


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0465 / PORT COVINGTON DISTRICT AND PORT COVINGTON COMMUNITY BENEFITS DISTRICT MANAGEMENT AUTHORITY		

DATE:

TO

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

January 31, 2020

At its regular meeting of January 30, 2020, the Planning Commission considered City Council Bill #19-0465, for the purpose of creating a community benefits district for Port Covington; specifying the boundaries of the district; creating a community benefits district management authority and providing for its rights, duties, and powers; providing for the selection and composition of the Authority's Board of Directors; designating the initial interim board of the authority and providing for the selection and approval of a full board, including authority to establish up to three classes of board memberships with certain approval rights granted to each class; creating the administrator for the authority and approving a potential administrator; mandating the financial responsibilities of the Authority and the City in conjunction with the operation of the district; providing for a supplemental tax to be collected for the Authority; ...

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0465 and adopted the following resolution; seven members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0465 be passed 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

attachment

- cc: Mr. Nicholas Blendy, Mayor's Office
 Mr. Matthew Stegman, Mayor's Office
 Ms. Nina Themelis, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. Colin Tarbert, BDC
 Mr. Derek Baumgardner, 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
 Mr. Dominic McAlily, Council Services
 Ms. Aylssa Domzal, Attorney for Applicant



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

January 30, 2020

REQUEST: City Council Bill #19-0465/ Port Covington District and Port Covington Community Benefits District Management Authority:

For the purpose of creating a community benefits district for Port Covington; specifying the boundaries of the district; creating a community benefits district management authority and providing for its rights, duties, and powers; providing for the selection and composition of the Authority's Board of Directors; designating the initial interim board of the authority and providing for the selection and approval of a full board, including authority to establish up to three classes of board memberships with certain approval rights granted to each class; creating the administrator for the authority and approving a potential administrator; mandating the financial responsibilities of the Authority and the City in conjunction with the operation of the district; providing for a supplemental tax to be collected for the Authority; authorizing the creation of separate classes and subclasses of property for the purposes of establishing different rates of supplemental tax; authorizing the creation of credits to facilitate a diverse residential mix; incorporating the assessment, collection and enforcement process for the supplemental tax within the procedures and processes already existing; specifying the role of the City in maintaining and enhancing existing services; encouraging the creation of partnerships between and among the Authority, the City, the state, the federal government and other property owners not subject to the supplemental tax; establishing 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; otherwise providing for the existence, operation and control of the District and the Authority; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

INTRODUCED BY: Councilmember Costello

SITE/GENERAL AREA

The boundaries of the proposed benefits district can be generally described as that area located south of I-95, which includes the southern portion of the Spring Garden Industrial Area below I-95, and the Port Covington area but not including the Under Armor campus. This area includes a couple of parks including Swann Park and West Covington Park, several industrial users, over to the newly redeveloped Sagamore distillery and the Gould Street power plant site.

HISTORY

- The Port Covington Master Plan was adopted by the Planning Commission in their meeting of June 23, 2016.
- The easternmost edge of this site is located within the Port Covington Planned Unit Development (PUD) #71, which was established by Ord. #90-425 on January 17, 1990, that was later amended by Ordinances #00-57, #02-431, #04-884, and most recently by Ord. #16-572, dated December 5, 2016.

ANALYSIS

Background: This bill will create a business improvement district (BID), formed by the property owners for the purpose of taxing themselves in order to fund specific additional services. This additional tax will be collected as a supplemental property tax along with regular property taxes for the owners in the BID area. The funds will then be transferred to the BID management authority for disbursement. The proposed tax surcharge is estimated to be \$0.45 per \$100 of assessed value.

The Port Covington BID will be empowered to: acquire property, make contracts for services, apply for grants, borrow funds to support its services, adopt an annual budget and set the supplemental tax rate for its benefitted properties, and establish and enforce rules for public areas within the BID area.

The additional services to be provided within the BID will include: beautification and landscape maintenance; snow removal; sanitation services; additional security; marketing and promotions; events; and fundraising efforts.

Upon establishment, the BID will need to be reviewed by the Mayor and City Council every four years in a public hearing to evaluate the activities of the Authority, where the Mayor and City Council will decide whether the BID continues for an additional four years.

Notice of this meeting was sent via GovDelivery to 17,121 unique subscribers (with a 96% delivery rate). For direct stakeholder outreach, the applicant team (representing 62% of the land area) contacted property owners within the project area, and received either support or no objection from most of the property owners (30% of the land area). Two property owners (representing approximately 8% of the land area) did not respond.



Chris Ryer
Director