

HOUSE BILL 576

P1, P2, C8

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CF SB 358

By: **The Speaker (By Request – Administration) and Delegates Arora, Bohanan, Clagett, Gaines, Griffith, Healey, Hixson, Holmes, Howard, James, Jones, Lafferty, Lee, Love, A. Miller, Niemann, Proctor, Ross, Rudolph, Summers, and Washington**

Introduced and read first time: February 3, 2012

Assigned to: Environmental Matters and Appropriations

A BILL ENTITLED

1 AN ACT concerning

2 **Public–Private Partnerships**

3 FOR the purpose of establishing the policy of the State on public–private partnerships;
4 altering provisions of law relating to public–private partnerships; authorizing a
5 certain agency to establish a public–private partnership and execute a
6 partnership agreement in connection with certain functions, services, or assets;
7 requiring a certain agency to adopt certain regulations and establish certain
8 processes for the development, solicitation, evaluation, award, and delivery of
9 public–private partnerships; requiring certain legislative committees to review
10 and comment on certain processes and regulations; requiring certain agencies to
11 submit, on or before a certain date each year, certain reports to certain
12 legislative committees; establishing certain requirements for certain reports;
13 establishing deadlines for the review of certain presolicitation reports; requiring
14 certain agencies to comply with certain requirements before issuing a
15 solicitation for a public–private partnership; requiring a certain agency to make
16 a certain responsibility determination concerning certain entities; requiring a
17 certain agency to submit certain reports to certain officials and committees;
18 prohibiting the Board of Public Works from approving a public–private
19 partnership agreement until the completion of certain review by certain officials
20 and committees; establishing deadlines for the review of public–private
21 partnership agreements; requiring a certain agency to post a certain agreement
22 on a certain Web site; requiring certain entities to provide performance bonds;
23 prohibiting a public–private partnership agreement from exceeding a certain
24 number of years, with certain exceptions; prohibiting noncompete agreements
25 for certain assets; authorizing the award of certain compensation under certain
26 circumstances; establishing certain requirements for a final public–private
27 partnership agreement; requiring certain proceeds to accrue to certain funds;
28 requiring a certain agency to post on the Internet a certain final agreement;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 authorizing a certain agency to establish by regulation certain application fees
2 for certain unsolicited proposals; establishing certain requirements for certain
3 unsolicited proposals; providing that certain provisions of the State ethics law
4 do not preclude a certain individual or firm from entering into a certain
5 agreement; exempting public–private partnerships from certain requirements of
6 the State procurement law; repealing certain obsolete provisions; defining a
7 certain term; altering certain definitions; providing for the application of this
8 Act; and generally relating to public–private partnerships.

9 BY repealing and reenacting, with amendments,
10 Article – State Finance and Procurement
11 Section 10A–101
12 Annotated Code of Maryland
13 (2009 Replacement Volume and 2011 Supplement)

14 BY repealing
15 Article – State Finance and Procurement
16 Section 10A–102
17 Annotated Code of Maryland
18 (2009 Replacement Volume and 2011 Supplement)

19 BY adding to
20 Article – State Finance and Procurement
21 Section 10A–102 through 10A–104 to be under the new subtitle “Subtitle 1.
22 Definitions; General Provisions”; 10A–201 through 10A–204 to be under
23 the new subtitle “Subtitle 2. Solicited Proposals”; 10A–301 to be under
24 the new subtitle “Subtitle 3. Unsolicited Proposals”; 10A–401 and
25 10A–402 to be under the new subtitle “Subtitle 4. Public–Private
26 Partnership Agreements”; and 11–203(h)
27 Annotated Code of Maryland
28 (2009 Replacement Volume and 2011 Supplement)

29 BY repealing
30 Article – Transportation
31 Section 4–205 and 4–406
32 Annotated Code of Maryland
33 (2008 Replacement Volume and 2011 Supplement)

34 Preamble

35 WHEREAS, Sufficient quality public infrastructure and related services are
36 vital to the State’s economic, social, and environmental well–being; and

37 WHEREAS, Traditional methods for infrastructure finance, development,
38 construction, operation, and maintenance are not sufficient to meet the current and
39 future infrastructure needs of the State, and it is therefore necessary to promote
40 innovative measures and nontraditional vehicles of infrastructure delivery; and

1 WHEREAS, The establishment of public–private partnerships by and between
2 the State and the private sector is one mechanism to deliver infrastructure projects,
3 increase private investment in public infrastructure, and create jobs in Maryland; and

4 WHEREAS, Expanding the private sector role will allow public agencies in
5 Maryland to tap private sector technical, management, and financial resources in new
6 ways to achieve public objectives, such as greater cost and schedule certainty,
7 innovative technology applications, specialized expertise, and access to private capital;
8 and

9 WHEREAS, For Maryland to achieve the greatest benefits from public–private
10 partnerships, the process needs to be authorized, transparent, predictable, and
11 expedited; and

12 WHEREAS, The State will comply with all applicable federal, State, and local
13 laws and plans as they relate to public–private partnerships, including the federal
14 Fair Labor Standards Act, State requirements for green buildings, environmental
15 regulations, prevailing wage, living wage, hiring practices, preferences for the
16 purchase of supplies and services, and protections for State employees in the
17 procurement of services; and

18 WHEREAS, The State recognizes the importance of community benefit
19 agreements and encourages agencies to consider their use for all public–private
20 partnerships; and

21 WHEREAS, Minority business participation is an important State policy and its
22 use, if not required, should be encouraged for all public asset delivery initiatives; and

23 WHEREAS, The Governor of Maryland intends to establish by executive order a
24 process to improve the management and coordination of future public–private
25 partnership projects to include all of the responsibilities laid out in the final report of
26 the Joint Legislative and Executive Commission on Oversight of Public–Private
27 Partnerships; now, therefore,

28 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
29 MARYLAND, That the Laws of Maryland read as follows:

30 **Article – State Finance and Procurement**

31 **SUBTITLE 1. DEFINITIONS; GENERAL PROVISIONS.**

32 10A–101.

