

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0465

Introduced by: Councilmember Costello
Introduced and read first time: November 4, 2019
Assigned to: Housing and Urban Affairs Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: April 27, 2020

AN ORDINANCE CONCERNING

**Port Covington District and
Port Covington Community Benefits District Management Authority**

1
2
3 FOR the purpose of creating a community benefits district for Port Covington; specifying the
4 boundaries of the district; creating a community benefits district management authority and
5 providing for its rights, duties, and powers; providing for the selection and composition of the
6 Authority’s Board of Directors; designating the initial interim board of the authority and
7 providing for the selection and approval of a full board, including authority to establish up to
8 three classes of board memberships with certain approval rights granted to each class;
9 creating the administrator for the authority and approving a potential administrator;
10 mandating the financial responsibilities of the Authority and the City in conjunction with the
11 operation of the district; providing for a supplemental tax to be collected for the Authority;
12 authorizing the creation of separate classes and subclasses of property for the purpose of
13 establishing different rates of supplemental tax; authorizing the creation of credits to facilitate
14 a diverse residential mix; incorporating the assessment, collection and enforcement process
15 for the supplemental tax within the procedures and processes already existing; specifying the
16 role of the City in maintaining and enhancing existing services; encouraging the creation of
17 partnerships between and among the Authority, the City, the state, the federal government
18 and other property owners not subject to the supplemental tax; establishing the Board of
19 Estimates as the agency charged with reviewing and approving various matters relating to the
20 district and the Authority; providing for the renewal, expiration, termination and approval of
21 the District and the Authority; otherwise providing for the existence, operation and control of
22 the District and the Authority; and providing for a special effective date.

23 BY authority of
24 Article II - General Powers
25 Section (63)
26 Baltimore City Charter
27 (1996 Edition)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 19-0465

1 BY adding
2 Article 14 - Special Benefits Districts
3 Sections 10-1 to 10-17, to be under the new subtitle designation,
4 “Subtitle 10. Port Covington Community Benefits District”
5 Baltimore City Code
6 (Edition 2000)

7 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
8 Laws of Baltimore City read as follows:

9 **Baltimore City Code**

10 **Article 14. Special Benefits Districts**

11 **SUBTITLE 10. PORT COVINGTON COMMUNITY BENEFITS DISTRICT**

12 **§ 10-1. FINDINGS.**

13 (A) *IMPORTANCE OF PORT COVINGTON.*

14 (1) PORT COVINGTON IS UNDERGOING SIGNIFICANT REDEVELOPMENT THAT WILL BENEFIT
15 THE CITY BY CREATING A NEW CLEAN, GREEN, AND SAFE NEIGHBORHOOD, WHICH WILL
16 REFLECT A DIVERSE MIX OF BUSINESS AND RESIDENTIAL PROPERTIES AND A DIVERSE
17 ECONOMIC, SOCIAL, AND RACIAL MIX OF RESIDENTS AND WORKERS.

18 (2) IN ORDER TO MAINTAIN PORT COVINGTON AS AN ATTRACTIVE LOCATION OF CHOICE
19 BY OFFICE AND RETAIL OWNERS AND TENANTS AND BY RESIDENTS, THE AREA MUST BE
20 KEPT ATTRACTIVE, CLEAN, AND SAFE AT ALL TIMES.

21 (B) *CONSIDERATIONS.*

22 IN ADOPTING THIS ORDINANCE, THE CITY COUNCIL:

23 (1) CONSIDERED THE VIEWS OF THE PROPERTY OWNERS, RESIDENTS, PROPERTY
24 TENANTS, COMMUNITY GROUPS AND WORKERS IN SOUTH BALTIMORE. THE
25 COUNCIL IS PARTICULARLY SENSITIVE TO THE INPUT OF COMMUNITY GROUPS THAT
26 HAVE PARTNERED WITH THE DEVELOPMENT TEAM OF PORT COVINGTON TO
27 FACILITATE THE INVESTMENT OF FUNDS NOT ONLY IN PORT COVINGTON, BUT
28 THROUGHOUT SOUTH BALTIMORE AND THE REST OF THE CITY.

29 (2) FINDS THAT A COMMUNITY BENEFITS DISTRICT WOULD BE AN IMPORTANT AND
30 VITAL ELEMENT OF THE LONG-TERM HEALTH AND GROWTH OF PORT COVINGTON,
31 SOUTH BALTIMORE, THE REST OF BALTIMORE CITY, AND THE REGION.

32 (3) FINDS THAT THE DISTRICT WILL ENCOURAGE THE INVOLVEMENT OF MINORITY AND
33 WOMEN-OWNED BUSINESSES IN THE OPERATION OF THE DISTRICT AND IN THE
34 BUSINESS COMMUNITY ITSELF.

35 (4) FINDS THAT THE DISTRICT AND PORT COVINGTON WILL REFLECT:

Council Bill 19-0465

- 1 (I) A DIVERSE MIX OF BUSINESS AND RESIDENTIAL PROPERTIES; AND
- 2 (II) A DIVERSE ECONOMIC, SOCIAL, AND RACIAL MIX OF RESIDENTS AND
- 3 WORKERS.

4 (C) *RECOMMENDATION.*

5 THE MAYOR AND CITY COUNCIL RECOMMENDS THAT RESIDENTS OF THE DISTRICT
6 CONSULT A TAX ADVISOR BEFORE TREATING THE SUPPLEMENTAL TAX PAID TO THE
7 DISTRICT AS A DEDUCTIBLE TAX.

8 **§ 10-2. DISTRICT ESTABLISHED.**

9 (A) *IN GENERAL.*

10 THERE IS A COMMUNITY BENEFITS DISTRICT, TO BE KNOWN AS THE PORT COVINGTON
11 COMMUNITY BENEFITS DISTRICT.

12 (B) *BOUNDARIES.*

13 THE BOUNDARIES OF THE DISTRICT ARE AS SHOWN ON THE FOLLOWING MAP, APPENDED
14 TO THIS BILL, TITLED “EXHIBIT A – DISTRICT BOUNDARIES”.

15 **§ 10-3. AUTHORITY CREATED.**

16 (A) *AUTHORITY CREATED.*

17 THERE IS A PORT COVINGTON COMMUNITY BENEFITS DISTRICT MANAGEMENT
18 AUTHORITY, REFERRED TO IN THIS SUBTITLE AS THE “AUTHORITY”.

19 (B) *PURPOSE.*

20 THE PURPOSE OF THE AUTHORITY IS TO:

- 21 (1) PROMOTE AND MARKET THE DISTRICT;
- 22 (2) PROVIDE SUPPLEMENTAL SECURITY AND MAINTENANCE SERVICES;
- 23 (3) PROVIDE AMENITIES IN PUBLIC AREAS; AND
- 24 (4) PROVIDE OTHER SERVICES AND FUNCTIONS AS MAY BE REQUESTED BY THE
25 AUTHORITY AND APPROVED BY AN ORDINANCE OF THE MAYOR AND CITY
26 COUNCIL.

Council Bill 19-0465

§ 10-4. POWERS AND FUNCTIONS OF AUTHORITY.

(A) POWERS.

TO THE GREATEST EXTENT ALLOWABLE BY LAW, THE AUTHORITY IS AND SHALL BE DEEMED TO BE A SPECIAL TAX DISTRICT, EXERCISING ONLY THOSE POWERS AS ARE PROVIDED FOR IN THIS SUBTITLE.

