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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 4 5 6 7 8 9	FOR the purpose of altering certain boundary restrictions for a Downtown Commercial District Management Authority within the City of Baltimore; providing that certain condominium buildings within the district may be taxed; requiring the Authority to provide certain types of notice at certain times regarding the alteration of the boundary restrictions and a certain public hearing; and generally relating to a Downtown Commercial District Management Authority within the City of Baltimore.				
10 11 12 13 14	BY repealing and reenacting, with amendments, The Charter of Baltimore City Article II - General Powers Section (61)(a) and (b) (1996 Edition and 2000 Supplement, as amended)				
15 16	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:				
17	The Charter of Baltimore City				
18	Article II - General Powers				
21	The Mayor and City Council of Baltimore shall have full power and authority to exercise all of the powers heretofore or hereafter granted to it by the Constitution of Maryland or by any Public General or Public Local Laws of the State of Maryland; and in particular, without limitation upon the foregoing, shall have power by				

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	ordinance, or such other method as may be provided for in its Charter, subject to the provisions of said Constitution and Public General Laws:				
3	(61)				
6	(a) (1) To establish a Downtown Commercial District Management Authority within the City of Baltimore to do any or all of the following: promote or market the district; provide supplementary security and maintenance services; and provide amenities in public areas.				
8 9	(2) (i) To specify and modify the boundaries of the district but in no event outside the bounds of lines as follows:				
12 13 14	1. on the north, a line beginning at the Jones Falls Expressway, going west on Centre Street to Park Avenue, then north on Park Avenue to Read Street, then northwest on Read Street to Howard Street, then north on Howard Street to Martin Luther King Boulevard, then southwest on Martin Luther King Boulevard to Eutaw Street, then south on Eutaw Street to Franklin Street, then west to Greene Street;				
16	2. on the west, Greene Street and Russell Street;				
19 20 21	3. on the south, a line running generally [westerly] EASTERLY from Russell Street [and Lee Street] TO CAMDEN STREET TO HOWARD STREET, THEN SOUTH ON HOWARD STREET TO CONWAY STREET, THEN EAST ON CONWAY STREET TO CHARLES STREET, THEN SOUTH ON CHARLES STREET to Lee Street [and], THEN EAST ON LEE STREET TO Light Street, {and then following} Light Street to Key Highway, and [then following] Key Highway to Lawrence Street; and				
25 26 27 28 29 30	4. on the east, the Jones Falls Expressway and President Street TO EASTERN AVENUE, THEN EAST ON EASTERN AVENUE TO ALBEMARLE STREET, THEN SOUTH ON ALBEMARLE STREET TO DUKER STREET, THEN EAST ON DUKER STREET TO CAROLINE STREET, THEN SOUTH ON CAROLINE STREET TO FLEET STREET, THEN EAST ON FLEET STREET TO DALLAS STREET, THEN SOUTH ON DALLAS STREET TO DOCK STREET, THEN EAST ON DOCK STREET, THEN SOUTH ON BOND STREET TO THAMES STREET, THEN NORTHEAST ON THAMES STREET TO THE EASTERN SIDE OF THE BOND STREET WHARF, THEN SOUTH TO THE HARBOR.				
	(ii) Notwithstanding subparagraph (i) of this paragraph, the district may include properties binding on either side of the boundaries authorized under this subsection.				
	(3) To specify the powers and functions which may be exercised and conducted by the Authority and the amount of benefit assessment charges which may be imposed on properties in the district.				
38	(4) To specify the duration of the Authority.				

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board members of the Authority, the majority of the members of the board shall 8 owners or representatives of owners of properties in the district that are subject to taxes or charges under this section. (b) As provided by ordinance, the Authority may have the power: (1) to be a special tax district or special benefits assessment of the conduct the functions which are assigned to it by the City. (2) to acquire, hold and use property necessary to achieve its to make contracts; to sue and be sued. (3) to make contracts; to sue and be sued. (4) to accept grants. (5) to borrow for purposes consistent with the public purpose. Authority. (6) to propose in its annual budget the taxes or charges on present within the district. [No] EXCEPT FOR CONDOMINIUM BUILDINGS WITHING MORE RESIDENTIAL UNITS, NO such amounts shall be levied against resident property with fewer than four dwelling units. Property which is exempt under Staw from ordinary property taxes shall be exempt from assessments by the district. The Authority shall hold a public hearing on taxes or charges proposed for district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district. The Authority shall publish notice of the hearing in a newspaper of general district.	1	1.6 11.1	(5)	To provide for the imposition and collection of the taxes or charges,			
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SECTION 2. AND BE IT FURTHER ENACTED, That:

SENATE BILL 425

- 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 <u>(1)</u> 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) <u>included regularly in public service announcements carried on local</u>
- 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.