33 (a) [(1)] In this title the following words have the meanings indicated.

1 **[(2)] (B)** “Budget committees” means the Senate Budget and
2 Taxation Committee, the House Committee on Ways and Means, and the House
3 Appropriations Committee.

4 **[(3)] (C)** “Private entity” means an individual, a corporation, a
5 general or limited partnership, a limited liability company, a joint venture, a statutory
6 trust, a public benefit corporation, a nonprofit entity, or another business entity.

7 **[(4)] (D)** “Public notice of solicitation” includes **A REQUEST FOR**
8 **QUALIFICATIONS**, a request for expressions of interest, **OR** a request for proposals[, a
9 memorandum of understanding, an interim development agreement, a letter of intent,
10 or a preliminary development plan].

11 **[(5)] (E)** **[(i)] (1)** “Public–private partnership” means [a sale or
12 lease agreement between a unit of State government and a private entity under which:

13 1. the private entity assumes control of the operation
14 and maintenance of an existing State facility; or

15 2. the private entity constructs, reconstructs, finances,
16 or operates a State facility or a facility for State use and will collect fees, charges,
17 rents, or tolls for the use of the facility];

18 **(I) A METHOD FOR DELIVERING ASSETS USING A**
19 **LONG–TERM, PERFORMANCE–BASED AGREEMENT BETWEEN A REPORTING**
20 **AGENCY AND A PRIVATE ENTITY WHERE APPROPRIATE RISKS AND BENEFITS**
21 **CAN BE ALLOCATED IN A COST–EFFECTIVE MANNER BETWEEN THE**
22 **CONTRACTUAL PARTNERS;**

23 **(II) AN AGREEMENT IN WHICH A PRIVATE ENTITY**
24 **PERFORMS FUNCTIONS NORMALLY UNDERTAKEN BY THE GOVERNMENT, BUT**
25 **THE REPORTING AGENCY REMAINS ULTIMATELY ACCOUNTABLE FOR THE ASSET**
26 **AND ITS PUBLIC FUNCTION; AND**

27 **(III) THE STATE MAY RETAIN OWNERSHIP IN THE ASSET AND**
28 **THE PRIVATE ENTITY MAY BE GIVEN ADDITIONAL DECISION–MAKING RIGHTS IN**
29 **DETERMINING HOW THE ASSET IS FINANCED, DEVELOPED, CONSTRUCTED,**
30 **OPERATED, AND MAINTAINED OVER ITS LIFECYCLE.**

31 **[(ii)] (2)** “Public–private partnership” does not include:

32 **[1.] (I)** a short–term operating space lease entered into
33 in the ordinary course of business by a unit of State government and a private entity
34 and approved under § 4–321 **OR § 12–204** of this article;

1 [2.] (II) a procurement governed by Division II of this
2 article; or

3 [3.] (III) public-private partnership agreements entered
4 into by the University System of Maryland, **ST. MARY'S COLLEGE OF MARYLAND,**
5 **MORGAN STATE UNIVERSITY, OR BALTIMORE CITY COMMUNITY COLLEGE,**
6 where no State funds are used to fund or finance any portion of a capital project.

7 [(6)] (F) “Reporting agency” means:

8 [(i)] (1) the Department of General Services;

9 [(ii)] (2) the Maryland Department of Transportation, **FOR**
10 **ASSETS OF ANY OF ITS MODAL ADMINISTRATIONS OR THE MARYLAND**
11 **TRANSPORTATION AUTHORITY;**

12 [(iii)] (3) the University System of Maryland;

13 [(iv)] (4) Morgan State University;

14 [(v)] (5) St. Mary's College of Maryland; and

15 [(vi)] (6) the Baltimore City Community College.

16 [(b) The requirements of this title do not apply to the Maryland
17 Transportation Authority or to a public-private partnership proposed or entered into
18 by the Maryland Transportation Authority.

19 (c) (1) The reports provided by the Department of General Services under
20 this section shall include information concerning all public-private partnerships
21 involving units within the Executive Branch of State government, except for those
22 units that are also reporting agencies.

23 (2) Following the submission of each of the reports required under this
24 section, the budget committees shall have 45 days to review and comment on the
25 reports.

26 (d) (1) Not less than 45 days before issuing a public notice of solicitation
27 for a public-private partnership, a reporting agency shall submit to the State
28 Treasurer and the budget committees, in accordance with § 2-1246 of the State
29 Government Article, a report concerning the proposed public-private partnership.

30 (2) By January 1 of each year, each reporting agency shall submit to
31 the budget committees, in accordance with § 2-1246 of the State Government Article,
32 a report concerning each public-private partnership under consideration at that time

1 by the reporting agency that has not been reviewed or approved previously by the
2 General Assembly.

