



Legislation Details (With Text)

File #:	15-0521	Version:	0	Name:	Poppleton Development District
Type:	Ordinance	Status:		Status:	Enacted
File created:	4/20/2015	In control:		In control:	City Council
On agenda:		Final action:		Final action:	6/24/2015
Enactment date:		Enactment #:		Enactment #:	15-386
Title:	<p>Poppleton Development District FOR the purpose of designating a "development district" to be known as the "Poppleton 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 and 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 in connection with the development district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the development district.</p>				
Sponsors:	City Council President (Administration)				
Indexes:	Development District, Poppleton				
Code sections:					
Attachments:	1. HCD 15-0521, 2. 15-0521~1st Reader, 3. Finance 15-0521, 4. BMZA 15-0521, 5. Planning 15-0521, 6. Parking 15-0521, 7. DPW 15-0521, 8. BDC 15-0521, 9. City Solicitor 15-0521, 10. 15-0521~3rd Reader				

Date	Ver.	Action By	Action	Result
7/20/2015	0	Mayor	Signed by Mayor	
6/15/2015	0	City Council	Approved and Sent to the Mayor	
6/8/2015	0	City Council	Advanced to 3rd Reader, for Final Passage	
6/8/2015	0	Taxation, Finance and Economic Development Committee	Returned Without Recommendation	
6/4/2015	0	Taxation, Finance and Economic Development Committee	Returned Without Recommendation	Pass
5/21/2015	0	Taxation, Finance and Economic Development Committee		
5/8/2015	0	Taxation, Finance and Economic Development Committee	Advertising	
5/4/2015	0	Taxation, Finance and Economic Development Committee	Scheduled for a Public Hearing	
4/23/2015	0	The City Council	Refer to Dept. of Finance	
4/23/2015	0	The City Council	Refer to Dept. of Public Works	
4/23/2015	0	The City Council	Refer to Board of Estimates	
4/23/2015	0	The City Council	Refer to Planning Commission	
4/23/2015	0	The City Council	Refer to Baltimore Development	

4/23/2015	0	The City Council	Corporation Refer to Dept. of Housing and Community Development
4/23/2015	0	The City Council	Refer to Parking Authority Board
4/23/2015	0	The City Council	Refer to City Solicitor
4/23/2015	0	The City Council	Refer to Board of Municipal and Zoning Appeals
4/20/2015	0	City Council	Assigned
4/20/2015	0	City Council	Introduced

INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

Poppleton Development District

FOR the purpose of designating a "development district" to be known as the "Poppleton 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 and 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 in connection with the development district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the development district.

BY authority of

Article II - General Powers

Sections (62)

Baltimore City Charter

(1996 Edition)

Recitals

The Tax Increment Financing Act, Article II, Section (62) of the Baltimore City Charter (the ♦Act♦) authorizes the Mayor and City Council of Baltimore (the ♦City♦) to establish a ♦development district♦ (as defined in the Act) and a special, tax increment fund into which the revenues and receipts from the real property taxes representing the levy on the ♦tax increment♦ (as defined in the Act) for the development district are deposited for the purpose of providing funds for the development of the development district.

The Act also authorizes the City, subject to certain requirements, to borrow money by issuing and selling Bonds (as defined herein) for the purpose of financing and refinancing the development of an industrial, commercial, or residential area in Baltimore City. The Act provides, however, that no Bonds may be issued by the City until an ordinance is

enacted that (i) ♦ designates an area or areas within the City as a ♦ development district ♦ and (ii) provides that, until the Bonds have been fully paid, the property taxes on real property within the development district shall be allocated as provided in the Act.

The City wishes to establish a development district within Baltimore City and to establish a special, tax increment fund for that development district for the purpose of providing funds for the costs of the infrastructure improvements and related costs permitted by the Act, including, without limitation, the costs of the Project (defined herein) and other related infrastructure improvements.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That for the purposes of this Ordinance, the following terms have the meanings indicated:

(a) ♦ Act ♦ means the Tax Increment Financing Act, as codified in Article II, Section (62) of the Baltimore City Charter.

(b) ♦ Assessable base ♦ means the total assessable base of all real property in the Development District subject to taxation, as determined by the Supervisor of Assessments.

(c) (1) ♦ Assessment ratio ♦ means any real property tax assessment ratio, however designated or calculated, that is used or applied under applicable general law in determining the assessable base.

(2) ♦ Assessment ratio ♦ includes the assessment percentage provided under ♦ 8-103(c) of the State Tax-Property Article, as amended, replaced, or supplemented from time to time.

(d) ♦ Bonds ♦ means any bonds or bond, notes or note, or other similar instruments or instrument issued by the City pursuant to and in accordance with the Act.

(e) ♦ City Expenses ♦ means the expenses of the City in carrying out its duties under this Ordinance, including but not limited to all costs and expenses of the City incurred in connection with the establishment of the Development District, the calculation and the use of the Tax increment revenues, the issuance of Bonds, and the discharge of its duties under any Bond indenture, including the costs of any employees of the City and legal expenses associated with those duties, and in any way related to the administration of the Development District.

(f) ♦ Development District ♦ means the area in the City designated in Section 3 of this Ordinance as a development district under the Act.

(g) ♦ Original assessable base ♦ means the assessable base as of January 1, 2014.