(B) AUTHORIZED ACTIONS.

(1) THE AUTHORITY MAY ACQUIRE, HOLD, AND USE PROPERTY AS NECESSARY TO ACHIEVE ITS PURPOSES, INCLUDING:

(I) THE ACQUISITION BY PURCHASE, LEASE, USE OR OTHER RIGHTS; AND

(II) THE CONSTRUCTION AND INSTALLATION OF BUILDINGS AND STRUCTURES TO FURTHER THE MISSION OF THE AUTHORITY; ~~AND.~~

~~(III) THE LEASING OF SPACE AND STRUCTURES FOR FEES AND THE PARTICIPATION IN REVENUES FROM SUCH LEASING.~~

(2) THE AUTHORITY MAY MAKE A CONTRACT:

(I) TO PROVIDE SERVICES FOR AREAS ADJOINING THE DISTRICT;

(II) WITH AN ADMINISTRATOR WHO MAY OR MAY NOT BE AN ADM INISTRATOR FOR ANOTHER BENEFITS DISTRICT IN BALTIMORE CITY; AND

(III) WITH AGENCIES OF BALTIMORE CITY TO PROVIDE PERMITTED SERVICES WITHIN THE DISTRICT.

(3) THE AUTHORITY MAY ENGAGE THE SERVICES OF AN ADMINISTRATOR (THE "ADMINISTRATOR"), WHO MAY BE AN INDIVIDUAL OR AN ENTITY, INCLUDING THE WATERFRONT PARTNERSHIP OF BALTIMORE, INC., BUT NOT LIMITED TO NON-PROFIT ENTITIES, TO ADMINISTER THE PROGRAMS AND UNDERTAKINGS OF THE AUTHORITY.

(4) THE AUTHORITY MAY SUE AND BE SUED. HOWEVER, THE DISTRICT, THE AUTHORITY, ITS BOARD OF DIRECTORS, AND ITS ADMINISTRATOR SHALL BENEFIT, TO THE FULLEST EXTENT ALLOWABLE BY LAW, FROM ALL PROVISIONS OF FEDERAL, STATE, AND LOCAL LAW LIMITING THE LIABILITY OF DIRECTORS, EMPLOYEES, OFFICERS, AGENTS, AND OFFICIALS OF GOVERNMENTAL BODIES.

(5) THE AUTHORITY MAY APPLY FOR AND ACCEPT GRANTS, DONATIONS, AND VOLUNTARY CONTRIBUTIONS, WHETHER IN FUNDS OR PROPERTY.

(6) THE AUTHORITY MAY BORROW FUNDS FOR PURPOSES CONSISTENT WITH THE PUBLIC PURPOSES OF THE AUTHORITY AND PLEDGE SOME OR ALL OF ITS REVENUES IN SUPPORT OF SUCH BORROWINGS. HOWEVER, NO BORROWING MAY BE FOR A TERM BEYOND THE DATE FOR THE DISTRICT'S RENEWAL UNDER § 10-16 OF THIS SUBTITLE, ~~UNLESS~~

Council Bill 19-0465

1 ~~ASSURANCES ARE PROVIDED TO THE LENDER REGARDING THE PAYMENT OF ANY~~
2 ~~AMOUNTS COMING DUE AFTER SUCH DATE.~~

3 ~~(7) THE AUTHORITY MAY ESTABLISH AND ENFORCE RULES AND REGULATIONS FOR THE~~
4 ~~USE OF PUBLIC AREAS OR AREAS UNDER ADMINISTRATION BY THE AUTHORITY,~~
5 ~~CONSISTENT WITH THE MISSION AND PURPOSES OF THE AUTHORITY AND THE DISTRICT.~~

6 (7) ~~(8)~~ THE AUTHORITY SHALL ADOPT AN ANNUAL BUDGET AND IMPOSE, CHARGE, AND
7 COLLECT THE TAXES OR CHARGES ON BENEFITTED PROPERTIES WITHIN THE
8 DISTRICT, AS AUTHORIZED BY CITY CHARTER ARTICLE II, § (63) AND THIS
9 SUBTITLE; HOWEVER, NO TAXES MAY BE LEVIED AGAINST PROPERTIES THAT ARE
10 EXEMPT UNDER STATE LAW FROM ORDINARY PROPERTY TAXES, ~~BUT THE~~
11 ~~AUTHORITY MAY IMPOSE CHARGES FOR SERVICES PROVIDED TO PROPERTY~~
12 ~~OWNERS, WHETHER OR NOT THE PROPERTY IS EXEMPT PURSUANT TO STATE LAW,~~
13 ~~THIS SUBTITLE, OR ANY OTHER APPLICABLE ORDINANCE.~~

14 (8) ~~(9)~~ THE AUTHORITY MAY CREATE AND ENTER INTO PARTNERSHIPS BETWEEN IT AND
15 VARIOUS PROPERTY OWNERS. THESE PARTNERSHIPS MAY PROVIDE FOR THE PROVISION
16 OF PERMITTED SERVICES AND BENEFITS BY THE AUTHORITY IN EXCHANGE FOR
17 PAYMENTS ARRANGED BY CONTRACT, DONATION, GIFT, SERVICES IN KIND, OR OTHER
18 MECHANISM BY WHICH FUNDS OR BENEFITS ARE PROVIDED TO THE AUTHORITY.

19 (9) ~~(10)~~ THE AUTHORITY MAY ESTABLISH AND ELECT OFFICERS NOT ALREADY PROVIDED
20 FOR IN THIS SUBTITLE AND PROVIDE FOR THEIR TERMS AND DUTIES.

21 (10) ~~(11)~~ THE AUTHORITY MAY CONTRACT FOR AND PURCHASE GOODS AND SERVICES,
22 WITHOUT HAVING TO COMPLY WITH CITY REQUIREMENTS GOVERNING WAGE SCALES,
23 COMPETITIVE BIDDING, OR OTHER PROCUREMENT MATTERS. HOWEVER, THE
24 AUTHORITY ~~NONETHELESS SHALL BE SUBJECT TO APPLICABLE ORDINANCES~~
25 ~~REGARDING CITY POLICY ON ENCOURAGING AND ACHIEVING GOALS FOR~~
26 ~~PARTICIPATION OF MINORITY AND WOMEN'S BUSINESS ENTERPRISES IN THE~~
27 ~~CONTRACTING ACTIVITIES~~ SHALL BE SUBJECT TO CITY ORDINANCES AND CITY POLICY
28 REQUIRING ACHIEVEMENT OF GOALS REGARDING MINORITY AND WOMEN'S BUSINESS
29 ENTERPRISES.

30 (11) ~~(12)~~ SUBJECT TO THE APPROVAL OF THE BOARD OF ESTIMATES, THE AUTHORITY MAY
31 ADOPT, AMEND, AND MODIFY BYLAWS, CONSISTENT WITH CITY CHARTER ARTICLE II,
32 § (63) AND THIS SUBTITLE.

33 (12) ~~(13)~~ THE AUTHORITY MAY IMPLEMENT ITS PROGRAMS AND GOALS DIRECTLY
34 THROUGH ITS EMPLOYEES OR THROUGH 1 OR MORE CONTRACTS. THESE CONTRACTS
35 MAY BE WITH INDEPENDENT CONTRACTORS OR CONTRACTUAL EMPLOYEES.

