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### By: **Delegate Marriott (By Request - Baltimore City Administration)** Introduced and read first time: February 10, 2005 Assigned to: Ways and Means

Committee Report: Favorable House action: Adopted Read second time: March 22, 2005

CHAPTER\_\_\_\_

1 AN ACT concerning

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### **Baltimore City - General Powers - Special Tax Districts**

3 FOR the purpose of altering the purposes for which the proceeds shall be applied of

- 4 certain bonds issued by the Mayor and City Council of Baltimore City under
- 5 certain provisions authorizing certain special tax districts for the improvement
- 6 of certain areas in Baltimore City; defining certain terms; making a technical
- 7 change; and generally relating to special tax districts in Baltimore City.

8 BY repealing and reenacting, without amendments,

- 9 The Public Local Laws of Baltimore City
- 10 Section 21-17(a)
- 11 Article 4 Public Local Laws of Maryland
- 12 (1979 Edition and 1997 Supplement and 2000 Supplement, as amended)
- 13 (As enacted by Chapter 429 of the Acts of the General Assembly of 2003)
- 14 BY repealing and reenacting, without amendments,
- 15 The Charter of Baltimore City
- 16 Article II General Powers
- 17 Section (62)(b)(4)
- 18 (1996 Edition and 2000 Supplement, as amended)
- 19 (As enacted by Chapter 405 of the Acts of the General Assembly of 2004)

20 BY repealing and reenacting, without amendments,

- 21 The Charter of Baltimore City
- 22 Article II General Powers
- 23 Section (62A)(a)

1 2	(1996 Edition and 2000 Supplement, as amended) (As enacted by Chapter 626 of the Acts of the General Assembly of 2001)							
3 4 5 6 7 8	BY repealing and reenacting, with amendments, The Charter of Baltimore City Article II - General Powers Section (62A)(b) (1996 Edition and 2000 Supplement, as amended) (As enacted by Chapter 626 of the Acts of the General Assembly of 2001)							
9 10	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:							
11				Article 4 - Baltimore City				
12	21-17.							
13	(a) (1)	In this s	ection the	e following words have the meanings indicated.				
14	(2)	"Abando	oned prop	perty" means:				
15 16	arrears for at least 2	(i) years;	an unoco	cupied structure or vacant lot on which taxes are in				
17		(ii)	a buildir	ng:				
18			1.	that is unoccupied by owner or tenant;				
19			2.	that is unfit for habitation;				
20			3.	that has deteriorated to the point where:				
21			A.	the building is structurally unsound; or				
22 23	rehabilitation market	value; ar	B. nd	the cost of rehabilitation significantly exceeds the post				
24 25	notice from the City	requiring	4. the owne	regarding which the owner has been issued a violation er to:				
26 27	habitability requirem	ents; or	A.	rehabilitate the building to conform to minimum code				
28			В.	demolish the building for health and safety reasons;				
29		(iii)	a vacant	lot on which a building has been demolished; or				

any building in a block of row houses where the block:

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(iv)

1 2	1. as a whole contains 70% abandoned property as defined under subparagraph (i), (ii), or (iii) of this paragraph; and						
	2. is determined by the City to require a whole-block remedy, provided that any tenant or owner-occupant has been offered assistance in accordance with subsection (l) of this section.						
8	(3) "Distressed property" means a parcel of real property that is subject to a tax lien or liens with a lien or liens to value ratio equal to or greater than 15%, as determined by the Baltimore City Department of Housing and Community Development, and that:						
10	(i) contains a dwelling unit or other structure that:						
	1. has deteriorated to the extent that the dwelling unit or other structure constitutes a serious and growing menace to the public health, safety, and welfare; and						
	2. is subject, under the building code of Baltimore City or the housing code of Baltimore City, to an expired violation notice and order to correct the deteriorated conditions; or						
	(ii) is subject to a lien or liens in an amount greater than \$1000 for work done by the Baltimore City Department of Housing and Community Development.						
20	The Charter of Baltimore City						
20 21							
21 22 23 24 25 26	Article II - General Powers						
21 22 23 24 25 26 27	Article II - General Powers 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 ordinance, or such other method as may be provided for in its Charter, subject to the						
<ul> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> <li>29</li> </ul>	Article II - General Powers 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 ordinance, or such other method as may be provided for in its Charter, subject to the provisions of said Constitution and Public General Laws: (62)						
<ul> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> <li>29</li> <li>30</li> </ul>	Article II - General Powers 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 ordinance, or such other method as may be provided for in its Charter, subject to the provisions of said Constitution and Public General Laws: (62) (b) (4) "Affordable housing" means housing that is affordable to households						
211 222 232 24 255 266 277 288 299 300 311 322	Article II - General Powers 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 ordinance, or such other method as may be provided for in its Charter, subject to the provisions of said Constitution and Public General Laws: (62) (b) (4) "Affordable housing" means housing that is affordable to households with incomes up to 115% of the regional median income. (62A)						
211 222 232 24 255 266 277 288 299 300 311 322	Article II - General Powers         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 ordinance, or such other method as may be provided for in its Charter, subject to the provisions of said Constitution and Public General Laws:         (62)         (b) (4) "Affordable housing" means housing that is affordable to households with incomes up to 115% of the regional median income.         (62A)         (a) (1) Subject to the provisions of this section and for the purpose stated in paragraph (2) of this subsection, to:						

