

**CITY OF BALTIMORE
COUNCIL BILL 18-0069R
(Resolution)**

Introduced by: Councilmember Costello, President Young, Councilmembers Clarke, Scott, Dorsey, Bullock, Henry, Pinkett, Burnett, Reisinger, Stokes, Cohen, Middleton, Sneed, Schleifer

Introduced and adopted: February 26, 2018

A COUNCIL RESOLUTION CONCERNING

Request for State Action – Require Appropriate Criteria for State Center Redevelopment

FOR the purpose of urging the General Assembly to pass, and the Governor to sign, HB 1286 in order to protect the participation and planning process of 12 community organizations during the past 12 years related to State Center, and to support redevelopment of State Center that includes both the active and meaningful participation of the surrounding communities and the values and needs of those communities as key components.

Recitals

WHEREAS, since it was built in 1954, the State Center office complex has physically segregated nine historically connected neighborhoods in the heart of Central West Baltimore, causing decades of hardship for the surrounding communities.

WHEREAS, in 2005, a public-private partnership was formed in order to alleviate the decades-old community concerns by redeveloping State Center into a mixed-use development, upgrading the dilapidated office spaces, and bringing much needed businesses to the area.

WHEREAS, at this time, a group of 12 community organizations formed the State Center Neighborhood Alliance, and nearly a decade later, in a sweeping act of agreement and cooperation, executed an historic community benefits agreement, which included a vital focus on local hiring in order to replenish and nourish the community.

WHEREAS, redevelopment of the State Center complex presents the opportunity for incredible transit and infrastructure growth and, as a transit oriented development site, presents the opportunity to truly unite many disparate areas of the city.

WHEREAS, an existing plan for the redevelopment of the State Center complex has not yet begun implementation and therefore may require a revised or new plan.

WHEREAS, HB 1286 is prospective in that it addresses revised and new plans for the State Center complex.

WHEREAS, this bill identifies community values and needs as articulated by the surrounding neighborhoods – such as space for retail, housing, offices, restaurants, and other private businesses; a high quality, full service grocery store; green space; and elements designed to increase the connections between communities and State Center and each other – that translate into acceptable future development at the State Center complex.

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike out~~ indicates matter deleted by amendment.

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1 **WHEREAS**, HB 1286 also prescribes a process that requires the on-going participation of the
2 neighborhoods most affected by State Center via the State Center Neighborhood Alliance.

3 **WHEREAS**, this bill requires any new or modified contract or plan for development of State
4 Center to include an enforceable community benefits agreement, a comprehensive local hiring
5 plan, and an economic improvement plan.

6 **WHEREAS**, continuation of State offices on the State Center site as a core use in future
7 development is vital to the surrounding community for reasons including state employees as
8 consumers of local goods and services; the State offices as a purchaser of such things as supplies,
9 printing, and catering from local businesses; the State as an employer of local residents; and the
10 State Center as a portal to many important independent but related State services and agencies
11 concerning jobs and employment, taxation issues, vital statistics, health, and veterans services,
12 among others.

13 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE**, That the
14 Council urges the General Assembly to pass, and the Governor to sign, HB 1286 in order to
15 protect the participation and planning process of 12 community organizations during the past 12
16 years related to State Center, and to support redevelopment of State Center that includes both the
17 active and meaningful participation of the surrounding communities and the values and needs of
18 those communities as key components.

19 **AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Governor, the
20 Honorable Chairs and Members of the Baltimore City House and Senate Delegations to the
21 Maryland General Assembly, the President of the Maryland Senate, the Maryland House
22 Speaker, the Mayor, and the Mayor's Legislative Liaison to the City Council.