36 (13) ~~(14)~~ THE AUTHORITY MAY PROVIDE ADDITIONAL SERVICES BEYOND THOSE
37 GENERALLY PROVIDED WITHIN THE DISTRICT, TO INDIVIDUAL PROPERTIES WITHIN OR
38 CLOSE TO THE DISTRICT FOR A FEE THAT FAIRLY RECOVERS FOR THE AUTHORITY THE
39 COST OF PROVIDING THE SERVICES.

Council Bill 19-0465

1 (14) ~~(15)~~ THE AUTHORITY MAY ASSIST IN THE LEASING, MARKETING, AND PROMOTIONAL
2 ACTIVITIES WITHIN THE DISTRICT, TO THE EXTENT THOSE ACTIVITIES ARE APPROVED
3 BY THE GOVERNING BOARD OF THE AUTHORITY.

4 (15) ~~(16)~~ THE AUTHORITY MAY APPOINT, HIRE, OR ENGAGE AUDITORS, ACCOUNTANTS,
5 ATTORNEYS, ASSISTANTS, AIDES, EMPLOYEES, AND ADVISORS AS IT CONSIDERS
6 NECESSARY FOR THE PROPER PERFORMANCE OF ITS DUTIES, BUT CONSISTENT WITH
7 THIS SUBTITLE.

8 (16) ~~(17)~~ THE AUTHORITY MAY DO ALL OTHER THINGS NECESSARY OR CONVENIENT TO
9 CARRY OUT ITS GOALS, OBJECTIVES, AND POWERS.

10 **§ 10-5. LIMITATIONS ON AUTHORITY.**

11 (A) *NOT AGENCY OF CITY OR STATE.*

12 (1) THE AUTHORITY IS NOT AND MAY NOT BE DEEMED TO BE AN AGENCY OF THE MAYOR
13 AND CITY OF BALTIMORE OR OF THE STATE OF MARYLAND.

14 (2) THE OFFICERS AND EMPLOYEES OF THE AUTHORITY ARE NOT AND MAY NOT ACT AS
15 AGENTS OR EMPLOYEES OF THE MAYOR AND CITY OF BALTIMORE OR THE STATE OF
16 MARYLAND.

17 (B) *UNAUTHORIZED ACTIONS.*

18 (1) THE AUTHORITY MAY NOT EXERCISE ANY POLICE OR GENERAL POWERS OTHER THAN
19 THOSE AUTHORIZED BY STATE LAW AND CITY ORDINANCE.

20 (2) THE AUTHORITY MAY NOT PLEDGE THE FULL FAITH OR CREDIT OF THE CITY.

21 (3) THE AUTHORITY MAY NOT IMPOSE TAXES AGAINST PROPERTIES THAT ARE EXEMPT
22 UNDER STATE LAW FROM ORDINARY PROPERTY TAXES.

23 (4) THE AUTHORITY MAY NOT IMPOSE ANY TAXES OR CHARGES IN EXCESS OF THOSE
24 APPROVED BY THE BOARD OF ESTIMATES.

25 (5) THE AUTHORITY MAY NOT EXERCISE THE POWER OF EMINENT DOMAIN.

26 (6) THE AUTHORITY MAY NOT EXTEND ITS LIFE WITHOUT THE APPROVAL OF THE CITY
27 COUNCIL.

28 (7) EXCEPT AS OTHERWISE PROVIDED BY LAW, THE AUTHORITY MAY NOT ENGAGE IN
29 COMPETITION WITH THE PRIVATE SECTOR.

30 (8) EXCEPT AS OTHERWISE PROVIDED IN § 10-17 OF THIS SUBTITLE, THE AUTHORITY MAY
31 NOT REVERT CHARGES OR TAXES COLLECTED UNDER THIS SUBTITLE TO THE GENERAL
32 FUND OF THE CITY.

33 ~~(9) THE AUTHORITY MAY NOT EMPLOY ANY NEW EMPLOYEE WHO DOES NOT~~
34 ~~VOLUNTARILY DELIVER TO THE AUTHORITY AN AFFIDAVIT CERTIFYING THAT THE~~

Council Bill 19-0465

1 EMPLOYEE'S RESIDENCE IS WITHIN THE POLITICAL BOUNDARIES OF THE CITY OF
2 BALTIMORE AND THAT SUCH EMPLOYEE INTENDS TO REMAIN AS A RESIDENT FOR THE
3 FORESEEABLE FUTURE.

4 (9) (10) EXCEPT AS REQUIRED OR APPROPRIATE TO FACILITATE ITS NORMAL OPERATIONS,
5 THE AUTHORITY MAY NOT INCUR DEBT.

6 (10) (11) THE AUTHORITY MAY NOT EXERCISE ANY POWER SPECIFICALLY WITHHELD BY
7 THE TERMS OF EITHER THIS SUBTITLE OR, IF MORE RESTRICTIVE, CITY CHARTER
8 ARTICLE II, § (63).

9 (C) *INTERPRETATION OF POWERS.*

10 THE POWERS OF THE AUTHORITY SHALL BE BROADLY INTERPRETED TO ALLOW THE
11 AUTHORITY TO ACHIEVE THE GOALS OF CITY CHARTER ARTICLE II, § (63), INCLUDING THE
12 PROVISION OF SUPPLEMENTARY SECURITY AND MAINTENANCE SERVICES, THE PROMOTION
13 AND MARKETING OF THE DISTRICT, AND THE PROVISION OF AMENITIES IN PUBLIC AREAS.

14 **§ 10-6. BOARD OF DIRECTORS.**

15 (A) *IN GENERAL.*

16 THE AUTHORITY SHALL BE GOVERNED BY AND ADMINISTERED THROUGH A BOARD OF
17 DIRECTORS (THE "BOARD").

18 (B) *NUMBER AND APPOINTMENT.*

19 (1) THE NUMBER OF VOTING MEMBERS OF THE FULL BOARD MUST BE NOT LESS THAN 10,
20 EXCLUDING VACANCIES, AND NO MORE THAN 25.

21 (2) THE BOARD HAS FULL AUTHORITY TO INCREASE OR DECREASE ITS MEMBERSHIP,
22 WITHIN THE LIMITS SPECIFIED IN THIS SUBSECTION.

23 (C) *COMPOSITION.*

24 OF THE VOTING MEMBERS OF THE BOARD:

25 (1) 1 SHALL BE APPOINTED BY THE MAYOR;

26 (2) ~~ANY~~ EACH COUNCILMEMBER REPRESENTING AREAS WITHIN THE BOUNDARIES FOR
27 THE DISTRICT;

28 (3) 1 SHALL BE A BUSINESS OPERATOR IN THE DISTRICT, WHO MAY OR MAY NOT OWN
29 THE PROPERTY ON WHICH HIS OR HER BUSINESS IS LOCATED;

30 (4) 1 SHALL BE A REPRESENTATIVE OF THE RESIDENTS RESIDENT, ~~WHEN A RESIDENTIAL~~
31 ~~PROJECT IS DEVELOPED IN THE DISTRICT;~~

32 (5) 3 SHALL BE DESIGNATED BY THE ADMINISTRATOR;

