

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
Date 09/16/20
RE: City Council Bill 20-0587



I am herein reporting on City Council Bill 20-0587, introduced by the City Council President.

The purpose of the bill is designating a “development district” to be known as the “Perkins Somerset Oldtown Development District”; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district, the establishment and use of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City, the authorization of a pledge by the City, subject to appropriation, of the tax increment revenues, pursuant to a Contribution Agreement, to provide for the payment by the State Issuer of the principal of and interest on the applicable State Obligations issued in connection with the development district and other related costs, the replenishment of any reserve fund established for any bonds or State Obligations (if required by a Contribution Agreement), and the payment of certain expenses and administrative costs related to the operation of the development district.

The Parking Authority of Baltimore City (PABC) has reviewed Council Bill 20-0587. The proposed creation of a development district to be known as the Perkins Somerset Oldtown Development District does not include changes to the parking regulations of the site. Therefore, the parking requirements will continue to be based on those of the underlying district and prescribed by the Zoning Code. As the district is developed, the PABC, along with City Agencies and others, will work with the developer to ensure that sufficient parking is provided to meet the needs of the development and that it does not negatively impact parking in the nearby neighborhoods.

The PABC recognizes that the construction phase of the project may disrupt the parking environment as construction vehicles are parked near the site, and entire block faces may be closed to parking. For this reason, the PABC recommends the applicant make plans to mitigate disruptions to the parking environment throughout the duration of the construction period.

PABC does not administer any on-street parking programs at the location of the request, however, the site is near two garages the PABC manages: The Little Italy Garage at 400 South Central Avenue, and the Fleet & Eden Street Garage at 501 South Eden Street.

Based on the comments above, the PABC does not oppose City Council Bill 20-0587.