3 (3) By January 1 of each year, each reporting agency shall submit to
4 the budget committees, in accordance with § 2–1246 of the State Government Article,
5 a status report concerning each existing public–private partnership in which the
6 reporting agency is involved.

7 (e) By January 1 of each year, a unit of State government that provides
8 conduit financing for a public–private partnership shall submit to the budget
9 committees, in accordance with § 2–1246 of the State Government Article, a report
10 concerning each public–private partnership for which the unit is providing conduit
11 financing.]

12 (G) **“RESPONSIBILITY DETERMINATION” MEANS THE DETERMINATION**
13 **BY A REPORTING AGENCY THAT A PRIVATE ENTITY THAT RESPONDS TO A**
14 **SOLICITATION FOR A PUBLIC–PRIVATE PARTNERSHIP:**

15 (1) **HAS THE CAPABILITY IN ALL RESPECTS TO PERFORM FULLY**
16 **THE REQUIREMENTS OF A PUBLIC–PRIVATE PARTNERSHIP AGREEMENT; AND**

17 (2) **POSSESSES THE INTEGRITY AND RELIABILITY THAT WILL**
18 **ENSURE GOOD FAITH PERFORMANCE.**

19 [10A–102.

20 (a) The State Treasurer shall analyze the impact of each public–private
21 partnership agreement proposed by a unit of State government on the State’s capital
22 debt affordability limits.

23 (b) The State Treasurer shall submit to the budget committees, in
24 accordance with § 2–1246 of the State Government Article, each analysis required
25 under subsection (a) of this section within 30 days after the State Treasurer receives a
26 proposed public–private partnership agreement from a unit of State government.

27 (c) The Board of Public Works may not approve a public–private partnership
28 agreement under § 10–305 or § 12–204 of this article until the budget committees have
29 had 30 days to review and comment on the State Treasurer’s analysis of the
30 agreement required under subsection (a) of this section.

31 (d) The annual report of the Capital Debt Affordability Committee required
32 under § 8–112 of this article shall include an analysis of the aggregate impact of
33 public–private partnership agreements on the total amount of new State debt that
34 prudently may be authorized for the next fiscal year.]

35 **10A–102.**

1 IT IS THE PUBLIC POLICY OF THE STATE TO UTILIZE
2 PUBLIC-PRIVATE PARTNERSHIPS FOR INFRASTRUCTURE INITIATIVES FOR:

3 (1) FURTHERING THE DEVELOPMENT AND MAINTENANCE OF
4 INFRASTRUCTURE ASSETS;

5 (2) APPORTIONING BETWEEN THE PUBLIC SECTOR AND THE
6 PRIVATE SECTOR THE RISKS INVOLVED IN THE DEVELOPMENT, OPERATION, OR
7 MAINTENANCE OF INFRASTRUCTURE ASSETS;

8 (3) FOSTERING THE CREATION OF JOBS; AND

9 (4) PROMOTING THE SOCIOECONOMIC DEVELOPMENT AND
10 COMPETITIVENESS OF MARYLAND.

11 **10A-103.**

12 (A) A REPORTING AGENCY MAY ESTABLISH A PUBLIC-PRIVATE
13 PARTNERSHIP AND EXECUTE A PARTNERSHIP AGREEMENT IN CONNECTION
14 WITH ANY FUNCTION, SERVICE, OR ASSET FOR WHICH THE REPORTING AGENCY
15 IS RESPONSIBLE IN ACCORDANCE WITH THE PROVISIONS OF THE ANNOTATED
16 CODE.

17 (B) (1) A REPORTING AGENCY SHALL ADOPT REGULATIONS AND
18 ESTABLISH PROCESSES FOR THE DEVELOPMENT, SOLICITATION, EVALUATION,
19 AWARD, AND DELIVERY OF PUBLIC-PRIVATE PARTNERSHIPS.

20 (2) A REPORTING AGENCY MAY NOT ADOPT REGULATIONS
21 UNDER PARAGRAPH (1) OF THIS SUBSECTION UNTIL:

22 (I) THE JOINT COMMITTEE ON ADMINISTRATIVE,
23 EXECUTIVE, AND LEGISLATIVE REVIEW REVIEWS THE REGULATIONS IN
24 ACCORDANCE WITH § 10-110 OF THE STATE GOVERNMENT ARTICLE;

25 (II) THE BUDGET COMMITTEES' REVIEW AND COMMENT ON
26 THE REGULATIONS; AND

27 (III) AT LEAST 45 DAYS AFTER THE FIRST PUBLICATION OF
28 THE REGULATIONS IN THE MARYLAND REGISTER.

1 (C) A REPORTING AGENCY MAY CREATE A SPECIFIC FUNCTION
2 DEDICATED TO PUBLIC-PRIVATE PARTNERSHIP PROCESSES WITHIN THE
3 EXISTING REPORTING AGENCY.

4 (D) ANY COMBINATION OF FEDERAL, STATE, OR LOCAL FUNDS,
5 GRANTS, LOANS, OR DEBT MAY BE USED FOR A PUBLIC-PRIVATE PARTNERSHIP
6 PROJECT.

7 (E) ANY PUBLIC PROCEEDS FROM A PUBLIC-PRIVATE PARTNERSHIP
8 SHALL ACCRUE TO WHATEVER FUND THAT WOULD HAVE NORMALLY RECEIVED
9 THOSE FUNDS.