Council Bill 19-0465

1 (6) AT LEAST TWO-THIRDS OF THE BOARD SHALL BE COMPRISED OF OWNERS OR
2 REPRESENTATIVES OF OWNERS OF PROPERTY SUBJECT TO THE TAX IMPOSED BY
3 THIS SUBTITLE, PROVIDED THAT MEMBERS OF THE BOARD SELECTED UNDER ITEMS
4 (1) THROUGH (3) OF THIS SUBSECTION MAY BE INCLUDED IN SUCH GROUP AS THEY
5 OTHERWISE QUALIFY; ~~AND.~~

6 ~~(7) CONSISTENT WITH THE ENCOURAGEMENT OF PARTNERSHIPS BETWEEN THE~~
7 ~~AUTHORITY AND PROPERTY OWNERS EXEMPT FROM THE TAX IMPOSED BY THIS~~
8 ~~SUBTITLE, THE BOARD SHOULD CONSIDER REPRESENTATION OF THOSE PARTNERS.~~

9 (D) *EXERCISE OF AUTHORITY POWERS.*

10 ALL POWERS OF THE AUTHORITY ARE EXERCISED BY AND THROUGH THE BOARD, UNLESS
11 DELEGATED BY THE BOARD TO 1 OR MORE OFFICERS OF THE BOARD OR TO THE
12 ADMINISTRATOR.

13 (E) *BYLAWS.*

14 (1) THE BOARD MAY ADOPT BYLAWS AS IT CONSIDERS NECESSARY TO CARRY OUT THE
15 POWERS OF THE AUTHORITY. HOWEVER, THESE BYLAWS MAY NOT BE INCONSISTENT
16 WITH THE TERMS OF THIS SUBTITLE OR OF CITY CHARTER ARTICLE II, § (63).

17 (2) ALL BYLAWS ARE SUBJECT TO THE APPROVAL OF THE BOARD OF ESTIMATES.

18 (3) THE BOARD MAY ESTABLISH ITS OWN PROCEDURES RELATING TO THE INTERNAL
19 ADMINISTRATION OF THE AUTHORITY, EXCEPT AS MAY BE RESTRICTED BY CITY
20 CHARTER ARTICLE II, § (63) OR THIS SUBTITLE.

21 (F) *OFFICERS.*

22 (1) THE BOARD SHALL SELECT FROM AMONG ITS MEMBERS INDIVIDUALS TO SERVE AS THE
23 CHAIR, VICE-CHAIR, TREASURER, AND SECRETARY OF THE AUTHORITY.

24 (2) THESE OFFICERS SERVE AT THE PLEASURE OF THE BOARD.

25 (3) THE BOARD MAY DELEGATE TO THESE OFFICERS THOSE RESPONSIBILITIES THAT THE
26 BOARD CONSIDERS APPROPRIATE.

27 **§ 10-7. ANNUAL FINANCIAL PLAN.**

28 (A) *BOARD TO ADOPT.*

29 THE BOARD SHALL ADOPT AN ANNUAL FINANCIAL PLAN (THE "FINANCIAL PLAN"), BASED
30 ON THE CITY'S FISCAL YEAR, CONSISTING OF AT LEAST A BUDGET AND A PROPOSED
31 SCHEDULE OF TAXES OR CHARGES TO BE IMPOSED THROUGHOUT THE DISTRICT.

32 (B) *FIRST ANNUAL FINANCIAL PLAN.*

33 THE INITIAL FINANCIAL PLAN FOR THE AUTHORITY SHALL INCLUDE ALL OF THE FISCAL
34 YEAR ENDING ON JUNE 30, 2020, AND MAY INCLUDE THE COSTS OF PREPARING THE

Council Bill 19-0465

1 FINANCIAL PLAN AND IMPLEMENTING THE AUTHORITY AND THE DISTRICT, SO LONG AS
2 THE COSTS WERE INCURRED PRIOR TO OR DURING THE FISCAL YEAR. ~~IF THE AUTHORITY IS~~
3 ~~NOT IMPLEMENTED, NEITHER THE AUTHORITY, THE DISTRICT, NOR THE CITY SHALL BE~~
4 ~~LIABLE FOR COSTS INCURRED PRIOR TO THE INITIATION OF OPERATIONS, WHETHER OR NOT~~
5 ~~INCURRED BY THE ADMINISTRATOR OR ON BEHALF OF THE DISTRICT OR THE AUTHORITY.~~

6 (C) *PUBLIC HEARING.*

7 BEFORE ADOPTING THE FINANCIAL PLAN, THE BOARD SHALL ARRANGE FOR A PUBLIC
8 HEARING ON THE PROPOSED PLAN. NOTICE OF THE HEARING MUST BE PUBLISHED IN A
9 NEWSPAPER OF GENERAL CIRCULATION IN BALTIMORE CITY AT LEAST ONCE A WEEK FOR 3
10 CONSECUTIVE WEEKS.

11 (D) *BOARD OF ESTIMATES APPROVAL REQUIRED.*

12 THE AUTHORITY MAY NOT ~~APPROVE~~ IMPLEMENT A FINANCIAL PLAN THAT INCLUDES
13 TAXES OR CHARGES IN EXCESS OF THOSE APPROVED BY THE BOARD OF ESTIMATES.

14 **§ 10-8. SUPPLEMENTAL TAX.**

15 (A) *BOARD OF ESTIMATES TO DETERMINE ASSESSABLE BASE.*

16 (1) THE BOARD OF ESTIMATES SHALL OBTAIN FROM THE DIRECTOR OF FINANCE THE
17 “ASSESSABLE BASE” OF THE DISTRICT, WHICH SHALL CONSTITUTE A LISTING BY
18 PROPERTY AND A CALCULATION OF THE SUM OF ASSESSMENTS ON PROPERTIES SUBJECT
19 TO THE SUPPLEMENTAL TAX.

20 (2) PROPERTIES SUBJECT TO THE TAX SHALL INCLUDE ALL PROPERTIES WITHIN THE
21 DISTRICT EXCEPT:

22 (i) ~~PROPERTIES EXEMPT UNDER CITY CHARTER ARTICLE II, § (63); OR~~

23 (ii) ~~ANY OTHER APPLICABLE LAW.~~

24 (3) THE BOARD OF ESTIMATES SHALL DETERMINE WITH FINALITY THE ASSESSABLE BASE
25 ON WHICH THE SUPPLEMENTAL TAX WILL BE BASED.

26 (B) *ASSESSMENT; COLLECTION; ENFORCEMENT.*

27 (1) FUNDING FOR AUTHORITY OPERATIONS SHALL BE PROVIDED BY A SUPPLEMENTAL
28 PROPERTY TAX (THE “SUPPLEMENTAL TAX”) ON THE ASSESSABLE BASE OF THE
29 DISTRICT AS DETERMINED UNDER SUBSECTION (A) OF THIS SECTION.

30 (2) THE SUPPLEMENTAL TAX SHALL BE ASSESSED AND COLLECTED IN CONJUNCTION WITH
31 THE PROPERTY TAXES ASSESSED AND COLLECTED BY THE CITY (THE “REGULAR TAX”),
32 UNLESS OTHERWISE ESTABLISHED BY THE BOARD OF ESTIMATES.

33 (3) EXCEPT AS OTHERWISE PROVIDED IN THIS SUBTITLE:

Council Bill 19-0465

1 (I) THE SUPPLEMENTAL TAX SHALL BE ENFORCED IN THE SAME WAY AS THE
2 REGULAR TAX IS ENFORCED; AND

3 (II) ALL PROVISIONS THAT APPLY TO ASSESSMENTS, REFUNDS, CREDITS,
4 COLLECTIONS, AND ENFORCEMENT OF THE REGULAR TAX APPLY TO THE
5 SUPPLEMENTAL TAX.