(h) ♦ Original full cash value ♦ means the dollar amount that is determined by dividing the original assessable base by the assessment ratio used to determine the original assessable base.

(i) ♦Original taxable value♦ means, for any tax year, the dollar amount that is the lesser of:

(1) the product of the original full cash value times the assessment ratio applicable to that tax year; or

(2) the original assessable base.

(j) ♦Project♦ means the following improvements and activities that are to be completed in accordance with all required City approvals:

(1) the design and construction of street and road improvements to, from, or within the Development District, including, without limitation, the installation of landscaping, site lighting, street furniture, earthwork and retaining walls, street improvements including paving, new curbs, sidewalks, and curb extensions, and other improvements which are designed to improve traffic flow to and from the Development District;

(2) the installation of utilities and utility upgrades, including new and updated water service, booster pumps, and pumping stations, sanitary sewer connections, storm water management facilities, and relocation of existing utilities, the construction of parks, including public recreational facilities and a dog park, plazas, and the construction of other necessary improvements and other facilities;

(3) the acquisition, design, construction, reconstruction, renovation, and development of buildings that are to be devoted to a governmental use or purpose, such as a school, and condemning or otherwise acquiring structures, real or personal property, rights, rights-of-way, franchises, easements, and interests in furtherance of this purpose;

(4) site removal, including demolition, site preparation, earthwork, clearing, grading, and filling;

(5) surveys and studies; and

(6) the acquisition, construction, renovation, and development of other related infrastructure improvements and the financing or refinancing of any related costs as permitted by the Acts that are necessary for the completion of the foregoing for their intended public purposes.

(k) ♦Tax increment♦ means for any tax year, the amount by which the assessable base as of January 1 preceding that tax year exceeds the original taxable value, divided by the assessment ratio used to determine the original taxable value.

(l) ♦Tax Increment Fund♦ means the special fund established by Section 4 of this Ordinance.

(m) ♦Tax year♦ means the period from July 1 of a calendar year through June 30 of the next calendar year.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Mayor and City Council of Baltimore finds and determines that the establishment of the Development District, the creation of the Tax Increment Fund for the Development District, the issuance of Bonds from time to time, and the pledge of amounts, subject to appropriation, on deposit in the Tax Increment Fund to the payment of

debt service on and other costs related to any Bonds, all for the purpose of providing funds for the financing and refinancing of a portion of the costs of the Project, accomplishes the purposes of the Act, serves public purposes, including the direct and indirect enhancement of the taxable base of the City, the creation of new employment opportunities, the encouragement of additional economic activities, the development or redevelopment of slum, blighted or deteriorated areas, the undertaking of urban renewal projects, and the facilitation of planned improvements to the Development District, and generally promotes the health, welfare, and safety of the residents of the State of Maryland and of the City of Baltimore.

SECTION 3. AND BE IT FURTHER ORDAINED, That the contiguous area consisting of the properties designated as described in Exhibit 2 attached hereto and made a part of this Ordinance (as the same may be renumbered or redesignated as a result of any subdivision or resubdivision of such property), together with the adjoining roads, highways, alleys, rights-of-way and other similar property or rights, shown on the map attached to this Ordinance as Exhibit 1, and made a part of this Ordinance, is designated as a development district to be known as the Poppleton Development District.

SECTION 4. AND BE IT FURTHER ORDAINED, That a special fund is established for the Development District to be known as the Poppleton Development District Tax Increment Fund (the Tax Increment Fund). The Director of Finance and other officers and employees of the City shall take all necessary steps to establish the Tax Increment Fund as a separate fund to be held by or for the account of the City.

SECTION 5. AND BE IT FURTHER ORDAINED, That:

(a) For each tax year that begins after the effective date of this Ordinance, the Director of Finance shall divide the property taxes on real property within the Development District so that:

(1) the portion of the taxes that would be produced by the rate at which taxes are levied each year by the City upon the original taxable value shall be allocated to and, when collected, paid into the funds of the City in the same manner as taxes levied and collected by the City on all other property are paid; and

(2) the portion of the taxes representing the levy on the tax increment that would normally be paid to the City shall be paid into the Tax Increment Fund, to be applied in accordance with the provisions of this Ordinance, any ordinance authorizing the issuance of Bonds, and the Act.

(b) The City acknowledges that neither the rate at which taxes are levied on real property within the Development District nor the manner of assessment of the value of real property within the Development District may vary from the rate or manner of assessment that otherwise would have applied if the Development District were not designated and the Tax Increment Fund not created.

SECTION 6. AND BE IT FURTHER ORDAINED, That:

(a) If no Bonds are outstanding with respect to the Development District, money in the Tax Increment Fund may be:

(1) used for any other purposes described in the Act, including the payment or reimbursement of costs of the Project;

(2) accumulated for payment of debt service on Bonds to be subsequently issued under the Act;

(3) used to pay or reimburse the City for debt service or other related costs that the City is obligated to pay or has paid (whether as a general or limited obligation of the City) on any Bonds issued by the City, the proceeds of which have been used for any of the purposes specified in the Act; or

(4) paid to the City to provide funds to be used for any legal purpose.

(b) In the case of Sections 6(a)(2) and (a)(3) above, the use must be approved by appropriate action of the Mayor and City Council, and in the case of Sections 6(a)(1) and (a)(4), the use must be approved by the appropriate action of the Board of Finance, which action may generally specify the purpose for which the Tax Increment Fund may be used and the maximum amount that may be applied for that purpose, without specifying the actual amounts to be applied.