10 **10A-104.**

11 (A) (1) BY JANUARY 1 OF EACH YEAR, EACH REPORTING AGENCY
12 SHALL SUBMIT TO THE BUDGET COMMITTEES, IN ACCORDANCE WITH § 2-1246
13 OF THE STATE GOVERNMENT ARTICLE:

14 (I) A REPORT CONCERNING EACH PUBLIC-PRIVATE
15 PARTNERSHIP UNDER CONSIDERATION THAT HAS NOT BEEN REVIEWED OR
16 APPROVED PREVIOUSLY BY THE GENERAL ASSEMBLY; AND

17 (II) A STATUS REPORT CONCERNING EACH EXISTING
18 PUBLIC-PRIVATE PARTNERSHIP IN WHICH THE REPORTING AGENCY IS
19 INVOLVED.

20 (2) THE REPORTS SUBMITTED BY THE DEPARTMENT OF
21 GENERAL SERVICES UNDER THIS SUBSECTION SHALL INCLUDE INFORMATION
22 CONCERNING ALL PUBLIC-PRIVATE PARTNERSHIPS INVOLVING UNITS WITHIN
23 THE EXECUTIVE BRANCH OF STATE GOVERNMENT, EXCEPT FOR THOSE UNITS
24 THAT ARE ALSO REPORTING AGENCIES.

25 (B) BY JANUARY 1 OF EACH YEAR, A UNIT OF STATE GOVERNMENT
26 THAT PROVIDES CONDUIT FINANCING FOR A PUBLIC-PRIVATE PARTNERSHIP
27 SHALL SUBMIT TO THE BUDGET COMMITTEES, IN ACCORDANCE WITH § 2-1246
28 OF THE STATE GOVERNMENT ARTICLE, A LIST THAT INCLUDES EACH
29 PUBLIC-PRIVATE PARTNERSHIP FOR WHICH THE UNIT IS PROVIDING CONDUIT
30 FINANCING.

31 (C) THE ANNUAL REPORT OF THE CAPITAL DEBT AFFORDABILITY
32 COMMITTEE REQUIRED UNDER § 8-112 OF THIS ARTICLE SHALL INCLUDE AN
33 ANALYSIS OF THE AGGREGATE IMPACT OF PUBLIC-PRIVATE PARTNERSHIP

1 AGREEMENTS ON THE TOTAL AMOUNT OF NEW STATE DEBT THAT PRUDENTLY
2 MAY BE AUTHORIZED FOR THE NEXT FISCAL YEAR.

3 **SUBTITLE 2. SOLICITED PROPOSALS.**

4 **10A-201.**

5 (A) (1) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS
6 PARAGRAPH, A REPORTING AGENCY MAY NOT ISSUE A PUBLIC NOTICE OF
7 SOLICITATION FOR A PUBLIC-PRIVATE PARTNERSHIP UNTIL A
8 PRESOLICITATION REPORT CONCERNING THE PROPOSED PUBLIC-PRIVATE
9 PARTNERSHIP IS SUBMITTED TO THE COMPTROLLER, THE STATE TREASURER,
10 THE BUDGET COMMITTEES, AND THE DEPARTMENT OF LEGISLATIVE SERVICES,
11 IN ACCORDANCE WITH § 2-1246 OF THE STATE GOVERNMENT ARTICLE.

12 (II) A REPORTING AGENCY MAY NOT ISSUE A PUBLIC
13 NOTICE OF SOLICITATION FOR A PUBLIC-PRIVATE PARTNERSHIP FOR A
14 TRANSPORTATION FACILITIES PROJECT, AS DEFINED IN § 4-101(H) OF THE
15 TRANSPORTATION ARTICLE, UNTIL A PRESOLICITATION REPORT CONCERNING
16 THE PROPOSED PUBLIC-PRIVATE PARTNERSHIP IS SUBMITTED TO THE BUDGET
17 COMMITTEES AND THE DEPARTMENT OF LEGISLATIVE SERVICES, IN
18 ACCORDANCE WITH § 2-1246 OF THE STATE GOVERNMENT ARTICLE.

19 (2) THE BUDGET COMMITTEES MAY NOT HAVE MORE THAN 45
20 DAYS TO REVIEW AND COMMENT ON THE PRESOLICITATION REPORT SUBMITTED
21 IN ACCORDANCE WITH PARAGRAPH (1) OF THIS SUBSECTION.

22 (B) (1) A PRESOLICITATION REPORT SHALL:

23 (I) STATE THE SPECIFIC POLICY, OPERATIONAL, AND
24 FINANCIAL REASONS FOR PURSUING A PUBLIC-PRIVATE PARTNERSHIP;

25 (II) IDENTIFY THE ANTICIPATED RISKS AND BENEFITS TO
26 THE STATE AND ANY POTENTIAL WORKFORCE, ECONOMIC DEVELOPMENT, OR
27 ENVIRONMENTAL IMPLICATIONS;