6 (C) *DETERMINATION OF TAX.*

7 THE SUPPLEMENTAL TAX RATE SHALL BE DETERMINED AS FOLLOWS:

8 (1) ANY INCREASE IN THE RATE OF THE SUPPLEMENTAL TAX MUST BE APPROVED BY A
9 MAJORITY OF THE BOARD’S VOTING MEMBERS THAT ARE PROPERTY OWNER
10 REPRESENTATIVES.

11 ~~(2) THE BOARD MAY ESTABLISH SEPARATE CLASSES AND SUBCLASSES OF PROPERTY
12 AND SPECIFY DIFFERENT RATES OF SUPPLEMENTAL TAX ON EACH CLASS OR
13 SUBCLASS, PROVIDED THAT:~~

14 ~~(I) ALL MEMBERS OF A CLASS OR SUBCLASS SHALL BE TREATED FAIRLY AND
15 EQUALLY; AND~~

16 ~~(II) ANY PERCENTAGE INCREASE IN THE SUPPLEMENTAL TAX MUST BE
17 CONSISTENTLY APPLIED, AT SUBSTANTIALLY THE SAME PERCENTAGE, TO
18 ALL CLASSES OF PROPERTY.~~

19 ~~(3) THE BOARD MAY PROVIDE A CREDIT AGAINST THE SUPPLEMENTAL TAX IN
20 INSTANCES WHERE CREDITS WILL FURTHER THE OBJECTIVE OF ACCOMMODATING
21 LOW INCOME FAMILIES WITHIN THE DISTRICT.~~

22 (2) (4) EACH OF THE ACTIONS TAKEN UNDER THIS SUBSECTION MUST BE SET FORTH IN
23 DETAIL IN THE FINANCIAL PLAN AND APPROVED BY THE BOARD OF ESTIMATES.

24 (D) *PUBLIC SERVICE COMPANIES.*

25 POLES, CONDUITS, CABLES, TUNNELS, PIPE LINES, MANHOLES, AND OTHER SIMILAR
26 SURFACE OR SUBSURFACE STRUCTURES, INCLUDING THEIR EQUIPMENT (“ANCILLARY
27 ASSETS”), OWNED AND CONTROLLED BY “PUBLIC SERVICE COMPANIES”, AS DEFINED IN
28 THE PUBLIC UTILITIES ARTICLE OF THE MARYLAND CODE, LOCATED ON, OVER, OR UNDER
29 STREET, ALLEYS, OR OTHER PUBLIC WAYS OR LANDS OR PARK PROPERTIES, THE
30 CONSTRUCTION OF WHICH IS AUTHORIZED BY THE CITY, AND THE INSTALLATION OF WHICH
31 IS REGULATED AND SUPERVISED BY THE DIRECTOR OF PUBLIC WORKS OR THE DIRECTOR’S
32 DESIGNEE OR THE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION OR THE
33 DIRECTOR’S DESIGNEE OR THE DIRECTOR OF THE DEPARTMENT OF RECREATION AND
34 PARKS OR THE DIRECTOR’S DESIGNEE ARE SUBJECT TO THE SUPPLEMENTAL TAX TO THE
35 SAME EXTENT AS TREATED BY THE MARYLAND DEPARTMENT OF ASSESSMENTS AND
36 TAXATION.

Council Bill 19-0465

§ 10-9. OTHER CHARGES.

(A) PROPERTY SUBJECT TO SUPPLEMENTAL TAX.

(1) PROPERTIES THAT ARE SUBJECT TO THE SUPPLEMENTAL TAX ARE NOT REQUIRED TO PAY ANY OTHER CHARGES OR FEES FOR SERVICES GENERALLY PROVIDED WITHIN THE DISTRICT BY THE AUTHORITY.

(2) HOWEVER, THE AUTHORITY MAY IMPOSE CHARGES AND FEES FOR ANY SPECIAL SERVICES REQUESTED BY AND PERFORMED FOR 1 OR MORE PROPERTY OWNERS.

(B) OTHERS.

WITH THE APPROVAL OF THE BOARD OF ESTIMATES, THE BOARD MAY ESTABLISH OTHER FEES AND CHARGES FOR SPECIFIC SERVICES PERFORMED:

(1) WITHIN THE DISTRICT;

(2) WITHIN AREAS ADJOINING THE DISTRICT;

(3) FOR PROPERTIES AND OWNERS NOT SUBJECT TO THE SUPPLEMENTAL TAX; AND

(4) IN CONJUNCTION WITH PARTNERSHIPS ENCOURAGED BY THIS SUBTITLE.

(C) ALLOCATION OF RESOURCES.

THE FINANCIAL PLAN MAY PROVIDE FOR THE ALLOCATION OF RESOURCES AND SERVICES TO PARTICULAR SECTIONS OF THE DISTRICT, INCLUDING ALLOCATIONS THAT REFLECT, IN PART, THE CONTRIBUTIONS MADE BY THOSE SECTIONS OF THE DISTRICT TO THE FINANCIAL RESOURCES AVAILABLE TO THE AUTHORITY, AND, IN PART, THE NEEDS OF THOSE SECTIONS.

§ 10-10. BASELINE CITY SERVICES.

(A) AGREEMENT TO MAINTAIN.

BEFORE IMPOSING AND COLLECTING THE SUPPLEMENTAL TAX, THE AUTHORITY SHALL ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE MAYOR REGARDING THE LEVEL OF SERVICES TO BE MAINTAINED BY THE CITY AS THE CITY'S PARTNERSHIP OBLIGATION TO THE AUTHORITY AND THE DISTRICT'S TAXPAYERS.

(B) SCOPE OF AGREEMENT.

THIS MEMORANDUM OF UNDERSTANDING SHALL:

(1) DESCRIBE THE EXISTING LEVELS OF SERVICE WITHIN THE DISTRICT;

(2) COMMIT THE CITY TO THE MAINTENANCE OF THOSE LEVELS OF SERVICE; AND

Council Bill 19-0465

1 (3) OUTLINE THE FURTHER UNDERTAKINGS OF THE CITY IN RESPONSE TO THE
2 INITIATIVE REPRESENTED BY THE CREATION OF THE DISTRICT (THE “BASELINE
3 PLUS”).

4 (C) *GOVERNING PRINCIPLES.*

5 THE MAINTENANCE OF EXISTING SERVICES SHALL BE GOVERNED BY 2 PRINCIPLES:

6 (1) THOSE SERVICES MAY NOT BE DECREASED EXCEPT:

7 (I) AS PART OF AN OVERALL DECREASE IN SERVICES NECESSITATED BY
8 CHANGES IN FUNDING, POLICY, OR RESOURCES; AND

9 (II) ONLY IN PROPORTION TO THE DECREASES IMPLEMENTED ELSEWHERE IN THE
10 CITY.

11 (2) ANY INCREASE IN SERVICES GENERALLY THROUGHOUT THE CITY SHALL BE
12 MATCHED WITH INCREASES IN THOSE SERVICES WITHIN THE DISTRICT, IN
13 PROPORTION TO THE INCREASES IMPLEMENTED ELSEWHERE IN THE CITY.

