

Department of Legislative Services  
Maryland General Assembly  
2012 Session

FISCAL AND POLICY NOTE

House Bill 31

(Baltimore County Delegation)

Environmental Matters

Budget and Taxation

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Baltimore County Revenue Authority - Sale of Property

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This emergency bill makes a specified conveyance, sale, or transfer of a project or interest in a project by the Baltimore County Revenue Authority subject to the prior approval of the Baltimore County Council.

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Fiscal Summary

**State Effect:** None.

**Local Effect:** Baltimore County finances are not directly affected. However, revenues to the county revenue authority, an independent corporation, may be negatively impacted to the extent that sales or other transfers of property are not approved by the Baltimore County Council.

**Small Business Effect:** None.

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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 Baltimore County Revenue Authority currently operates nine parking lots, including a recently sold lot in Parkville, and four parking garages (all in Towson). In 2010, 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 advertised the property as specified in State law. The parking lot was recently sold for \$558,000. The authority indicates that the parking lot in Parkville generated total income of approximately \$80,000 over the past 12 years. Annual expenses associated with the parking lot averaged approximately \$3,000 per year.

The Baltimore County Revenue Authority generates approximately \$4.6 million in revenues each year from various parking facilities (street meters, surface lots, and parking garages) located in the county, and total revenues of approximately \$14.4 million. The authority also operates golf courses and a sportsplex in the county.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

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

**Fiscal Note History:** First Reader - January 31, 2012  
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