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(iii) issue bonds and other obligations.

2 (2)The purpose of the authority granted under paragraph (1) of this

3 subsection is to provide financing, refinancing, or reimbursement for the cost of the

4 design, construction, establishment, extension, alteration, or acquisition of

5 infrastructure improvements, whether situated within the special taxing district or

6 outside the special taxing district if the infrastructure improvement is reasonably

7 related to other infrastructure improvements within the special taxing district.

8 In this section the following words have the meanings indicated, unless the (b) 9 context clearly indicates another or different meaning or intent:

10 (1)"ABANDONED PROPERTY" HAS THE MEANING STATED IN § 21-17(A) 11 OF THE PUBLIC LOCAL LAWS OF BALTIMORE CITY.

12 (2)"AFFORDABLE HOUSING" HAS THE MEANING STATED IN § (62)(B) OF 13 THIS ARTICLE.

14 [(1)] "Bond" means a special obligation bond, revenue bond, note, or (3) 15 other similar instrument issued by the Mayor and City Council of Baltimore in 16 accordance with this section.

17 "Cost" includes the cost of: [(2)](4)

18 (i) construction, reconstruction, and renovation and purchasing,

19 leasing, condemning, or otherwise acquiring any lands, structures, real or personal 20 property, rights, rights-of-way, franchises, easements, and interests acquired or to be

21 acquired by the Mayor and City [County] COUNCIL of Baltimore;

22 (ii) all machinery and equipment including machinery and 23 equipment needed to expand or enhance city services to the special taxing district;

24 financing charges and interest prior to and during construction, (iii)

25 and, if deemed advisable by the Mayor and City Council of Baltimore, for a limited

26 period after completion of the construction, interest and reserves for principal and

27 interest, including costs of municipal bond insurance and any other type of financial

28 guaranty and costs of issuance;

29	(iv)	extensions, enlargements, additions, and improvements;
30	(v)	architectural, engineering, financial, and legal services;
<ul><li>31</li><li>32 of revenues;</li></ul>	(vi)	plans, specifications, studies, surveys, and estimates of cost and
<ul><li>33</li><li>34 proceed with the inf</li></ul>	(vii) rastructur	administrative expenses necessary or incident to determining to re improvements;
35	(viii)	site removal;

36 relocation of businesses and residents; and (ix)

1 (x) other expenses as may be necessary or incident to the 2 construction, acquisition, and financing of the infrastructure improvements.

3 (5) "DISTRESSED PROPERTY" HAS THE MEANING STATED IN § 21-17(A) OF 4 THE PUBLIC LOCAL LAWS OF BALTIMORE CITY.

5 [(3)] (6) "Infrastructure improvement" means adequate storm drainage

6 systems, sewers, water systems, roads, bridges, culverts, tunnels, streets, sidewalks,

7 lighting, surface parking, playgrounds, parks and recreation facilities, libraries,

8 schools, transit facilities, solid waste facilities, buildings devoted to a governmental

9 use or purpose, BUILDINGS THAT ARE ABANDONED PROPERTY OR DISTRESSED

10 PROPERTY, BUILDINGS THAT PROVIDE UNITS OF AFFORDABLE HOUSING, structured

11 parking facilities that are publicly owned or privately owned, but serve a public

12 purpose, and other infrastructure improvements as necessary for the development

13 and utilization of the land, with respect to any defined geographic region within the

14 City of Baltimore.

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 16 October 1, 2005.

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