28 (III) EVALUATE, IF RELEVANT AND TO THE EXTENT
29 NECESSARY, THE RISKS AND BENEFITS OF A PUBLIC-PRIVATE PARTNERSHIP,
30 INCLUDING BENEFITS SUCH AS EXPEDITED ASSET DELIVERY, COST SAVINGS,
31 RISK TRANSFER, NET NEW REVENUE, STATE-OF-THE-ART TECHNIQUES FOR
32 ASSET DEVELOPMENT OR OPERATIONS, EFFICIENCY OF OPERATIONS, AND
33 MAINTENANCE VIA INNOVATIVE MANAGEMENT TECHNIQUES, OR EXPERTISE IN
34 ACCESSING AND ORGANIZING THE WIDEST RANGE OF FINANCIAL RESOURCES;

1 (IV) INCLUDE, IF RELEVANT AND TO THE EXTENT POSSIBLE,
2 A PRELIMINARY ANALYSIS ON DEBT AFFORDABILITY AND A STATEMENT OF
3 INTENTION TO USE THE EXEMPTION FROM THE REQUIREMENTS OF DIVISION II
4 OF THIS ARTICLE SET FORTH IN § 11-203 OF THIS ARTICLE;

5 (V) WITHHOLD PROPRIETARY INFORMATION; AND

6 (VI) BE POSTED ONLINE BY THE REPORTING AGENCY
7 DURING THE 45-DAY REVIEW PERIOD IN ACCORDANCE WITH PARAGRAPH (2) OF
8 THIS SUBSECTION.

9 (2) THE ONLINE LOCATION OF THE PRESOLICITATION REPORT
10 MAY BE:

11 (I) ON THE WEB SITE OF THE REPORTING AGENCY; OR

12 (II) ON THE WEB SITE OF THE SPECIFIC PROJECT IF ONE
13 HAS BEEN ESTABLISHED.

14 (3) THE REPORTING AGENCY SHALL INCLUDE IN THE MARYLAND
15 REGISTER A BRIEF SYNOPSIS OF, AND A LINK TO, THE PRESOLICITATION
16 REPORT.

17 10A-202.

18 (A) A REPORTING AGENCY MAY ISSUE A PUBLIC NOTICE OF
19 SOLICITATION FOR A PUBLIC-PRIVATE PARTNERSHIP.

20 (B) FOR ANY PRIVATE ENTITY THAT RESPONDS TO THE SOLICITATION,
21 A REPORTING AGENCY SHALL MAKE A RESPONSIBILITY DETERMINATION.

22 (C) IF THE PRIVATE ENTITY INVOLVES MORE THAN ONE COMPANY OR
23 PARTNER, THE REPORTING AGENCY SHALL MAKE A RESPONSIBILITY
24 DETERMINATION FOR EACH PARTNER OR OFFICER OWNING 20% OR MORE OF
25 THE ENTITY.

26 (D) ANY CHANGES IN THE COMPOSITION OF A PUBLIC-PRIVATE
27 PARTNERSHIP REQUIRE:

28 (1) A RESPONSIBILITY DETERMINATION;

29 (2) 45 DAYS' NOTICE TO THE BUDGET COMMITTEES; AND

1 **(3) APPROVAL BY THE BOARD OF PUBLIC WORKS.**

2 **(E) A REPORTING AGENCY MAY:**

3 **(1) REIMBURSE A PRIVATE ENTITY FOR THE PORTION OF THE**
4 **ENTITY'S COSTS USED TO DEVELOP A SOLICITATION; AND**

5 **(2) PAY AN ENTITY THAT SUBMITS AN UNSUCCESSFUL PROPOSAL**
6 **FOR THE RIGHT TO USE THE ENTITY'S WORK PRODUCT.**

7 **10A-203.**

8 **(A) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS**
9 **SUBSECTION, THE BOARD OF PUBLIC WORKS MAY NOT APPROVE A**
10 **PUBLIC-PRIVATE PARTNERSHIP AGREEMENT UNTIL:**

11 **(I) A COPY OF THE PROPOSED AGREEMENT IS SUBMITTED**
12 **TO THE COMPTROLLER, THE STATE TREASURER, THE BUDGET COMMITTEES,**
13 **AND THE DEPARTMENT OF LEGISLATIVE SERVICES, IN ACCORDANCE WITH**
14 **§ 2-1246 OF THE STATE GOVERNMENT ARTICLE;**

15 **(II) THE STATE TREASURER, IN COORDINATION WITH THE**
16 **COMPTROLLER, ANALYZES THE IMPACT ON THE STATE'S CAPITAL DEBT**
17 **AFFORDABILITY LIMITS OF THE PROPOSED PUBLIC-PRIVATE PARTNERSHIP**
18 **AGREEMENT;**

19 **(III) THE STATE TREASURER SUBMITS THE ANALYSIS TO THE**
20 **BUDGET COMMITTEES AND THE DEPARTMENT OF LEGISLATIVE SERVICES, IN**
21 **ACCORDANCE WITH § 2-1246 OF THE STATE GOVERNMENT ARTICLE; AND**

22 **(IV) THE BUDGET COMMITTEES HAVE REVIEWED AND**
23 **COMMENTED ON THE AGREEMENT IN ACCORDANCE WITH PARAGRAPH (3) OF**
24 **THIS SUBSECTION.**

25 **(2) THE BOARD OF PUBLIC WORKS MAY NOT APPROVE A**
26 **PUBLIC-PRIVATE PARTNERSHIP AGREEMENT FOR A TRANSPORTATION**
27 **FACILITIES PROJECT, AS DEFINED IN § 4-101(H) OF THE TRANSPORTATION**
28 **ARTICLE, UNTIL THE PROPOSED AGREEMENT IS SUBMITTED TO THE BUDGET**
29 **COMMITTEES AND THE DEPARTMENT OF LEGISLATIVE SERVICES IN**
30 **ACCORDANCE WITH § 2-1246 OF THE STATE GOVERNMENT ARTICLE.**