SECTION 7. AND BE IT FURTHER ORDAINED, That:

(a) If any Bonds are outstanding with respect to the Development District, money in the Tax Increment Fund may be used in any fiscal year as provided in Section 6 of this Ordinance and in any indenture authorizing the issuance of such Bonds, but only to the extent that:

(1) the amount in the Tax Increment Fund exceeds the debt service payable on the Bonds and the amounts necessary to replenish any reserves and to pay any City Expenses, and administrative costs in that fiscal year, and is not otherwise restricted so as to prohibit its use; and

(2) the use is not prohibited by any ordinance authorizing the issuance of the Bonds and the pledge of amounts on deposit in the Tax Increment Fund.

(b) In each case, the use must be approved by appropriate action of the Board of Finance, which action may generally specify the purpose for which the Tax Increment Fund may be used and the maximum amount that may be applied for that purpose, without specifying the actual amounts to be applied.

SECTION 8. AND BE IT FURTHER ORDAINED, That the Director of Finance may do all acts and things and execute all documents and certificates relating to the Development District and the Tax Increment Fund.

SECTION 9. AND BE IT FURTHER ORDAINED, That any approvals, authorizations, or activities provided in this Ordinance do not constitute and may not be deemed to constitute or imply that the City Council, the Mayor, or any department, office or agency of the City has given or will give, any approval, authorization or consent to any action or activity within or required for the development of the Development District, including any land use approval, requirements for the provision of public utilities or services, or any other administrative, judicial, quasi-judicial, or legislative approval, authorization, or consent.

SECTION 10. AND BE IT FURTHER ORDAINED, That this Ordinance may be amended by a subsequent ordinance of the Mayor and City Council of Baltimore, which ordinance may enlarge or

reduce the size of the Development District or provide for a future pledge of the Tax Increment Fund other than as contemplated under this Ordinance. However, no ordinance may be effective to reduce the size of the Development District so long as there are any outstanding Bonds secured by the Tax Increment Fund, unless the ordinance authorizing the issuance of the Bonds permits the City to reduce the area constituting the Development District, the holders of such Bonds or an authorized representative on their behalf consents to the reduction, or the indenture authorizing the issuance of such Bonds permits the reduction.

SECTION 11. AND BE IT FURTHER ORDAINED, That the provisions of this Ordinance are severable. If any provision, sentence, clause, section or other part of this Ordinance is held or determined to be illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, that illegality, invalidity, unconstitutionality, or inapplicability does not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance or their application to other persons or circumstances. It is the intent of the Mayor and City Council that this Ordinance would have been passed even if the illegal, invalid, unconstitutional, or inapplicable provision, sentence, clause, section, or other part had not been included in this Ordinance, and as if the person or circumstances to which this Ordinance or part are inapplicable had been specifically exempted.

SECTION 12. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Exhibit 1

Map of Development District

EXHIBIT 2

List of Development District Parcels - Phase IA Properties¹

Account Identifier
Property Address

Account Identifier
Property Address
18-11-0187-015
901 W. Lexington St.

18-11-0187-057
940 W. Fayette St.
18-11-0187-016
903 W. Lexington St.

18-11-0187-058
938 W. Fayette St.
18-11-0187-017
905 W. Lexington St.

18-11-0187-059
936 W. Fayette St.
18-11-0187-018
907 W. Lexington St.

18-11-0187-060
934 W. Fayette St.
18-11-0187-019
909 W. Lexington St.

18-11-0187-061
932 W. Fayette St.
18-11-0187-020
911 W. Lexington St.

18-11-0187-062
930 W. Fayette St.
18-11-0187-021
913 W. Lexington St.

18-11-0187-063
928 W. Fayette St.
18-11-0187-022
915 W. Lexington St.

18-11-0187-064
926 W. Fayette St.
18-11-0187-023
917 W. Lexington St.

18-11-0187-090
127 N. Amity St.
18-11-0187-024
919 W. Lexington St.

18-11-0187-091
129 N. Amity St.
18-11-0187-025
921 W. Lexington St.

18-11-0187-092
104 N. Amity St.
18-11-0187-026
923 W. Lexington St.

18-11-0187-093
106 N. Amity St.
18-11-0187-027
925 W. Lexington St.

18-11-0187-094
108 N. Amity St.
18-11-0187-029

929 W. Lexington St.

18-11-0187-095

110 N. Amity St.

18-11-0187-030

931 W. Lexington St.

18-11-0187-096

112 N. Amity St.

18-11-0187-031

933 W. Lexington St.

18-11-0187-098

116 N. Amity St.

18-11-0187-032

935 W. Lexington St.

18-11-0187-099

118 N. Amity St.

18-11-0187-033

937 W. Lexington St.

18-11-0187-100

120 N. Amity St.

18-11-0187-034

939 W. Lexington St.

18-11-0187-101

122 N. Amity St.

18-11-0187-035

941 W. Lexington St.

18-11-0187-102

124 N. Amity St.

18-11-0187-036

943 W. Lexington St.

18-11-0187-103

126 N. Amity St.

18-11-0187-037

945 W. Lexington St.

18-11-0187-104

128 N. Amity St.

18-11-0187-038

947 W. Lexington St.

18-11-0187-105

130 N. Amity St.

18-11-0187-039
949 W. Lexington St.

