

SENATE BILL 614

C8, P2

(8lr3640)

ENROLLED BILL

— *Education, Health, and Environmental Affairs/Health and Government Operations
and Appropriations* —

Introduced by **Senator Robinson**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **State Center – Redevelopment – Requirements, Participation, and Process**

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

11 BY adding to

12 Article – State Finance and Procurement

13 Section 10A–403

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

Italics indicate opposite chamber/conference committee amendments.



1 Annotated Code of Maryland
2 (2015 Replacement Volume and 2017 Supplement)

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

5 **Article – State Finance and Procurement**

6 **10A-403.**

7 (A) THIS SECTION APPLIES TO THE PROJECT DEVELOPMENT OF THE
8 28-ACRE STATE-OWNED PROPERTY IN BALTIMORE CITY BORDERED BY DOLPHIN
9 STREET, NORTH HOWARD STREET, MARTIN LUTHER KING BOULEVARD, AND
10 MADISON AVENUE, COMMONLY KNOWN AS STATE CENTER.

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

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

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

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

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

28 (1) STATE AGENCIES AS THE MAJOR ANCHOR TENANT;

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

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

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

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

5 **(6) GREEN SPACE.**

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

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

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

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

18 SECTION 2. AND BE IT FURTHER ENACTED, That:

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

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

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

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