

SENATE BILL 425

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2003 Regular Session
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By: ~~Senator Della~~ **Senators Della and Jones**
Introduced and read first time: January 31, 2003
Assigned to: Education, Health, and Environmental Affairs

Committee Report: Favorable with amendments
Senate action: Adopted
Read second time: March 21, 2003

CHAPTER _____

1 AN ACT concerning

2 **Baltimore City - Downtown Commercial District - Boundaries**

3 FOR the purpose of altering certain boundary restrictions for a Downtown
4 Commercial District Management Authority within the City of Baltimore;
5 ~~providing that certain condominium buildings within the district may be taxed;~~
6 requiring the Authority to provide certain types of notice at certain times
7 regarding the alteration of the boundary restrictions and a certain public
8 hearing; and generally relating to a Downtown Commercial District
9 Management Authority within the City of Baltimore.

10 BY repealing and reenacting, with amendments,
11 The Charter of Baltimore City
12 Article II - General Powers
13 Section (61)(a) ~~and (b)~~
14 (1996 Edition and 2000 Supplement, as amended)

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

17 **The Charter of Baltimore City**

18 Article II - General Powers

19 The Mayor and City Council of Baltimore shall have full power and authority to
20 exercise all of the powers heretofore or hereafter granted to it by the Constitution of
21 Maryland or by any Public General or Public Local Laws of the State of Maryland;
22 and in particular, without limitation upon the foregoing, shall have power by

1 ordinance, or such other method as may be provided for in its Charter, subject to the
2 provisions of said Constitution and Public General Laws:

3 (61)

4 (a) (1) To establish a Downtown Commercial District Management
5 Authority within the City of Baltimore to do any or all of the following: promote or
6 market the district; provide supplementary security and maintenance services; and
7 provide amenities in public areas.

8 (2) (i) To specify and modify the boundaries of the district but in no
9 event outside the bounds of lines as follows:

10 1. on the north, a line beginning at the Jones Falls
11 Expressway, going west on Centre Street to Park Avenue, then north on Park Avenue
12 to Read Street, then northwest on Read Street to Howard Street, then north on
13 Howard Street to Martin Luther King Boulevard, then southwest on Martin Luther
14 King Boulevard to Eutaw Street, then south on Eutaw Street to Franklin Street, then
15 west to Greene Street;

16 2. on the west, Greene Street and Russell Street;

17 3. on the south, a line running generally [westerly]
18 ~~EASTERLY~~ from Russell Street [and Lee Street] TO CAMDEN STREET TO HOWARD
19 STREET, THEN SOUTH ON HOWARD STREET TO CONWAY STREET, THEN EAST ON
20 CONWAY STREET TO CHARLES STREET, THEN SOUTH ON CHARLES STREET to Lee
21 Street [and], THEN EAST ON LEE STREET TO Light Street, ~~and then following~~ Light
22 Street to Key Highway, ~~and [then following] Key Highway to Lawrence Street; and~~

23 4. on the east, the Jones Falls Expressway and President
24 Street TO EASTERN AVENUE, THEN EAST ON EASTERN AVENUE TO ALBEMARLE
25 STREET, THEN SOUTH ON ALBEMARLE STREET TO DUKER STREET, THEN EAST ON
26 DUKER STREET TO CAROLINE STREET, THEN SOUTH ON CAROLINE STREET TO FLEET
27 STREET, THEN EAST ON FLEET STREET TO DALLAS STREET, THEN SOUTH ON DALLAS
28 STREET TO DOCK STREET, THEN EAST ~~ON DOCK STREET~~ TO BOND STREET, THEN
29 SOUTH ON BOND STREET TO THAMES STREET, THEN NORTHEAST ON THAMES
30 STREET TO THE EASTERN SIDE OF THE BOND STREET WHARF, THEN SOUTH TO THE
31 HARBOR.

32 (ii) Notwithstanding subparagraph (i) of this paragraph, the
33 district may include properties binding on either side of the boundaries authorized
34 under this subsection.

35 (3) To specify the powers and functions which may be exercised and
36 conducted by the Authority and the amount of benefit assessment charges which may
37 be imposed on properties in the district.

38 (4) To specify the duration of the Authority.

1 (5) To provide for the imposition and collection of the taxes or charges,
 2 and for disbursement of the revenue therefrom to the Authority. The financial plan of
 3 the Authority, including its annual budget and its tax and fee schedule, shall be
 4 subject to approval by the Board of Estimates. Taxes and charges imposed under this
 5 paragraph may not exceed those proposed by the Authority.

6 (6) To determine the organization and method of initial appointment of
 7 board members of the Authority, the majority of the members of the board shall be
 8 owners or representatives of owners of properties in the district that are subject to
 9 taxes or charges under this section.

10 (b) ~~As provided by ordinance, the Authority may have the power:~~

11 (1) ~~to be a special tax district or special benefits assessment district and~~
 12 ~~to conduct the functions which are assigned to it by the City.~~

13 (2) ~~to acquire, hold and use property necessary to achieve its purposes.~~

14 (3) ~~to make contracts; to sue and be sued.~~

15 (4) ~~to accept grants.~~

16 (5) ~~to borrow for purposes consistent with the public purposes of the~~
 17 ~~Authority.~~

18 (6) ~~to propose in its annual budget the taxes or charges on properties~~
 19 ~~within the district. [No] EXCEPT FOR CONDOMINIUM BUILDINGS WITH FOUR OR~~
 20 ~~MORE RESIDENTIAL UNITS, NO such amounts shall be levied against residential~~
 21 ~~property with fewer than four dwelling units. Property which is exempt under State~~
 22 ~~law from ordinary property taxes shall be exempt from assessments by the district.~~
 23 ~~Before adopting its proposed budget and before making its recommendation to the~~
 24 ~~City, the Authority shall hold a public hearing on taxes or charges proposed for the~~
 25 ~~district. The Authority shall publish notice of the hearing in a newspaper of general~~
 26 ~~circulation in Baltimore City at least once a week for three consecutive weeks before~~
 27 ~~the hearing.~~

28 (7) ~~to do all things necessary or convenient to carry out its powers.~~

29 (8) ~~to adopt, amend and modify by laws, all of which shall be subject to~~
 30 ~~the approval of the Board of Estimates.~~

31 (9) ~~to establish and elect officers and provide for their terms and duties.~~

32 (10) ~~to contract for and purchase goods and services, not subject to the~~
 33 ~~City requirements regarding wage scales, competitive bidding or other local~~
 34 ~~procurement laws; however the Authority shall be subject to City ordinances and City~~
 35 ~~policy requiring achievement of goals regarding minority and women's business~~
 36 ~~enterprises.~~

37 SECTION 2. AND BE IT FURTHER ENACTED, That:

1 (a) The Downtown Commercial District Management Authority within the
2 City of Baltimore shall ensure that notice of the proposed alteration of the boundary
3 restrictions under Section 1 of this Act is provided before any public hearing on the
4 matter is conducted.

5 (b) Notice of the date, time, and location of the hearing and the proposed
6 boundary alterations shall be:

7 (1) published prominently at least twice in a major newspaper of general
8 circulation in Baltimore City, once approximately 1 month before the hearing and
9 once approximately 2 weeks before the hearing;

10 (2) included regularly in public service announcements carried on local
11 radio and television stations, commencing approximately 1 month before the hearing;
12 and

13 (3) mailed by first-class postage at least 1 month before the hearing to
14 at least 65% of the business and residential tenants located in the area to be affected
15 under Section 1 of this Act.

16 SECTION ~~2~~ 3. AND BE IT FURTHER ENACTED, That this Act shall take
17 effect July 1, 2003.