18-11-0187-106
938 Kierle Court
18-11-0187-040
129 N. Schroeder St.

18-11-0187-107
939 Kierle Court
18-11-0187-041
127 N. Schroeder St.

18-11-0187-119
920 Vine St.
18-11-0187-042
125 N. Schroeder St.

18-11-0187-120
921 Vine St.
18-11-0187-043
123 N. Schroeder St.

18-11-0187-121
913 Vine St.
18-11-0187-044
121 N. Schroeder St.

18-12-0172-001
928 W. Lexington St.
18-11-0187-045
119 N. Schroeder St.

18-12-0172-016
930 W. Lexington St.
18-11-0187-046
117 N. Schroeder St.

18-12-0172-017
932 W. Lexington St.
18-11-0187-047
115 N. Schroeder St.

18-12-0172-018
934 W. Lexington St.
18-11-0187-048
113 N. Schroeder St.

18-12-0172-019

936 W. Lexington St.
18-11-0187-049
111 N. Schroeder St.

18-12-0172-020
938 W. Lexington St.
18-11-0187-050
109 N. Schroeder St.

18-12-0172-021
940 W. Lexington St.
18-11-0187-051
107 N. Schroeder St.

18-12-0172-022
942 W. Lexington St.
18-11-0187-052
105 N. Schroeder St.

18-12-0172-023
944 W. Lexington St.
18-11-0187-053
103 N. Schroeder St.

18-12-0172-024
946 W. Lexington St.
18-11-0187-053A
101 N. Schroeder St.

18-12-0172-026
207 N. Schroeder St.
18-11-0187-054
946 W. Fayette St.

18-12-0172-027
209 N. Schroeder St.
18-11-0187-055
944 W. Fayette St.

18-12-0172-028
211 N. Schroeder St.
18-11-0187-056
942 W. Fayette St.

18-12-0172-029
213 N. Schroeder St.

18-12-0172-030
215 N. Schroeder St. Account Identifier
Property Address
18-12-0172-031
217 N. Schroeder St.
18-12-0172-032
219 N. Schroeder St.
18-12-0172-033
221 N. Schroeder St.
18-12-0172-034
223 N. Schroeder St.
18-12-0172-035
225 N. Schroeder St.
18-12-0172-132
220 N. Amity St.
18-12-0172-133
218 N. Amity St.
18-12-0172-134
216 N. Amity St.
18-12-0172-135
214 N. Amity St.
18-12-0172-136
212 N. Amity St.
18-12-0172-137
210 N. Amity St.
18-12-0172-138
208 N. Amity St.
18-12-0172-139
206 N. Amity St.
18-12-0172-140
204 N. Amity St.
18-12-0172-141
202 N. Amity St.
18-12-0172-156
211 Osing Court
18-12-0172-157
213 Osing Court
18-12-0172-130
224 N. Amity St.
18-12-0172-131
222 N. Amity St.
18-12-0172-036
227 N. Schroeder St.
18-12-0172-037
229 N. Schroeder St.

List of Development District Parcels - Phase IB Properties

Account Identifier

Property Address

Account Identifier

Property Address

18-12-0172-148A

(not applicable)

18-12-0172-044

243 N. Schroeder St.

18-10-0202-029

13 N. Schroeder St.

18-12-0172-045

245 N. Schroeder St.

18-10-0202-030

15 N. Schroeder St.

18-12-0172-046

247 N. Schroeder St.

18-10-0202-031

17 N. Schroeder St.

18-12-0172-047

249 N. Schroeder St.

18-10-0202-032

19 N. Schroeder St.

18-12-0172-048

251 N. Schroeder St.

18-10-0202-033

21 N. Schroeder St.

18-12-0172-049

253 N. Schroeder St.

18-10-0202-034

949 W. Fayette St.

18-12-0172-050

255 N. Schroeder St.

18-10-0202-035

947 W. Fayette St.

18-12-0172-051

257 N. Schroeder St.

18-10-0202-036

945 W. Fayette St.

18-12-0172-052

259 N. Schroeder St.

18-10-0202-037
943 W. Fayette St.

18-12-0172-053
261 N. Schroeder St.
18-10-0202-038
941 W. Fayette St.

18-12-0172-054
263 N. Schroeder St.
18-10-0202-039
939 W. Fayette St.

18-12-0172-055
941 W. Saratoga St.
18-10-0202-040
937 W. Fayette St.

18-12-0172-056
939 W. Saratoga St.
18-10-0202-041
935 W. Fayette St.

18-12-0172-057
937 W. Saratoga St.
18-10-0202-042
933 W. Fayette St.

18-12-0172-058
935 W. Saratoga St.
18-10-0202-043
931 W. Fayette St.

18-12-0172-059
933 W. Saratoga St.
18-10-0202-044
929 W. Fayette St.

18-12-0172-060
931 W. Saratoga St.
18-11-0202-077
(not applicable)

18-12-0172-061
929 W. Saratoga St.
18-10-0202-080
924 W. Fairmount Ave,

18-12-0172-119

246 N. Amity St.
18-10-0202-081
922 W. Fairmount Ave.

18-12-0172-120
244 N. Amity St.
18-10-0202-103
28 N. Amity St.

