first time: April 15, 2024

Assigned to: Economic and Community Development Committee

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

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**A RESOLUTION ENTITLED**

1     **A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning**

2                     **Port Covington Community Benefits District and Management Authority –**  
3                     **Renewal Through June 30, 2028**

4     **FOR the purpose of reviewing, renewing and continuing the Port Covington Community Benefits**  
5         **District and the Port Covington Community Benefits Management Authority; providing for a**  
6         **special effective date; and generally relating to the activities and authority of the Port**  
7         **Covington Community Benefits District and the Port Covington Community Benefits**  
8         **Management Authority.**

9                     **Recitals**

10            By the authority of City Charter Article II, § 69, the Mayor and City Council, through the  
11            enactment of Ordinance 20-358 on August 18, 2020 (the “Ordinance”), codified in City Code  
12            Article 14, Subtitle 10, established the Port Covington Community Benefits District (the  
13            “District”) and the Port Covington Community Benefits Management Authority (the  
14            “Authority”), subject to certain terms and conditions.

15            Article II, § 63(g) {“Periodic review – general”} of the Charter requires that the Mayor and  
16            City Council renew the effectiveness and desirability of continuing the existence of the District  
17            and the Authority every 4 years from the enactment of the Ordinance. More specifically, Article  
18            14, § 10-16 {“4-year reviews”} of the Code requires that the Mayor and City Council hold 1 or  
19            more public hearings every 4 years to evaluate the activities and undertakings of the District and  
20            the Authority and to determine whether the District and Authority should continue for another 4  
21            years.

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

**Council Bill 24-0519**

1           For the purposes of determining whether to again renew and continue the District and the  
2 Authority, the City Council has held a hearing, as required by Article 14, § 10-16.

3           The Mayor and City Council have undertaken the requisite quadrennial review for a proposed  
4 4-year renewal period. Based on their review of the activities and undertakings of the District and  
5 Authority, the Mayor and City Council find that the renewal and continuation of the District and  
6 the Authority are in the best interest of the citizens of Baltimore.

7           **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That,**  
8 beginning at its second meeting in April 2024, the Mayor and City Council shall review and  
9 determine the desirability of continuing the Port Covington Community Benefits District and the  
10 Port Covington Community Benefits Management Authority .

11           **SECTION 2. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, if**  
12 the Mayor and City Council find that it is desirable for the District and Authority to continue, the  
13 District and the Authority shall be renewed and continued for an additional 4 years, backdating  
14 from May 18, 2024, through June 30, 2028.

15           **SECTION 3. AND BE IT FURTHER RESOLVED, That this Resolution of the Mayor and City**  
16 Council takes effect on the date it is enacted.

**Agency Reports:**

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**CITY OF BALTIMORE**

**BRANDON M. SCOTT**  
Mayor



**DEPARTMENT OF LAW**  
**EBONY M. THOMPSON, CITY SOLICITOR**  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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April 18, 2024

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

Re: City Council Bill 24-0519 – Port Covington Community Benefits District  
and Management Authority – Renewal Through June 30, 2028

Dear President and City Council Members:


The Law Department has reviewed City Council Bill 24-0519 for form and legal sufficiency. The bill would renew and continue the Port Covington Community Benefits District and Management Authority. It was created by Ordinance 20-358 and amended by Ordinance 23-258, pursuant to authorization from the Maryland General Assembly that allowed the City to create community benefits districts. *See* 1994 Md. Laws ch. 732. In 1997, the General Assembly passed a law requiring that it reauthorize community benefits districts every four years, but in 2000 transferred the reauthorization function to the Mayor and City Council. *See* 1997 Md. Laws ch. 655; 2000 Md. Laws ch. 89; *see also* 2003 Md. Laws ch. 475. This reauthorization requirement has been codified in Section 10-16 of Article 14 of the City Code. *See also* City Charter, Art. II, §(63)(g), (h). This bill is the required reauthorization pursuant to that section, which the Law Department approves for form and legal sufficiency.

Very truly yours,

Hilary Ruley  
Chief Solicitor

cc: Ebony Thompson, City Solicitor  
Nina Themelis, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor



<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0519 / PORT COVINGTON COMMUNITY BENEFITS DISTRICT AND MANAGEMENT AUTHORITY – RENEWAL THROUGH JUNE 30, 2028		

**TO**

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

DATE:

May 10, 2024

At its regular meeting of May 9, 2024, the Planning Commission considered City Council Bill #24-0519, for the purpose of reviewing, renewing and continuing the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority.

In its consideration of this Bill, the Planning Commission reviewed the staff's favorable recommendation, and adopted the following resolutions, with eight members being present (seven in favor, one abstained):

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #24-0519 be approved by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services