14 **§ 10-11. PARTNERSHIPS.**

15 (A) *AUTHORITY ENCOURAGED TO CREATE.*

16 THE AUTHORITY IS AUTHORIZED AND ENCOURAGED TO ENTER INTO PARTNERSHIPS WITH
17 THE PROPERTY OWNERS AND USERS WITHIN THE DISTRICT AND ADJOINING AREAS THAT
18 ARE NOT SUBJECT TO THE SUPPLEMENTAL TAX (“EXEMPT PARTNERS”) FOR THE PURPOSE
19 OF FURTHERING THE BROAD OBJECTIVES OF IMPROVING AND ENHANCING PUBLIC SERVICES
20 THROUGHOUT THE DISTRICT AND IN ADJOINING AREAS.

21 (B) *SPECIFIC POWERS.*

22 IN FURTHERANCE OF THAT OBJECTIVE, THE AUTHORITY MAY:

23 (1) CONTRACT TO PROVIDE VARYING LEVELS OF SERVICES TO AREAS ADJOINING THE
24 DISTRICT;

25 (2) AGREE TO ACCEPT DONATIONS, CONTRIBUTIONS, AND VOLUNTARY PAYMENTS OF
26 ANY KIND FROM EXEMPT PARTNERS (COLLECTIVELY, “VOLUNTARY PAYMENTS”),
27 WITH OR WITHOUT AGREEMENTS REGARDING SPECIFIC SERVICES AND FUNCTIONS;

28 (3) ENTER INTO AGREEMENTS WITH EXEMPT PARTNERS TO INCLUDE PROPERTY OWNED
29 BY THOSE EXEMPT PARTNERS WITHIN THE DISTRICT IN RETURN FOR VOLUNTARY
30 PAYMENTS OR COMMITMENTS REGARDING THE PROVISION OF SIMILAR SERVICES
31 AND FUNCTIONS WITHIN PROPERTIES OWNED BY EXEMPT PARTNERS; AND

32 (4) ESTABLISH RATES AND CHARGES FOR THE PROVISION OF SERVICES TO EXEMPT
33 PARTNERS.

Council Bill 19-0465

§ 10-12. COLLECTION AND DISBURSEMENT.

(A) *IN GENERAL.*

THE AUTHORITY SHALL ESTABLISH WITH THE APPROPRIATE CITY AGENCIES THE METHODS BY WHICH THE SUPPLEMENTAL TAX IS TO BE ASSESSED, COLLECTED, AND DISBURSED TO THE AUTHORITY.

(B) *FUNDS NOT PART OF CITY REVENUE.*

AMOUNTS COLLECTED BY THE CITY ON BEHALF OF THE AUTHORITY:

(1) MAY NOT BE INCLUDED IN THE REVENUES OF THE CITY;

(2) ARE NOT AND MAY NOT BE DEEMED TO BE SUBJECT TO THE BUDGETARY AND APPROPRIATION PROCESS; AND

(3) SHALL BE DISBURSED PROMPTLY ON COLLECTION.

(C) *CITY TO BEAR EXPENSE OF COLLECTION, ETC.*

AS PART OF THE CITY'S CONTRIBUTION TO THE DISTRICT, THE COLLECTION, ASSESSMENT, DISBURSEMENT, RECORD-KEEPING, AND ENFORCEMENT INVOLVED IN THE PROCESS MAY NOT BE A CHARGE TO OR AGAINST THE AUTHORITY OR THE DISTRICT, BUT SHALL BE AN ELEMENT OF THE BASELINE PLUS.

(D) *DEPARTMENT OF FINANCE AUTHORIZED TO COLLECT.*

(1) THE DEPARTMENT OF FINANCE MAY COLLECT THE SUPPLEMENTAL TAX AND OTHER CHARGES AS ARE APPROVED BY THE BOARD OF ESTIMATES.

(2) THE ASSESSMENT FOR THE SUPPLEMENTAL TAX MAY BE INCLUDED WITH THE ANNUAL REAL PROPERTY TAX BILL SUBMITTED TO THE OWNERS OF PROPERTIES WITHIN THE DISTRICT.

(3) THE DEPARTMENT OF FINANCE SHALL MAKE REGULAR REMITTANCES OF THE AMOUNTS COLLECTED TO THE BOARD OF THE AUTHORITY.

(E) *PENALTIES AND INTEREST.*

THE PENALTIES AND INTEREST APPLICABLE TO DELINQUENT TAXES SHALL BE APPLIED TO DELINQUENCIES IN PAYMENT OF THE SUPPLEMENTAL TAX.

(F) *LIEN ON PROPERTY.*

(1) THE AMOUNT OF ANY OUTSTANDING ASSESSMENT ON ANY PROPERTY AND OF ACCRUED INTEREST AND OTHER CHARGES CONSTITUTES A LIEN ON THE PROPERTY.

(2) THIS LIEN:

Council Bill 19-0465

1 (I) TAKES PRECEDENCE OVER ALL OTHER LIENS, WHETHER CREATED BEFORE OR
2 AFTER THE ASSESSMENT, COMMENSURATE WITH A LIEN FOR STATE AND
3 COUNTY TAXES, GENERAL MUNICIPAL TAXES, AND PRIOR IMPROVEMENT
4 ASSESSMENTS; AND

5 (II) MAY NOT BE DEFEATED OR POSTPONED BY ANY PRIVATE OR JUDICIAL SALE, BY
6 ANY MORTGAGE, OR BY ANY ERROR OR MISTAKE IN THE DESCRIPTION OF THE
7 PROPERTY OR IN THE NAMES OF THE OWNERS.

8 (3) NO ERROR IN THE PROCEEDINGS OF THE CITY OR THE BOARD EXEMPTS ANY PROPERTY
9 FROM THE LIEN, FROM ITS PAYMENT, OR FROM THE PENALTIES OR INTEREST ON IT.

10 **§ 10-13. ADMINISTRATOR.**

11 (A) *IN GENERAL.*

12 THE ADMINISTRATOR IS RESPONSIBLE FOR THE DAY-TO-DAY OPERATIONS OF THE BOARD
13 AND ITS EMPLOYEES AND CONTRACTORS.

14 (B) *POWERS.*

15 THE ADMINISTRATOR MAY:

16 (1) PREPARE THE FINANCIAL PLAN FOR REVIEW AND APPROVAL BY THE BOARD;

17 (2) IMPLEMENT THE APPROVED FINANCIAL PLAN AND ARRANGE FOR THE COLLECTION
18 AND DISBURSEMENT OF THE SUPPLEMENTAL TAX AND ALL OTHER CHARGES, FEES,
19 AND REVENUES OF THE AUTHORITY;

20 (3) ESTABLISH PROCEDURES AND PROCESSES NECESSARY TO PERFORM THE FUNCTIONS
21 CALLED FOR UNDER THE FINANCIAL PLAN AND THE BUDGET;

22 (4) HIRE AND RETAIN EMPLOYEES, AGENTS, AND CONTRACTORS AS NEEDED TO
23 PERFORM THE ADMINISTRATOR'S FUNCTIONS FOR THE AUTHORITY, SUBJECT TO
24 § 10-4(B) OF THIS SUBTITLE;

25 (5) EXERCISE THE POWERS GRANTED TO THE AUTHORITY BY THIS SUBTITLE, EXCEPT
26 THAT THE BOARD RETAINS FINAL DISCRETION AND POWER WITH REGARD TO ALL
27 SUBSTANTIVE AGREEMENTS, CONTRACTS, AND OTHER ARRANGEMENTS BINDING
28 ON THE AUTHORITY; AND

29 (6) EXERCISE THE ADDITIONAL RIGHTS, POWERS, AND AUTHORITY GRANTED TO THE
30 ADMINISTRATOR BY THE BOARD.