18-12-0172-121
242 N. Amity St.
18-10-0202-104
26 N. Amity St.

18-12-0172-122
240 N. Amity St.
18-10-0202-105
24 N. Amity St.

18-12-0172-123
238 N. Amity St.
18-10-0202-106
22 N. Amity St.

18-12-0172-124
236 N. Amity St.
18-10-0202-107
20 N. Amity St.

18-12-0172-125
234 N. Amity St.
18-10-0202-108
18 N. Amity St.

18-12-0172-126
232 N. Amity St.
18-10-0202-115
931 Page Court

18-12-0172-127
230 N. Amity St.
18-10-0202-116
933 Page Court

18-12-0172-128
228 N. Amity St.
18-10-0202-117
935 Page Court

18-12-0172-129
226 N. Amity St.
18-10-0202-118
937 Page Court

18-12-0172-038
231 N. Schroeder St.
18-12-0172-039
233 N. Schroeder St.

18-05-0200-096
14 N. Schroeder St.
18-12-0172-040
235 N. Schroeder St.

18-05-0200-097
24 N. Schroeder St.
18-12-0172-041
237 N. Schroeder St.

18-12-0172-042
239 N. Schroeder St.

18-12-0172-043
241 N. Schroeder St.

List of Development District Parcels - Phase II Properties

Account Identifier
Property Address

Account Identifier
Property Address
18-05-0200-038
1077 W. Fayette St.

18-04-0185-039
1102 W. Fayette St.
18-05-0200-039
1079 W. Fayette St.

18-04-0185-040
1104 W. Fayette St.

18-05-0200-040
1081 W. Fayette St.

18-04-0185-041
1106 W. Fayette St.
18-05-0200-041
1083 W. Fayette St.

18-04-0185-042
1108 W. Fayette St.
18-05-0200-042
1085 W. Fayette St.

18-04-0185-043
1110 W. Fayette St.
18-05-0200-043
1087 W. Fayette St.

18-04-0185-044
1112 W. Fayette St.
18-05-0200-044
1089 W. Fayette St.

18-04-0185-045
1114 W. Fayette St.
18-05-0200-045
1091 W. Fayette St.

18-04-0185-046
1116 W. Fayette St.
18-05-0200-046
1093 W. Fayette St.

18-04-0185-047
1118 W. Fayette St.
18-05-0200-047
1095 W. Fayette St.

18-04-0185-048
1120 W. Fayette St.
18-05-0200-048
1097 W. Fayette St.

18-04-0185-049
103 N. Carrollton Ave.
18-05-0200-049
1099 W. Fayette St.

18-04-0185-050

105 N. Carrollton Ave.
18-05-0200-050
23 N. Carrollton Ave.

18-04-0185-051
107 N. Carrollton Ave.
18-05-0200-051
21 N. Carrollton Ave.

18-04-0185-052
109 N. Carrollton Ave.
18-05-0200-052
19 N. Carrollton Ave.

18-04-0185-053
111 N. Carrollton Ave.
18-05-0200-053
17 N. Carrollton Ave.

18-04-0185-054
113 N. Carrollton Ave.
18-05-0200-054
15 N. Carrollton Ave.

18-04-0185-055
115 N. Carrollton Ave.
18-05-0200-055
13 N. Carrollton Ave.

18-04-0185-056
117 N. Carrollton Ave.
18-05-0200-056
11 N. Carrollton Ave.

18-04-0185-057
119 N. Carrollton Ave.
18-05-0200-057
9 N. Carrollton Ave.

18-04-0185-058
121 N. Carrollton Ave.
18-05-0200-112
1066 W. Fairmount Ave.

18-04-0185-059
123 N. Carrollton Ave.
18-05-0200-113
1068 W. Fairmount Ave.

18-04-0185-060
125 N. Carrollton Ave.
18-05-0200-114
1070 W. Fairmount Ave.

18-04-0185-061
1117 W. Lexington St.
18-05-0200-115
1072 W. Fairmount Ave.

18-04-0185-062
1115 W. Lexington St.
18-05-0200-116
1074 W. Fairmount Ave.

18-04-0185-063
1113 W. Lexington St.
18-05-0200-117
1076 W. Fairmount Ave.

18-04-0185-064
1111 W. Lexington St.
18-05-0200-118
1078 W. Fairmount Ave.

18-04-0185-065
1109 W. Lexington St.
18-05-0200-119
1080 W. Fairmount Ave.

18-04-0185-066
1107 W. Lexington St.
18-05-0200-120
1082 W. Fairmount Ave.

18-04-0185-067
1105 W. Lexington St.
18-05-0200-121
1100 W. Fairmount Ave.

18-04-0185-068
1103 W. Lexington St.
18-05-0199-015
1213 W. Fayette St.

18-04-0185-069
1101 W. Lexington St.
18-05-0199-017
1211 W. Fayette St.

18-04-0185-192
1101 Vine St.
18-05-0199-018
1209 W. Fayette St.

18-04-0185-193
1103 Vine St.
18-05-0199-019
1207 W. Fayette St.

18-04-0185-194
1105 Vine St.
18-05-0199-020
1205 W. Fayette St.

18-04-0185-195
1107 Vine St.
18-05-0199-021
1203 W. Fayette St.

18-04-0185-196
102 N. Carlton St.
18-05-0199-022
1201 W. Fayette St.

