

Amendment to HB345 (1) (002)

Uploaded by: Ellis, Arthur

Position: FWA



HB0345/833526/1

AMENDMENTS PREPARED BY THE DEPT. OF LEGISLATIVE SERVICES <i>Scott</i>
03 FEB 20 15:50:50

BY: Delegate Patterson
(To be offered in the Committee on Ways and Means)

AMENDMENTS TO HOUSE BILL 345
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 6, after "costs;" insert "making certain financing, refinancing, and reimbursement contingent on the review and approval of the Board of County Commissioners of Charles County; authorizing Charles County, in exercising certain authority, to establish minority business enterprise participation goals for certain development projects."

AMENDMENT NO. 2

On page 5, in line 24, after "(C)" insert "(1)"; in lines 27, 29, and 31, strike "(1)", "(2)", and "(3)", respectively, and substitute "(I)", "(II)", and "(III)", respectively; and after line 32, insert:

"(2) ANY FINANCING, REFINANCING, OR REIMBURSEMENT PROVIDED UNDER PARAGRAPH (1) OF THIS SUBSECTION SHALL BE CONTINGENT ON THE REVIEW AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLES COUNTY.

"(3) IN EXERCISING ITS AUTHORITY UNDER PARAGRAPH (1) OF THIS SUBSECTION, CHARLES COUNTY MAY ESTABLISH MINORITY BUSINESS ENTERPRISE PARTICIPATION GOALS FOR EACH DEVELOPMENT PROJECT WHOLLY OR PARTLY FINANCED THROUGH BONDS ISSUED UNDER THIS SUBSECTION."

SB431 Increment Financing and Special Taxing

Uploaded by: Ellis, Arthur

Position: FWA



Charles County Commissioners

REUBEN B. COLLINS, II, ESQ., PRESIDENT

February 11, 2020

The Honorable Guy Guzzone, Chair
The Honorable Jim Rosapepe, Vice Chair
and Members
Budget and Taxation Committee
3 West
Miller Senate Office Building
Annapolis, Maryland 21401

Re: SB 431 – Charles County – Increment Financing and Special Taxing Districts
Letter of Support – Budget and Taxation Committee –Wed., February 12, 2020 at Noon

Dear Chair Guzzone, Vice Chair Rosapepe and Members:

The Charles County Commissioners are seeking your support of the above entitled SB 431. This proposal was initiated by the Charles County Department of Economic Development and will allow for the financing of the construction and maintenance of meeting and events facilities, as well as the marketing of said facilities.

Thank you for the opportunity to present our support for SB 431.

Sincerely,

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Reuben B. Collins, II, Esq., President

cc: The Hon. Senator Ellis

SB431 TIF Special Taxing Districts

Uploaded by: Ellis, Arthur

Position: FWA



Charles County Government

CHARLES COUNTY COMMISSIONERS

Reuben B. Collins, II, Esq., *President*
Bobby Rucci, *Vice President*
Gilbert O. Bowling, III
Thomasina O. Coates, M.S.
Amanda M. Stewart, M.Ed.

Mark Belton
County Administrator

TESTIMONY OF
Reuben B. Collins, II, Esq., President
County Commissioners of Charles County
BEFORE
Senate Budget and Taxation Committee
Senate Bill 431 – “Charles County – Tax Increment Financing and Special Taxing Districts”
Wednesday, February 12, 2020
2:00 p.m.

On behalf of the Charles County Board of Commissioners, I am pleased to provide testimony in support of Senate Bill 431 entitled, “Charles County - Tax Increment Financing and Special Taxing Districts.” Charles County is proposing an act concerning Special Taxing Districts specifically with regard to the financing of convention centers, conference centers, and visitors’ centers.

The idea of a publicly funded community asset such as a multi-purpose civic center was first conceptualized as a development catalyst in 2010 when the county began its efforts to revitalize downtown Waldorf into a vibrant, transit-oriented, mixed-use, walkable urban community. To further explore this concept, a market and economic analysis funded by the Maryland Stadium Authority was conducted in 2015 and the findings concluded that a meeting and events facility is an expensive proposition to undertake.

In an effort to devise an effective funding and financing strategy, the Charles County Economic Development Department researched the Maryland Tax Increment Financing Act enacted in 1980, which authorized Maryland counties and municipalities to use Tax Increment Financing for the purposes of financing certain development/redevelopment projects.

Several Maryland local governments have used the general provisions of the Tax Increment Financing Act to help support projects, including Baltimore City, Anne Arundel County, and Prince George’s County, among others. Similar to Prince George’s County, which was granted specific authority to use Tax Increment Financing in association with costs of convention

centers, Charles County is also proposing to have the mechanism to fund for a conference center through a Charles County Special Taxing District, if and when it is needed.

We fully understand the complexities and challenges associated with the creation of Tax Increment Financing and other special taxing districts. We will utilize this funding mechanism only when there is a high probability of success.

I support and respectfully urge Senate Budget and Taxation Committee to act favorably and pass SB 431 with the suggested amendments proposed by the Charles County Delegation.

SB431

Uploaded by: kuhns, theresa

Position: UNF



8440 Old Leonardtown Road, Suite 211, Hughesville, MD 20637
1-888-340-8727 • (301) 274-4406 • Fax: (240) 254-2107
info@somdrealtors.com • www.somdrealtors.com

President
Chris Hill

President-Elect
Tanya Redding

Vice President
Gregg Kantak

Secretary/Treasurer
Michael Funk

Immediate Past President
Judy Szynborski

CEO
Richard J. Marshall

February 12, 2020

Chairman Guy Guzzone

Senate Budget and Taxation Committee

3 West

Miller Senate Office Building

Annapolis, MD 21401

Dear Chairman Guzzone:

On behalf of the Southern Maryland Association of Realtors®, representing 1,800 business and professional members with the mission to advocate on behalf of 160,000 Southern Maryland property owners, we respectfully submit our opposition to HB345/SB431, Charles County- Tax Increment Financing and Special Taxing Districts. Our volunteer legislative committee has reviewed the proposed changes and has several concerns with the additional proposed uses of a special taxing district.

These districts have historically been administered to support infrastructure needs for a specific boundary or community. For example, specific to our geographic region, this has meant supporting unforeseen stormwater waste management or septic issues. This legislation not only would support the building of a convention center with the additional tax, unspecified in location, it then supports the ongoing maintenance and the marketing of such a center. The legislation is not specific to where this center(s) would be planned, and it has an enduring and likely long-lasting time frame for an additional special tax most property owners cannot plan for when purchasing or renting homes. Special taxing districts to create a revenue stream for economic development plans to manage and bring tourists to a convention center should not be an additional burden to property owners in Charles County, who already pay one of the highest property taxes in the state of Maryland.



"The Voice for Real Estate in Southern Maryland"
Member - National Association of REALTORS® and Maryland Association of REALTORS®
The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the NATIONAL ASSOCIATION OF REALTORS® and subscribes to its strict Code of Ethics.



As we know, housing affordability has become a real issue in Charles County and we believe an overreaching tax district would only worsen the current status of affordability to Charles County owners and future residents. For such an important issue including future projects and additional taxes, we would hope this is something Charles County residents would be given an opportunity to weigh in on at a future public hearing.

If we can be of further assistance, please contact SMAR Vice President, Government Affairs, Theresa Kuhns at (301) 274-4406. Thank you for your consideration.

Respectfully,

Chris Hill

President, Board of Directors

Southern Maryland Association of Realtors®

CC: Charles County Delegation; House Ways and Means Committee