1 **(3) (I) THE PERIOD FOR REVIEW, ANALYSIS, AND COMMENT**
2 **UNDER PARAGRAPHS (1) AND (2) OF THIS SUBSECTION MAY NOT EXCEED A**
3 **TOTAL OF 30 DAYS FROM THE DATE THE PROPOSED AGREEMENT IS SUBMITTED**
4 **TO THE STATE TREASURER, COMPTROLLER, BUDGET COMMITTEES, AND THE**
5 **DEPARTMENT OF LEGISLATIVE SERVICES.**

6 **(II) THE BUDGET COMMITTEES MAY FACILITATE A FASTER**
7 **REVIEW AND COMMENT PERIOD BY SENDING A LETTER TO THE BOARD OF**
8 **PUBLIC WORKS SUPPORTING A PROPOSED AGREEMENT IN ADVANCE OF THE**
9 **EXPIRATION OF THE 30-DAY REVIEW PERIOD.**

10 **(B) (1) THE PROPOSED AGREEMENT:**

11 **(I) MAY WITHHOLD PROPRIETARY INFORMATION; AND**

12 **(II) SHALL BE POSTED ONLINE BY THE REPORTING AGENCY**
13 **DURING THE 30-DAY REVIEW PERIOD IN ACCORDANCE WITH PARAGRAPH (2) OF**
14 **THIS SUBSECTION.**

15 **(2) THE ONLINE LOCATION OF THE PROPOSED AGREEMENT MAY**
16 **BE:**

17 **(I) ON THE WEB SITE OF THE REPORTING AGENCY; OR**

18 **(II) ON THE WEB SITE OF THE SPECIFIC PROJECT IF ONE**
19 **HAS BEEN ESTABLISHED.**

20 **10A-204.**

21 **(A) THE REPORTING AGENCY SHALL POST THE FINAL AGREEMENT OF A**
22 **PUBLIC-PRIVATE PARTNERSHIP ON THE WEB SITE OF THE REPORTING AGENCY**
23 **OR THE WEB SITE OF THE SPECIFIC PROJECT IF ONE HAS BEEN ESTABLISHED.**

24 **(B) PROPRIETARY INFORMATION MAY BE WITHHELD FROM THE POSTED**
25 **VERSION OF THE FINAL AGREEMENT.**

26 **SUBTITLE 3. UNSOLICITED PROPOSALS.**

27 **10A-301.**

28 **(A) A REPORTING AGENCY MAY ACCEPT, REJECT, OR EVALUATE AN**
29 **UNSOLICITED PROPOSAL FOR A PUBLIC-PRIVATE PARTNERSHIP THAT WILL**

1 ASSIST THE AGENCY IN IMPLEMENTING ITS FUNCTIONS IN A MANNER
2 CONSISTENT WITH STATE POLICY.

3 (B) A REPORTING AGENCY SHALL ESTABLISH THE PROCESS FOR
4 DETERMINING WHETHER AN UNSOLICITED PROPOSAL MEETS A NEED OF THE
5 REPORTING AGENCY OR IS OTHERWISE ADVANTAGEOUS TO THE REPORTING
6 AGENCY.

7 (C) (1) A REPORTING AGENCY MAY ESTABLISH BY REGULATION AN
8 APPLICATION FEE FOR SUBMITTING AN UNSOLICITED PROPOSAL.

9 (2) FOR AN UNSOLICITED PROPOSAL THAT DOES NOT ADDRESS A
10 PROJECT ALREADY IN THE STATE'S CAPITAL IMPROVEMENT PROGRAM OR
11 CONSOLIDATED TRANSPORTATION PROGRAM PLANNING DOCUMENTS, A
12 REPORTING AGENCY MAY REQUIRE A HIGHER PROPOSAL FEE.

13 (D) IF A REPORTING AGENCY DETERMINES THAT AN UNSOLICITED
14 PROPOSAL MEETS A NEED OF THE REPORTING AGENCY OR IS OTHERWISE
15 ADVANTAGEOUS TO THE REPORTING AGENCY, THE REPORTING AGENCY SHALL:

16 (1) CONDUCT A COMPETITIVE BIDDING PROCESS; AND

17 (2) COMPLY WITH ALL OF THE OTHER PROCEDURAL
18 REQUIREMENTS SET FORTH IN THIS TITLE.

19 (E) THE PROVISIONS OF § 15-508 OF THE STATE GOVERNMENT
20 ARTICLE MAY NOT PRECLUDE AN INDIVIDUAL OR FIRM THAT HAS SUBMITTED
21 AN UNSOLICITED PROPOSAL UNDER THIS TITLE FROM SUBMITTING AND
22 PARTICIPATING IN THE COMPETITIVE BIDDING PROCESS.

23 SUBTITLE 4. PUBLIC-PRIVATE PARTNERSHIP AGREEMENTS.

24 10A-401.