18-04-0185-197
104 N. Carlton St.
18-05-0199-023
16 N. Carrollton Ave.

18-04-0185-198
106 N. Carlton St.
18-05-0199-046
1210 W. Fairmount Ave.

18-04-0185-199
108 N. Carlton St.
18-05-0184-016
1204 W. Fayette St.

18-04-0185-200
110 N. Carlton St.
18-05-0184-017
1202 W. Fayette St.

18-04-0185-201
112 N. Carlton St.
18-05-0184-018

1200 W. Fayette St.

18-04-0185-202
114 N. Carlton St.
18-05-0184-019
106 N. Carrollton Ave.

18-04-0185-203
116 N. Carlton St.
18-05-0184-020
108 N. Carrollton Ave.

18-04-0185-204
118 N. Carlton St.
18-05-0184-021
110 N. Carrollton Ave.

18-04-0185-205
120 N. Carlton St.
18-05-0184-022
112 N. Carrollton Ave.

18-04-0185-206
122 N. Carlton St.
18-05-0184-023
1201 W. Lexington St.

18-04-0185-207
124 N. Carlton St.
18-05-0184-024
1203 W. Lexington St.

18-04-0185-208
126 N. Carlton St.
18-05-0184-025
1205 W. Lexington St.

18-04-0185-209
128 N. Carlton St.
18-05-0184-026
1207 W. Lexington St.

18-04-0185-211
132 N. Carlton St.
18-04-0185-038
1100 W. Fayette St.

18-04-0171-001
1001 W. Saratoga St.

List of Development District Parcels - Phase III Properties

Account Identifier
Property Address

Account Identifier
Property Address
18-03-0170-014
1132 W. Lexington St.

18-03-0170-095

-

18-03-0170-015
1134 W. Lexington St.

18-03-0170-096

-

18-03-0170-016
1136 W. Lexington St.

18-03-0170-114
218 N. Carlton St.
18-03-0170-017
201 N. Carrollton Ave.

18-03-0170-115
220 N. Carlton St.
18-03-0170-018
211 N. Carrollton Ave.

18-03-0170-116
222 N. Carlton St.
18-03-0170-019
213 N. Carrollton Ave.

18-03-0170-117
224 N. Carlton St.
18-03-0170-020
215 N. Carrollton Ave.

18-03-0170-118
226 N. Carlton St.
18-03-0170-021
217 N. Carrollton Ave.

18-03-0170-119
228 N. Carlton St.
18-03-0170-022
219 N. Carrollton Ave.

18-03-0170-120
230 N. Carlton St.
18-03-0170-023
221 N. Carrollton Ave.

18-03-0170-121
232 N. Carlton St.
18-03-0170-024
223 N. Carrollton Ave.

18-03-0170-122
234 N. Carlton St.
18-03-0170-025
225 N. Carrollton Ave.

18-03-0170-123
236 N. Carlton St.
18-03-0170-026
227 N. Carrollton Ave.

18-03-0170-124
238 N. Carlton St.
18-03-0170-027
1145 W. Saratoga St.

18-03-0170-125
240 N. Carlton St.
18-03-0170-028
1143 W. Saratoga St.

18-03-0170-126
242 N. Carlton St.
18-03-0170-029
1141 W. Saratoga St.

18-03-0169-007
1208 W. Lexington St.
18-03-0170-030
1139 W. Saratoga St.

18-03-0169-008
1206 W. Lexington St.
18-03-0170-031
1137 W. Saratoga St.

18-03-0169-009
1204 W. Lexington St.
18-03-0170-032

1135 W. Saratoga St.

18-03-0169-010
1202 W. Lexington St.
18-03-0170-033
1133 W. Saratoga St.

18-03-0169-011
1200 W. Lexington St.
18-03-0170-034
1131 W. Saratoga St.

18-03-0169-012
204 N. Carrollton Ave.
18-03-0170-035
1129 W. Saratoga St.

18-03-0169-013
206 N. Carrollton Ave.
18-03-0170-036
1127 W. Saratoga St.

18-03-0169-014
208 N. Carrollton Ave.
18-03-0170-037
1125 W. Saratoga St.

18-03-0169-016
226 N. Carrollton Ave.
18-03-0170-038
1123 W. Saratoga St.

18-03-0169-017
1215 W. Saratoga St.
18-03-0170-039
1121 W. Saratoga St.

18-03-0170-093

-

18-03-0170-094

-

List of Development District Parcels - Phase IV Properties

Account Identifier

Property Address

Account Identifier

Property Address

18-03-0156-001

1005 W. Mulberry St.

18-03-0156-054

314 N. Schroeder St.

18-03-0156-002

1007 W. Mulberry St.

18-03-0156-055

316 N. Schroeder St.

18-03-0156-003

1009 W. Mulberry St.

18-03-0156-056

318 N. Schroeder St.

18-03-0156-004

1011 W. Mulberry St.

18-03-0156-057

320 N. Schroeder St.

18-03-0156-005

1013 W. Mulberry St.

18-03-0156-058

322 N. Schroeder St.

18-03-0156-006

1015 W. Mulberry St.

18-03-0156-059

324 N. Schroeder St.

18-03-0156-007

1025 W. Mulberry St.

18-03-0156-060

326 N. Schroeder St.

18-03-0156-008

1031 W. Mulberry St.

18-03-0156-061

328 N. Schroeder St.

18-03-0156-009

1033 W. Mulberry St.

18-03-0156-062
1002 Sarah Ann St.
18-03-0156-010
1035 W. Mulberry St.

