



## BALTIMORE HOUSING

STEPHANIE RAWLINGS-BLAKE  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABCD  
Commissioner, HCD

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

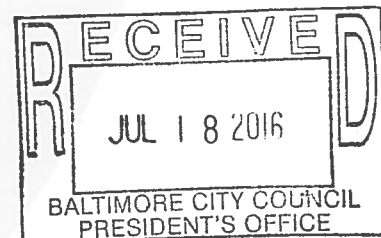
From: Paul T. Graziano, Commissioner

Date: July 12, 2016

Re: **City Council Bill 16-0670 – Port Covington Bond Issuance**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 16-0670, Port Covington Bond Issuance FOR the purpose of authorizing the issuance of special obligation bonds and the pledge, subject to appropriation, of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein) to the payment of debt service thereon; authorizing the pledge by the City, subject to appropriation, of the Tax Increment Revenues and Special Tax Revenues pursuant to a Contribution Agreement (defined herein) to provide for the payment by the State Issuer (defined herein) of the principal of and interest on the applicable State Obligations (defined herein) and other related costs; providing that such bonds or State Obligations may be issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$660,000,000 for the purpose of financing infrastructure improvements and related costs, including, without limitation, the Project (defined herein), and other necessary improvements to, from, or within the development district, and certain other infrastructure improvements permitted by the Acts (defined herein); providing for the method and sources of payment for such special obligation bonds;....

If enacted, this bill, along with companion bills 16-0669 (Development District) and 16-0671 (Special Taxing District) would support the redevelopment of Port Covington by authorizing the issuance of special obligation bonds in an amount of not to exceed \$660,000,000 to fund up to \$534,795,000 in public infrastructure projects. The companion bills would support his bill by designating a Development District and establishing a TIF (Tax Increment Finance) fund necessary for the issuance and payment of the special obligation bonds to fund public infrastructure improvements associated with the Port Covington Development.



The proposed Port Covington Master Plan for redevelopment of the 260-acre site is for a mixed-use community with needed expansion space for Under Armour, a Baltimore based company. The new construction will include office, retail, residential, hotel, parking and manufacturing space that will be developed over 25 years. A TIF (Tax Increment Finance) fund will be established to finance the construction of public infrastructure, including public parks, piers and plazas; bike, pedestrian and transit improvements; site work; and associated public streets, alleys, sidewalks, lighting and utilities.

The Department of Housing and Community Development supports the passage of City Council Bill 16-0670.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Mr. Colin Tarbert, *Deputy Mayor*