25 (A) A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT SHALL INCLUDE
26 THE FOLLOWING PROVISIONS:

27 (1) THE STATE RESERVES THE RIGHT OF FIRST REFUSAL AND
28 APPROVAL OVER ANY REASSIGNMENTS OF ANY LEASE, SUBLEASE, OR SALE, AND
29 THE REPORTING AGENCY OVERSEEING THE AGREEMENT MUST NOTIFY THE
30 BUDGET COMMITTEES OF ANY OF THESE ACTIONS;

1 **(2) THE METHODS FOR FUTURE INCREASES IN TOLLS, FEES, AND**
2 **OTHER CHARGES RELATED TO THE ASSET;**

3 **(3) WHENEVER APPLICABLE, REVENUE-SHARING, IN WHICH THE**
4 **PUBLIC PARTICIPATES IN THE FINANCIAL UPSIDE OF ASSET PERFORMANCE,**
5 **SHALL BE UTILIZED;**

6 **(4) MINIMUM QUALITY STANDARDS, PERFORMANCE CRITERIA,**
7 **INCENTIVES, AND DISINCENTIVES;**

8 **(5) OPERATIONS AND MAINTENANCE STANDARDS;**

9 **(6) ALLOW FOR INSPECTION BY THE STATE;**

10 **(7) THE REPORTING AGENCY MAY PROVIDE SERVICES FOR A FEE**
11 **SUFFICIENT TO COVER BOTH DIRECT AND INDIRECT COSTS;**

12 **(8) THE REPORTING AGENCY MAY USE EMINENT DOMAIN FOR THE**
13 **PROJECT IN ACCORDANCE WITH STATE LAW PROCEDURES;**

14 **(9) PROVISIONS FOR AGREEMENT OVERSIGHT AND REMEDIES**
15 **AND PENALTIES FOR DEFAULT;**

16 **(10) THE REPORTING AGENCY ORIGINATING THE PUBLIC-PRIVATE**
17 **PARTNERSHIP SHALL BE RESPONSIBLE FOR ONGOING OVERSIGHT;**

18 **(11) AGREEMENTS, FINANCIAL STATEMENTS, AND PERFORMANCE**
19 **RELATED TO THE PUBLIC-PRIVATE PARTNERSHIP, AS WELL AS ANNUAL**
20 **AUDITED FINANCIAL STATEMENTS OF THE PRIVATE ENTITY, ARE SUBJECT TO**
21 **AUDIT BY THE OFFICE OF LEGISLATIVE AUDITS NO MORE THAN EVERY 3 YEARS;**

22 **(12) ASSETS SHALL BE RETURNED TO THE STATE AT THE**
23 **EXPIRATION OR TERMINATION OF THE AGREEMENT IN AN ACCEPTABLE**
24 **CONDITION; AND**

25 **(13) THE PRIVATE ENTITY SHALL PROVIDE A PERFORMANCE**
26 **BOND.**

27 **(B) (1) A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT MAY INCLUDE**
28 **A PROVISION THAT, EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS**
29 **SUBSECTION, COMPENSATION MAY BE PROVIDED FOR COMPETING**
30 **INFRASTRUCTURE DEVELOPMENTS THAT RESULT IN A DOCUMENTED REVENUE**
31 **LOSS FOR THE PRIVATE ENTITY IN A PUBLIC-PRIVATE PARTNERSHIP.**

1 **(2) COMPENSATION MAY NOT BE PROVIDED AS A RESULT OF**
2 **STATE INFRASTRUCTURE DEVELOPMENTS ALREADY IN THE STATE'S CAPITAL**
3 **IMPROVEMENT PROGRAM OR CONSOLIDATED TRANSPORTATION PROGRAM**
4 **PLANNING DOCUMENTS AT THE TIME THE PUBLIC-PRIVATE PARTNERSHIP**
5 **AGREEMENT IS EXECUTED, SAFETY INITIATIVES, INFRASTRUCTURE**
6 **IMPROVEMENTS WITH MINIMAL CAPACITY INCREASES, OR INFRASTRUCTURE**
7 **FOR OTHER TRANSPORTATION MODES.**

8 **(C) A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT MAY NOT INCLUDE**
9 **A NONCOMPETE CLAUSE FOR PUBLIC-PRIVATE PARTNERSHIP PROJECTS**
10 **INVOLVING ROAD, HIGHWAY, OR BRIDGE ASSETS.**

11 **10A-402.**

12 **(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, A**
13 **PUBLIC-PRIVATE PARTNERSHIP AGREEMENT MAY NOT EXCEED 50 YEARS,**
14 **INCLUDING ALL RENEWALS AND EXTENSIONS.**

15 **(B) THE BOARD OF PUBLIC WORKS MAY:**

16 **(1) GRANT AN EXEMPTION TO THE PROHIBITION SET FORTH IN**
17 **SUBSECTION (B) OF THIS SECTION IF THE BOARD DETERMINES THAT THE**
18 **REPORTING AGENCY HAS DEMONSTRATED SUFFICIENT REASON FOR THE**
19 **AGREEMENT TO HAVE A LONGER TERM; AND**

20 **(2) GRANT AN EXEMPTION TO THE PROHIBITION SET FORTH IN**
21 **SUBSECTION (B) OF THIS SECTION AT ANY POINT DURING THE**
22 **PRESOLICITATION, PROPOSAL REVIEW, OR AGREEMENT NEGOTIATIONS**
23 **PROCESS.**

24 **11-203.**

25 **(H) THIS DIVISION II DOES NOT APPLY TO A PUBLIC-PRIVATE**
26 **PARTNERSHIP UNDER TITLE 10A OF THIS ARTICLE.**

27 **Article - Transportation**

28 **[4-205.**

29 **(a) Subject to § 4-306 of this title and in addition to the powers otherwise**
30 **specifically granted by law, the Authority has the powers described in this section.**

1 (b) The Authority may acquire, hold, and dispose of property in the exercise
2 of its powers and performance of its duties.