18-03-0156-063
1004 Sarah Ann St.
18-03-0156-011
1037 W. Mulberry St.

18-03-0156-064
1006 Sarah Ann St.
18-03-0156-012
1039 W. Mulberry St.

18-03-0156-065
1008 Sarah Ann St.
18-03-0156-013
1041 W. Mulberry St.

18-03-0156-065A
1010 Sarah Ann St.
18-03-0156-014
1043 W. Mulberry St.

18-03-0156-066
1034 Sarah Ann St.
18-03-0156-015
1045 W. Mulberry St.

18-03-0156-067
1036 Sarah Ann St.
18-03-0156-016
321 N. Arlington Ave.

18-03-0156-068
1038 Sarah Ann St.
18-03-0156-017
319 N. Arlington Ave.

18-03-0156-069
1041 Sarah Ann St.
18-03-0156-018
317 N. Arlington Ave.

18-03-0156-070
1039 Sarah Ann St.
18-03-0156-019
315 N. Arlington Ave.

18-03-0156-071
1037 Sarah Ann St.
18-03-0156-020
313 N. Arlington Ave.

18-03-0156-072
1035 Sarah Ann St.
18-03-0156-021
311 N. Arlington Ave.

18-03-0156-073
1033 Sarah Ann St.
18-03-0156-022
309 N. Arlington Ave.

18-03-0156-074
1031 Sarah Ann St.
18-03-0156-023
307 N. Arlington Ave.

18-03-0156-075
1029 Sarah Ann St.
18-03-0156-024
305 N. Arlington Ave.

18-03-0156-076
1027 Sarah Ann St.
18-03-0156-025
303 N. Arlington Ave.

18-03-0156-077
1025 Sarah Ann St.
18-03-0156-026
1054 W. Saratoga St.

18-03-0156-078
1023 Sarah Ann St.
18-03-0156-027
1052 W. Saratoga St.

18-03-0156-079
1021 Sarah Ann St.
18-03-0156-028
1050 W. Saratoga St.

18-03-0156-080
1019 Sarah Ann St.
18-03-0156-029

1048 W. Saratoga St.

18-03-0156-081

1013 Sarah Ann St.

18-03-0156-030

1046 W. Saratoga St.

18-03-0156-082

1009 Sarah Ann St.

18-03-0156-031

1044 W. Saratoga St.

18-03-0156-083

1007 Sarah Ann St.

18-03-0156-032

1042 W. Saratoga St.

18-03-0156-084

1005 Sarah Ann St.

18-03-0156-033

1040 W. Saratoga St.

18-12-0157-040A

900 W. Saratoga St.

18-03-0156-034

1038 W. Saratoga St.

18-12-0157-041

902 W. Saratoga St.

18-03-0156-035

1036 W. Saratoga St.

18-12-0157-045

906 W. Saratoga St.

18-03-0156-036

1034 W. Saratoga St.

18-12-0157-060

936 W. Saratoga St.

18-03-0156-037

1032 W. Saratoga St.

18-12-0157-061

936 1/2 W. Saratoga St.

18-03-0156-038

1030 W. Saratoga St.

18-12-0157-062

938 W. Saratoga St.

18-03-0156-039
1028 W. Saratoga St.

18-12-0157-063
940 W. Saratoga St.
18-03-0156-040
1026 W. Saratoga St.

18-12-0157-064
942 W. Saratoga St.
18-03-0156-041
1024 W. Saratoga St.

18-12-0157-065
944 W. Saratoga St.
18-03-0156-042
1022 W. Saratoga St.

18-12-0157-066
946 W. Saratoga St.
18-03-0156-043
1020 W. Saratoga St.

18-12-0157-067
948 W. Saratoga St.
18-03-0156-044
1018 W. Saratoga St.

18-12-0157-068
950 W. Saratoga St.
18-03-0156-045
1016 W. Saratoga St.

18-12-0157-069
952 W. Saratoga St.
18-03-0156-046
1014 W. Saratoga St.

18-12-0157-070
954 W. Saratoga St.
18-03-0156-047
1012 W. Saratoga St.

18-12-0157-071
956 W. Saratoga St.
18-03-0156-048
1010 W. Saratoga St.

18-12-0157-072

951 Sarah Ann St.
18-03-0156-051
308 N. Schroeder St.

18-12-0157-073
949 Sarah Ann St.
18-03-0156-052
310 N. Schroeder St.

18-12-0157-074
947 Sarah Ann St.
18-03-0156-053
312 N. Schroeder St.

18-12-0157-075
945 Sarah Ann St.

18-12-0157-076
943 Sarah Ann St.

18-03-0155-039
1123 W. Mulberry St.
18-12-0157-077
941 Sarah Ann St.

18-03-0155-040
1121 W. Mulberry St.
18-12-0157-078
939 Sarah Ann St.

18-03-0155-041
1119 W. Mulberry St.
18-12-0157-001
303 N. Schroeder St.

18-03-0155-042
1117 W. Mulberry St.
18-12-0157-002
305 N. Schroeder St.

18-03-0155-043
1115 W. Mulberry St.
18-12-0157-003
307 N. Schroeder St.

