

Chapter 839

(House Bill 1286)

AN ACT concerning

State Center – Redevelopment – Requirements, Participation, and Process

FOR the purpose of prohibiting the State or its reporting agency from entering into certain contracts or plans related to the redevelopment of a certain project at State Center unless certain criteria are met; requiring certain criteria to be included, to the extent possible, in any new or modified plans for the redevelopment of a certain project; requiring the participation of community associations in the process for a certain redevelopment project; providing for the application of this Act; making the provisions of this Act severable; and generally relating to new or modified development plans of a certain project at State Center.

BY adding to

Article – State Finance and Procurement
Section 10A–403
Annotated Code of Maryland
(2015 Replacement Volume and 2017 Supplement)

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

Article – State Finance and Procurement

10A–403.

(A) THIS SECTION APPLIES TO THE PROJECT DEVELOPMENT OF THE 28–ACRE STATE–OWNED PROPERTY IN BALTIMORE CITY BORDERED BY DOLPHIN STREET, NORTH HOWARD STREET, MARTIN LUTHER KING BOULEVARD, AND MADISON AVENUE, COMMONLY KNOWN AS STATE CENTER.

(B) NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE, THE STATE OR ITS REPORTING AGENCY MAY NOT ENTER INTO A NEW OR MODIFIED CONTRACT OR PLAN FOR THE DEVELOPMENT OF STATE CENTER UNLESS THE NEW OR MODIFIED CONTRACT OR PLAN INCLUDES PROVISIONS THAT REQUIRE:

(1) AN ENFORCEABLE COMMUNITY BENEFITS AGREEMENT BETWEEN THE DEVELOPER AND THE STATE CENTER NEIGHBORHOOD ALLIANCE, INC. TO PROVIDE FOR A CONCERTED AND COORDINATED EFFORT BY THE DEVELOPER AND THE COMMUNITY THROUGHOUT THE ENTIRE PLANNING, DEVELOPMENT, AND CONSTRUCTION PHASES OF THE PROJECT;

(2) A COMPREHENSIVE LOCAL HIRING PLAN FOR THE PROJECT THAT INCLUDES GOALS FOR SHORT-TERM CONSTRUCTION JOBS, LONG-TERM EMPLOYMENT OPPORTUNITIES, AND JOB TRAINING; AND

(3) AN ECONOMIC IMPROVEMENT PLAN FOR THE PROJECT THAT INCLUDES GOALS FOR THE USE OF MINORITY- AND WOMEN-OWNED AND LOCALLY OWNED BUSINESSES.

(C) ANY NEW OR MODIFIED DEVELOPMENT CONTRACT OR PLAN SHALL, TO THE EXTENT POSSIBLE, INCLUDE:

(1) STATE AGENCIES AS THE MAJOR ANCHOR TENANT;

(2) SPACE FOR RETAIL, HOUSING, OFFICES, RESTAURANTS, AND OTHER PRIVATE BUSINESSES;

(3) A HIGH-QUALITY FULL-SERVICE GROCERY STORE;

(4) PARKING FACILITIES DESIGNED TO REDUCE PARKING IMPACTS ON THE SURROUNDING COMMUNITIES;

(5) ELEMENTS DESIGNED TO INCREASE THE CONNECTION OF STATE CENTER TO THE SURROUNDING COMMUNITIES; AND

(6) GREEN SPACE.

(D) THE STATE OR ITS REPORTING AGENCY SHALL INCLUDE THE STATE CENTER NEIGHBORHOOD ALLIANCE, INC., AND ANY OTHER INTERESTED COMMUNITY ASSOCIATION IN:

(1) ANY SELECTION PROCESS FOR A NEW DEVELOPMENT CONTRACTOR; AND

(2) THE DEVELOPMENT OF ANY NEW PLANS FOR THE STATE CENTER PROJECT OR ANY PROPOSED MODIFICATIONS TO EXISTING DEVELOPMENT CONTRACTS FOR THE PROJECT.

(E) A DEVELOPER WHO IS A PARTY TO A NEW CONTRACT OR PLAN FOR THE DEVELOPMENT OF STATE CENTER SHALL USE BEST PRACTICAL EFFORTS TO BEGIN CONSTRUCTION WITHIN 18 MONTHS AFTER EXECUTION OF THE NEW CONTRACT AND ANY ASSOCIATED PLANS.

SECTION 2. AND BE IT FURTHER ENACTED, That:

(a) Except as provided in subsection (b) of this section, this Act shall be construed to apply only prospectively and may not be applied or interpreted to have any effect on or application to any contract existing before the effective date of this Act.

(b) To the extent possible, this Act may be construed to apply to a modification made to a contract existing before the effective date of this Act.

SECTION 3. AND BE IT FURTHER ENACTED, That, if any provision of this Act or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Act that can be given effect without the invalid provision or application, and for this purpose the provisions of this Act are declared severable.

SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2018.

Enacted under Article II, § 17(c) of the Maryland Constitution, May 26, 2018.