

THOMAS S. HUTCHINSON
Legislative District 37B
Caroline, Dorchester, Talbot,
and Wicomico Counties



The Maryland House of Delegates
6 Bladen Street, Room 308
Annapolis, Maryland 21401
410-841-3582 · 301-858-3582
800-492-7122 Ext. 3582
Tom.Hutchinson@house.state.md.us

Health and Government Operations
Committee

Subcommittees

Public Health and
Minority Health Disparities

Health Occupations and
Long-Term Care

THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Dorchester County Delegation

HB194 Local Tort Claims Act- Cambridge Waterfront Development, Inc.

Judiciary Committee

2023

Why We Need This Bill

Cambridge Waterfront Development Inc. (DWDI) is a quasi-government non-profit economic development corporation formed between the City of Cambridge and Dorchester County. Its sole purpose is to develop a 33-acre property that was created by a land transfer between the State of Maryland and the City of Cambridge, the purchase of the now demolished Dorchester General Hospital, and existing property of both the City of Cambridge and Dorchester County originally known as Sailwinds Park. Today the property is known as Cambridge Harbor.

Because CWDI is joint venture between the City of Cambridge and Dorchester County they are requested permission to be eligible for the Local Government Insurance Trust also known as LGIT which requires legislative approval. LGIT was established in 1987. LGIT is a member-owned association authorized by state law, wholly owned and managed by its local government members. The Trust's main purpose is to provide joint self-insurance programs or pools for towns, cities and counties in the State of Maryland. The concept is simple - rather than paying premiums to buy insurance from an insurance company, local governments contribute those premiums into a jointly owned fund. The money in that fund is used to pay for the members' claims, losses and expenses.

It is not uncommon for a quasi-government and even some not so quasi-government entities to join LGIT. Examples are:

Industrial Development Authority of Carroll County
Howard County Economic Development Authority
Humane Society of Carrol County
Ride With Us
Maryland Municipal League

Numerous County Libraries

I want to emphasize that CWDI is a non-profit organization. It is not a for profit development corporation. They are currently working on establishing the infrastructure of the site such as water, sewer, and roads. They have requested letters of interest from developers to purchase parcels and develop them. Once they are transferred, the parcels will not be covered by LGIT as they will be covered by the purchaser's liability insurance. The parcels will be independently owned and on the county and city tax rolls. When the project is completed, CWDI will remain responsible for the public components of the property such as the roads, parks, and beach. Thus, the reason why CWDI meets the requirements set forth by LGIT to be covered by the Trust.

This is fully supported by both the City of Cambridge and Dorchester County.

The Dorchester County Delegation respectfully ask the Committee for a FAVORABLE vote on HB1085.