31 (C) *IMMUNITY.*

32 THE ADMINISTRATOR IS THE DIRECT AGENT OF THE AUTHORITY, SO THAT ANY IMMUNITY
33 AFFORDED TO THE AUTHORITY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, IS AFFORDED
34 AS WELL TO THE ADMINISTRATOR.

Council Bill 19-0465

§ 10-14. OVERSIGHT BY BOARD OF ESTIMATES.

(A) *IN GENERAL.*

THE BOARD OF ESTIMATES HAS THE FOLLOWING POWERS WITH REGARD TO THE DISTRICT AND THE AUTHORITY.

(B) *FINANCIAL PLAN; RATES AND CHARGES.*

(1) THE FINANCIAL PLAN AND THE SCHEDULE OF RATES AND CHARGES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF ESTIMATES.

(2) THE BOARD OF THE AUTHORITY SHALL SUBMIT ALL MATERIALS AT LEAST 2 MONTHS BEFORE THE PROPOSED EFFECTIVE DATE OF A BUDGET OR SUPPLEMENTAL TAX.

(3) IN CONSIDERING A PROPOSED BUDGET AND SCHEDULE OF TAXES AND CHARGES, THE BOARD OF ESTIMATES MAY NOT EXCEED OR INCREASE EITHER THE BUDGET OR THE SCHEDULE OF TAXES, RATES, AND CHARGES BEYOND THOSE PROPOSED BY THE AUTHORITY.

(C) *BYLAWS.*

THE BOARD OF ESTIMATES MUST APPROVE THE BYLAWS OF THE AUTHORITY AND ANY PROPOSED AMENDMENTS TO IT.

(D) *APPROVAL AND RENEWAL PROCESS.*

THE BOARD OF ESTIMATES IS THE FINAL ARBITER AND DECISION MAKER REGARDING THE APPROVAL AND RENEWAL PROCESS FOR THE DISTRICT.

§ 10-15. ELECTION APPROVAL PROCESS.

(A) *LIST OF ELIGIBLE VOTERS.*

THE BOARD OF ESTIMATES, WITH THE ASSISTANCE OF THE BOARD AND THE DEPARTMENT OF FINANCE, SHALL COMPILE A LIST OF THOSE PERSONS ELIGIBLE TO VOTE ON THE ESTABLISHMENT OF THE DISTRICT AND ON ANY QUESTION RELATING TO ITS RENEWAL.

(B) *ELIGIBILITY CRITERIA.*

~~(1) PERSONS ELIGIBLE TO VOTE ARE:~~

~~(i) THE OWNERS OF PROPERTY SUBJECT TO TAX UNDER § 10-8 OF THIS SUBTITLE;~~

~~(ii) THE OWNERS OF EACH TAX PARCEL WITHIN THE DISTRICT; AND~~

~~(iii) EACH PUBLIC SERVICE COMPANY OWNING ANCILLARY ASSETS ON THE DISTRICT.~~

~~(2) NO MORE THAN 1 VOTE MAY BE CAST FOR EACH TAX PARCEL.~~

Council Bill 19-0465

1 ~~(3) EACH PUBLIC SERVICE COMPANY OWNING PROPERTY IN THE DISTRICT IS ENTITLED TO~~
2 ~~1 VOTE AND 1 OR MORE ADDITIONAL VOTES FOR ANY TAX PARCELS WITHIN THE~~
3 ~~DISTRICT OWNED BY THE PUBLIC SERVICE COMPANY.~~

4 (1) EACH REAL PROPERTY TAX PARCEL IS ENTITLED TO ONE VOTE TO BE EXERCISED BY
5 THE OWNER OF THAT REAL PROPERTY TAX PARCEL.

6 (2) ANY PUBLIC SERVICE COMPANY THAT OWNS ONE OR MORE FIXTURES OR ANCILLARY
7 ASSETS DESCRIBED IN SECTION 10-8(D) IS ENTITLED TO ONE VOTE REGARDLESS OF
8 HOW MANY FIXTURES OR ASSETS OWNED. THIS IS IN ADDITION TO, AND NOT IN
9 SUBSTITUTION FOR, ANY VOTES THAT THE COMPANY IS ENTITLED TO BY VIRTUE OF
10 PARAGRAPH (1), ABOVE.

11 (C) *ELECTION.*

12 (1) A BALLOT SHALL BE PROVIDED TO EACH ELIGIBLE VOTER FOR THE APPROVAL OF THE
13 ESTABLISHMENT OF THE DISTRICT.

14 (2) EACH BALLOT, WITH A CERTIFIED SIGNATURE OF THE ELIGIBLE VOTER OR DULY
15 AUTHORIZED REPRESENTATIVE, MUST BE RETURNED TO THE BOARD OF ESTIMATES,
16 C/O THE COMPTROLLER'S OFFICE, WITHIN 30 DAYS OF THE DATE SPECIFIED ON THE
17 BALLOT.

18 (D) *PERCENTAGE APPROVAL.*

19 (1) WITHIN 20 DAYS OF THE END OF THE ELECTION PERIOD, THE BOARD OF ESTIMATES
20 SHALL DETERMINE THE AGGREGATE VOTES CAST BY THE ELIGIBLE VOTERS.

21 (2) IF THE BOARD OF ESTIMATES DETERMINES THAT AT LEAST 58% OF THE AGGREGATE
22 VOTES CAST APPROVED THE ESTABLISHMENT OF THE DISTRICT, THE BOARD OF
23 ESTIMATES SHALL CERTIFY THE DISTRICT AND AUTHORITY AS APPROVED FOR
24 OPERATION.

25 **§ 10-16. 4-YEAR REVIEWS.**

26 (A) *PUBLIC HEARINGS.*

27 NO LATER THAN 4 YEARS AFTER THE ESTABLISHMENT OF THE DISTRICT, AND EVERY 4
28 YEARS FOLLOWING, THE MAYOR AND CITY COUNCIL SHALL HOLD 1 OR MORE PUBLIC
29 HEARINGS TO EVALUATE THE ACTIVITIES AND UNDERTAKINGS OF THE AUTHORITY AND
30 THE DISTRICT.

31 (B) *MAYOR AND COUNCIL TO DECIDE.*

32 AT THE CONCLUSION OF THE HEARINGS, THE MAYOR AND CITY COUNCIL SHALL
33 DETERMINE WHETHER THE DISTRICT IS TO CONTINUE FOR ANOTHER 4 YEARS.

Council Bill 19-0465

1 (C) *PROCESS TO BE REPEATED.*

2 THIS PROCESS SHALL BE REPEATED PERIODICALLY TO SATISFY THE REQUIREMENTS OF
3 CITY CHARTER ARTICLE II, § (63) .

4 **§ 10-17. DISSOLUTION OF DISTRICT.**

5 (A) *DISSOLUTION ON CERTAIN EVENTS.*

6 IF THE DISTRICT IS NOT APPROVED AS PROVIDED IN § 10-15 OF THIS SUBTITLE, OR IS NOT
7 RENEWED AS PROVIDED IN § 10-16 OF THIS SUBTITLE, THE AUTHORITY SHALL CEASE ITS
8 OPERATIONS, AND THE DISTRICT SHALL CEASE TO EXIST, AT THE END OF THE CITY'S
9 FISCAL YEAR IN WHICH THE TERMINATING EVENT OCCURS.

