

Department of Legislative Services
Maryland General Assembly
2010 Session

FISCAL AND POLICY NOTE

Senate Bill 1129

(Senator Klausmeier)

Finance

Baltimore County Revenue Authority - Conveyance, Sale, or Transfer of a
Parking Facility

This emergency bill requires the Baltimore County Revenue Authority to offer the conveyance, sale, or transfer of a parking facility to a bona fide local association of businesses representing more than one business in the immediate area, if any, for its acceptance or rejection, after first making the offer to Baltimore County. The bill requires the offer to the local association to be held open for at least 180 days.

Fiscal Summary

State Effect: None.

Local Effect: Baltimore County finances are not affected. However, revenues to the county revenue authority, an independent corporation, may be negatively impacted to the extent that final sale prices for parking facilities are diminished by giving priority to specified local business associations.

Small Business Effect: Small businesses that are members of a business association within the immediate area of a parking facility owned by the Baltimore County Revenue Authority will gain competitive advantage in bidding for a parking facility. Other small businesses that are interested in acquiring the parking facility will be adversely affected.

Analysis

Current Law: The Baltimore County Revenue Authority was created by the General Assembly in 1955. The authority constructs, improves, equips, furnishes, maintains, acquires, and operates a wide variety of projects devoted wholly or partially for public

uses. The authority is an independent corporation governed by five members appointed by the county executive for five-year terms, with the advice and consent of the county council.

The authority may sell, transfer, or convey any project (or part of a project) that it has constructed (or partially constructed) or property it has acquired if:

- the conveyance, sale, or transfer first is offered to the county for its acceptance or rejection;
- the disposition has been advertised once a week for three successive weeks in at least one newspaper of general circulation published in the county, stating the terms and the compensation to be received; and
- in the case of real property, notice is posted before any conveyance, sale, or transfer in a conspicuous location on the property site for at least 30 days and throughout the run of the newspaper advertisement.

Background: The authority currently owns eight parking lots and four parking garages. Recently, the authority offered to Baltimore County a parking lot in the Parkville area of the county, citing an appraised value of \$278,000. The authority advises that after the county declined the offer, it has advertised the property as specified in State law and that bids are due on April 26, 2010. The authority indicates that the lot in Parkville has generated total net income of less than \$15,000 over the past five years and that upcoming capital expenditures to resurface the lot would exceed \$15,000.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Baltimore County Revenue Authority, Department of Legislative Services

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mlm/hlb

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