3 (c) (1) Subject to the limitations described in paragraph (2) of this
4 subsection, the Authority may make any contracts and agreements necessary or
5 incidental to the exercise of its powers and performance of its duties.

6 (2) Not less than 45 days before entering into any contract or
7 agreement to acquire or construct a revenue-producing transportation facilities
8 project, subject to § 2-1246 of the State Government Article, the Authority shall
9 provide, to the Senate Budget and Taxation Committee, the House Committee on
10 Ways and Means, and the House Appropriations Committee, for review and comment,
11 and to the Department of Legislative Services, a description of the proposed project, a
12 summary of the contract or agreement, and a financing plan that details:

13 (i) The estimated annual revenue from the issuance of bonds to
14 finance the project; and

15 (ii) The estimated impact of the issuance of bonds to finance the
16 project on the bonding capacity of the Authority.

17 (d) (1) Subject to paragraph (2) of this subsection, the Authority may
18 employ and fix the compensation of attorneys, consulting engineers, accountants,
19 construction and financial experts, superintendents, managers, and any other agents
20 and employees that it considers necessary to exercise its powers and perform its
21 duties. The compensation established by the Authority for executive management
22 positions shall be consistent with the compensation of comparable positions in the
23 Department of Transportation. The compensation established by the Authority shall
24 be reported to the General Assembly each year as part of the Authority's presentation
25 of its budget.

26 (2) The expense of employing these persons may be paid only from
27 revenues or from the proceeds of revenue bonds issued by the Authority.

28 (e) The Authority may apply for and receive grants from any federal agency
29 for the planning, construction, operation, or financing of any transportation facilities
30 project and may receive aid or contributions of money, property, labor, or other things
31 of value from any source, to be held, used, and applied for the purposes for which the
32 grants, aid, and contributions are made.

33 (f) The Authority may adopt rules and regulations to carry out the
34 provisions of this title.

35 (g) The Authority may do anything else necessary or convenient to carry out
36 the powers granted in this title.]

37 [4-406.

1 (a) (1) In this section the following words have the meanings indicated.

2 (2) “Budget committees” means the Senate Budget and Taxation
3 Committee, the House Committee on Ways and Means, and the House Appropriations
4 Committee.

5 (3) “Private entity” means an individual, a corporation, a general or
6 limited partnership, a limited liability company, a joint venture, a business trust, a
7 public benefit corporation, a nonprofit entity, or another business entity.

8 (4) “Public notice of solicitation” includes a request for expressions of
9 interest, a request for proposals, a memorandum of understanding, an interim
10 development agreement, a letter of intent, or a preliminary development plan.

11 (5) (i) “Public–private partnership” means a sale or lease
12 agreement between the Authority and a private entity under which:

13 1. The private entity assumes control of the operation
14 and maintenance of an existing State facility; or

15 2. The private entity constructs, reconstructs, finances,
16 or operates a State facility or a facility for State use and will collect fees, charges,
17 rents, or tolls for the use of the facility.

18 (ii) “Public–private partnership” does not include:

19 1. A short–term operating space lease entered into in the
20 ordinary course of business by the Authority and a private entity; or

21 2. A procurement governed by Division II of the State
22 Finance and Procurement Article.

23 (b) Following the submission of each of the reports required under this
24 section, the budget committees shall have 45 days to review and comment on the
25 reports.

26 (c) (1) Not less than 45 days before issuing a public notice of solicitation
27 for a public–private partnership, the Authority shall submit to the budget committees,
28 in accordance with § 2–1246 of the State Government Article, a report concerning the
29 proposed public–private partnership.

30 (2) By January 1 of each year, the Authority shall submit to the
31 budget committees, in accordance with § 2–1246 of the State Government Article, a
32 report concerning each public–private partnership under consideration at that time by
33 the Authority that has not been reviewed or approved previously by the General
34 Assembly.

1 (3) By January 1 of each year, the Authority shall submit to the
2 budget committees, in accordance with § 2–1246 of the State Government Article, a
3 status report concerning each existing public–private partnership in which the
4 Authority is involved.

5 (d) By January 1 of each year, the Authority shall submit to the budget
6 committees, in accordance with § 2–1246 of the State Government Article, a report
7 concerning each public–private partnership for which the Authority is providing
8 conduit financing.

9 (e) Not less than 30 days before entering into a public–private partnership
10 agreement, the Authority shall submit to the budget committees, in accordance with §
11 2–1246 of the State Government Article, an analysis of the impact of the proposed
12 public–private partnership agreement on the Authority’s financing plan, including the
13 Authority’s operating and capital budgets and debt capacity.

14 (f) The Board of Public Works may not approve a public–private partnership
15 agreement under § 10–305 or § 12–204 of the State Finance and Procurement Article
16 that the Authority proposes to enter into until the budget committees have had 30
17 days to review and comment on the Authority’s analysis of the agreement required
18 under subsection (e) of this section.]

19 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall apply only
20 to public–private partnerships established on or after the effective date of this Act.

21 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
22 July 1, 2012.