10 (B) *LIMITED CONTINUATION.*

11 THE AUTHORITY SHALL CONTINUE ITS EXISTENCE ONLY AS LONG AS NECESSARY TO:

12 (1) TERMINATE OPERATIONS IN A REASONABLE FASHION; AND

13 (2) ARRANGE FOR THE REFUNDING OF ALL FUNDS NOT NEEDED TO SATISFY
14 OUTSTANDING OBLIGATIONS AND RESERVES FOR UNCERTAIN OBLIGATIONS AND
15 LIABILITIES.

16 (C) *UNSPENT FUNDS.*

17 ANY UNSPENT FUNDS REVERT TO THE CITY'S GENERAL FUND, EXCEPT AS NECESSARY TO
18 SECURE A BORROWING PERMITTED UNDER SECTION 10-4(B)(6). IN NO OTHER
19 CIRCUMSTANCES MAY CHARGES OR TAXES COLLECTED BY THE AUTHORITY BECOME PART
20 OF THE GENERAL FUND OF THE CITY.

21 **SECTION 2. AND BE IT FURTHER ORDAINED, That:**

22 (a) The Interim Board of the Authority consists of the following individuals:

23 Taurus Barksdale
24 Alyssa Domzal
25 Justin George
26 Jon Laria
27 Mark Pollak

28 (b) The Interim Board is responsible for:

29 (1) drafting the bylaws of the Authority;

30 (2) recommending a full Board to the Board of Estimates; and

31 (3) preparing a proposed operations plan and budget.

Council Bill 19-0465

1 (c) (1) The Interim Board members serve for a period not to exceed 6 months, unless
2 extended by the Board of Estimates, and only until a full Board is approved by the
3 Board of Estimates.

4 (2) On a member’s resignation, expiration of term, or removal in accordance with the
5 Authority’s bylaws, successors shall be elected by the remaining members of the
6 Board.

7 (d) (1) The Interim Board shall propose to the Board of Estimates the initial full
8 membership of the Board and the proposed terms for each director. The terms of
9 the proposed members shall be staggered.

10 (2) Interim Board members may be included in the recommended full Board list.

11 (3) The recommendation shall occur no later than 10 days after approval of the
12 District, and shall be subject to the consent and concurrence of the Board of
13 Estimates.

14 (4) The full Board proposed by the Interim Board is subject to the approval of the
15 Board of Estimates.

16 (e) (1) The first Financial Plan submitted may be for less than a full fiscal year.

17 (2) The initial budget for the Authority shall include all of the fiscal year ending on
18 June 30, 2020, and may include the costs of preparing the Financial Plan and
19 implementing the Authority and the District, whether or not those costs were
20 incurred during that fiscal year.

21 (3) If the Authority is not implemented as a result of the election approval process,
22 neither the Authority nor the District, nor the City, has any liability for costs
23 incurred before the initiation of operations, whether or not incurred by the
24 Administrator or on behalf of the District or the Authority.

25 (f) For the initial budget year, the rate of the Supplemental Tax shall be set to raise
26 revenues equal to the costs of the Financial Plan.

27 (g) The Interim Board may determine the initial Administrator of the Authority.

28 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all provisions of this Ordinance are
29 severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection,
30 section, or other provision is invalid or that the application of any part of the provision to any
31 person or circumstances is invalid, the remaining provisions and the application of those
32 provisions to other persons or circumstances are not affected by that decision.

33 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
34 are not law and may not be considered to have been enacted as a part of this or any prior
35 Ordinance.

36 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
37 enacted.

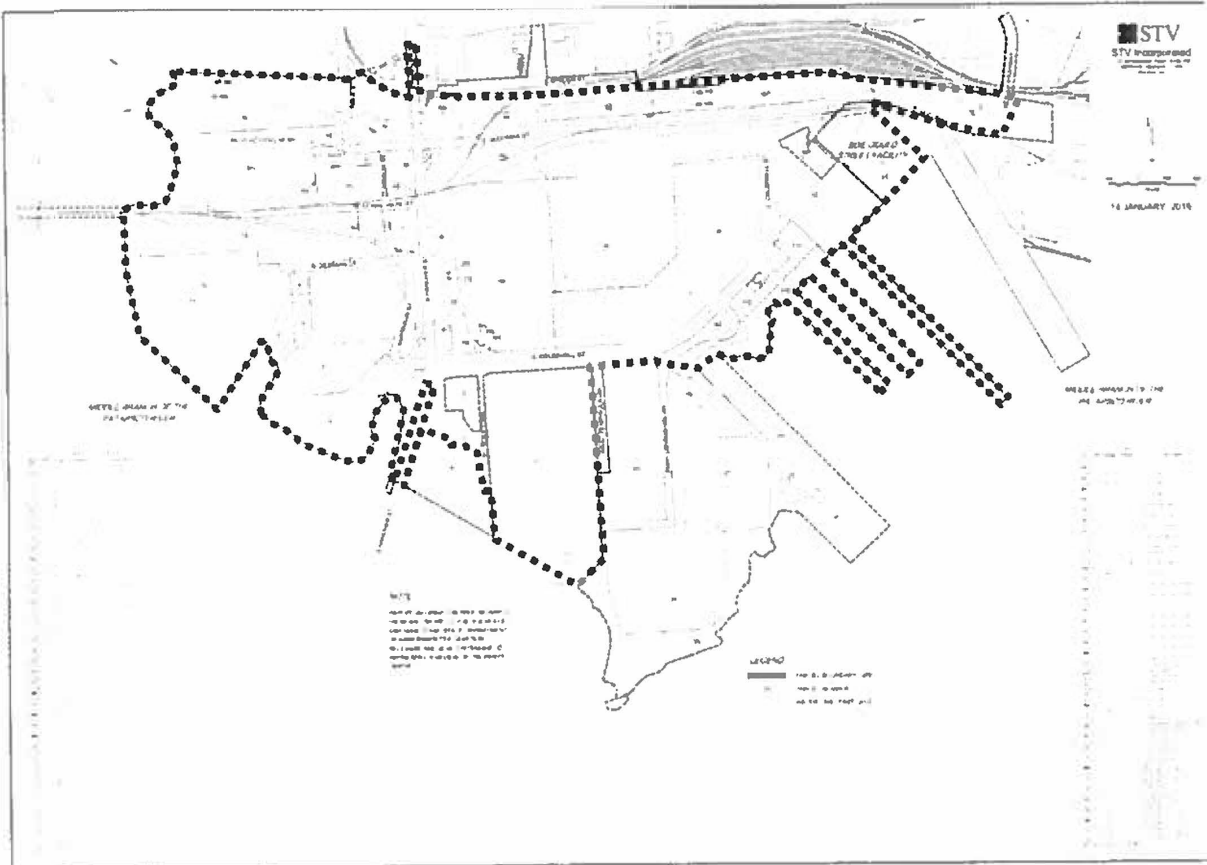
Council Bill 19-0465

Exhibit A

District Boundaries

1

2



Council Bill 19-0465

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City