18-03-0155-044
1113 W. Mulberry St.
18-12-0157-004
309 N. Schroeder St.

18-03-0155-045
1111 W. Mulberry St.
18-12-0157-005
311 N. Schroeder St.

18-03-0155-046
1109 W. Mulberry St.
18-12-0157-006
313 N. Schroeder St.

18-03-0155-047
1107 W. Mulberry St.
18-12-0157-007
315 N. Schroeder St.

18-03-0155-048
1105 W. Mulberry St.
18-03-0155-001
1100 W. Saratoga St.

18-03-0155-049
1103 W. Mulberry St.
18-03-0155-002
1102 W. Saratoga St.

18-03-0155-050
1101 W. Mulberry St.
18-03-0155-003
1104 W. Saratoga St.

18-03-0155-051
316 N. Arlington Ave.
18-03-0155-004
1106 W. Saratoga St.

18-03-0155-052
314 N. Arlington Ave.
18-03-0155-005
1108 W. Saratoga St.

18-03-0155-053
312 N. Arlington Ave.
18-03-0155-006
1110 W. Saratoga St.

18-03-0155-054
310 N. Arlington Ave.
18-03-0155-007
1112 W. Saratoga St.

18-03-0155-055
306 N. Arlington Ave.
18-03-0155-008
1114 W. Saratoga St.

18-03-0155-056
304 N. Arlington Ave.
18-03-0155-009
1116 W. Saratoga St.

18-03-0155-057
1103 Sarah Ann St.
18-03-0155-010
1118 W. Saratoga St.

18-03-0155-058
1105 Sarah Ann St.
18-03-0155-011
1120 W. Saratoga St.

18-03-0155-059
1107 Sarah Ann St.
18-03-0155-012
1122 W. Saratoga St.

18-03-0155-060
1109 Sarah Ann St.
18-03-0155-013
1124 W. Saratoga St.

18-03-0155-061
1111 Sarah Ann St.
18-03-0155-015
1128 W. Saratoga St.

18-03-0155-062
1113 Sarah Ann St.
18-03-0155-016
1130 W. Saratoga St.

18-03-0155-063
1115 Sarah Ann St.
18-03-0155-017

1132 W. Saratoga St.

18-03-0155-064

1117 Sarah Ann St.

18-03-0155-018

1134 W. Saratoga St.

18-03-0155-067

1123 Sarah Ann St.

18-03-0155-019

301 N. Carrollton Ave.

18-03-0155-068

1125 Sarah Ann St.

18-03-0155-020

303 N. Carrollton Ave.

18-03-0155-069

1127 Sarah Ann St.

18-03-0155-021

305 N. Carrollton Ave.

18-03-0155-070

1129 Sarah Ann St.

18-03-0155-022

307 N. Carrollton Ave.

18-03-0155-071

1131 Sarah Ann St.

18-03-0155-023

309 N. Carrollton Ave.

18-03-0155-072

1133 Sarah Ann St.

18-03-0155-024

311 N. Carrollton Ave.

18-03-0155-073

1135 Sarah Ann St.

18-03-0155-025

313 N. Carrollton Ave.

18-03-0155-074

1124 Sarah Ann St.

18-03-0155-026

315 N. Carrollton Ave.

18-03-0155-075

1122 Sarah Ann St.

18-03-0155-027
317 N. Carrollton Ave.

18-03-0155-076
1120 Sarah Ann St.
18-03-0155-028
319 N. Carrollton Ave.

18-03-0155-077
1118 Sarah Ann St.
18-03-0155-029
321 N. Carrollton Ave.

18-03-0155-078
1116 Sarah Ann St.
18-03-0155-030
323 N. Carrollton Ave.

18-03-0155-079
1114 Sarah Ann St.
18-03-0155-031
325 N. Carrollton Ave.

18-03-0155-080
1112 Sarah Ann St.
18-03-0155-032
327 N. Carrollton Ave.

18-03-0155-081
1110 Sarah Ann St.
18-03-0155-033
329 N. Carrollton Ave.

18-03-0155-082
1108 Sarah Ann St.
18-03-0155-034
331 N. Carrollton Ave.

18-03-0155-083
1106 Sarah Ann St.
18-03-0155-035
1131 W. Mulberry St.

18-03-0155-084
1104 Sarah Ann St.
18-03-0155-036
1129 W. Mulberry St.

18-03-0155-085

1102 Sarah Ann St.
18-03-0155-037
1127 W. Mulberry St.

18-03-0155-086
304 N. Carlton St.
18-03-0155-038
1125 W. Mulberry St.

18-03-0155-087
302 N. Carlton St.

18-03-0155-088
300 N. Carlton St.

1 The following list of parcels that are included as ♦Phase IA♦ are being consolidated into three separate parcels: 101 North Schroeder Street (18-11-0187-[053A]); 201 North Schroeder Street (18-11-0172-[001]); and 127 North Amity Street (18-11-0187-[090]).

dlr15-1131~intro/15Apr15
DevDist/Poppleton/nbr

dlr15-1131~intro/15Apr15
DevDist/Poppleton/nbr
6

dlr15-1131~intro/15Apr15
DevDist/Poppleton/nbr
19

dlr15-1131~intro/15Apr15
DevDist/Poppleton/nbr
7

dlr15-1131~intro/15Apr15

DevDist/Poppleton/nbr
20