

HOUSE BILL 258

C8
HB 1427/24 – W&M

EMERGENCY BILL
(PRE-FILED)

5lr1410
CF SB 4

By: **Delegate Wells**

Requested: October 28, 2024

Introduced and read first time: January 8, 2025

Assigned to: Ways and Means

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 4, 2025

CHAPTER _____

1 AN ACT concerning

2 **Economic Development – West North Avenue Development Authority –**
3 **Alterations**

4 FOR the purpose of altering the administration and membership of the West North Avenue
5 Development Authority; specifying the powers and duties of the Authority, subject
6 to certain limitations; exempting the Authority from certain provisions of law;
7 requiring the Authority to take certain actions regarding the finances of the
8 Authority; exempting the Authority from certain taxation or assessments under
9 certain circumstances; establishing the West North Avenue Development Authority
10 Fund as a special, nonlapsing fund; altering the termination date of the Authority;
11 and generally relating to the West North Avenue Development Authority.

12 BY repealing

13 Article – Economic Development

14 Section 12–703.1

15 Annotated Code of Maryland

16 (2024 Replacement Volume and 2024 Supplement)

17 BY renumbering

18 Article – Economic Development

19 Section 12–702, 12–703, 12–704, 12–705, and 12–706

20 to be Section 12–703, 12–706, 12–707, 12–708, and 12–709, respectively

21 Annotated Code of Maryland

22 (2024 Replacement Volume and 2024 Supplement)

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.



- 1 BY repealing and reenacting, with amendments,
2 Article – Economic Development
3 Section 12–701
4 Annotated Code of Maryland
5 (2024 Replacement Volume and 2024 Supplement)
- 6 BY adding to
7 Article – Economic Development
8 Section 12–702, 12–704, 12–705, and 12–710 through 12–714
9 Annotated Code of Maryland
10 (2024 Replacement Volume and 2024 Supplement)
- 11 BY repealing and reenacting, with amendments,
12 Article – Economic Development
13 Section 12–703 and 12–706
14 Annotated Code of Maryland
15 (2024 Replacement Volume and 2024 Supplement)
16 (As enacted by Section 2 of this Act)
- 17 BY repealing and reenacting, without amendments,
18 Article – State Finance and Procurement
19 Section 6–226(a)(2)(i)
20 Annotated Code of Maryland
21 (2021 Replacement Volume and 2024 Supplement)
- 22 BY repealing and reenacting, with amendments,
23 Article – State Finance and Procurement
24 Section 6–226(a)(2)(ii)204. and 205.
25 Annotated Code of Maryland
26 (2021 Replacement Volume and 2024 Supplement)
- 27 BY adding to
28 Article – State Finance and Procurement
29 Section 6–226(a)(2)(ii)206.
30 Annotated Code of Maryland
31 (2021 Replacement Volume and 2024 Supplement)
- 32 BY repealing and reenacting, with amendments,
33 Chapter 80 of the Acts of the General Assembly of 2021
34 Section 2
- 35 BY repealing and reenacting, with amendments,
36 Chapter 81 of the Acts of the General Assembly of 2021
37 Section 2

1 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
2 That Section(s) 12-703.1 of Article – Economic Development of the Annotated Code of
3 Maryland be repealed.

4 SECTION 2. AND BE IT FURTHER ENACTED, That Section(s) 12-702, 12-703,
5 12-704, 12-705, and 12-706 of Article – Economic Development of the Annotated Code of
6 Maryland be renumbered to be Section(s) 12-703, 12-706, 12-707, 12-708, and 12-709,
7 respectively.

8 SECTION 3. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
9 as follows:

10 **Article – Economic Development**

11 12-701.

12 (a) In this subtitle the following words have the meanings indicated.

13 (B) **“AUTHORITY” MEANS THE WEST NORTH AVENUE DEVELOPMENT**
14 **AUTHORITY.**

15 (C) **“BOARD” MEANS THE BOARD OF DIRECTORS OF THE AUTHORITY.**

16 [(b)] (D) “Buffer zone” means the area within 250 yards of the target area.

17 [(c)] (E) “Target area” means the portion of West North Avenue in Baltimore
18 City between the 600 block and the 3200 block, inclusive.

19 (F) **“WEST NORTH AVENUE CORRIDOR” INCLUDES THE GEOGRAPHIC AREA**
20 **CONSISTING OF THE TARGET AREA AND THE BUFFER ZONE.**

21 12-702.

22 **THIS SUBTITLE SHALL BE LIBERALLY CONSTRUED TO ACCOMPLISH ITS**
23 **PURPOSES.**

24 12-703.

25 (A) There is a West North Avenue Development Authority in Baltimore City.

26 (B) **THE AUTHORITY IS A BODY POLITIC AND CORPORATE AND IS AN**
27 **INSTRUMENTALITY OF THE STATE.**

28 (C) **THE EXERCISE BY THE AUTHORITY OF A POWER UNDER THIS SUBTITLE**
29 **IS THE PERFORMANCE OF AN ESSENTIAL GOVERNMENTAL FUNCTION.**

1 **(D) THE GOVERNOR MAY INCLUDE EACH YEAR IN THE STATE BUDGET BILL**
2 **AN APPROPRIATION TO THE ~~WEST NORTH AVENUE DEVELOPMENT~~ AUTHORITY IN**
3 **BALTIMORE CITY.**

4 **(E) BEGINNING FISCAL YEAR 2028, THE AUTHORITY SHALL BE**
5 **SELF-SUSTAINING.**

6 **12-704.**

7 **(A) THE GENERAL ASSEMBLY FINDS THAT:**

8 **(1) THERE EXISTS WITHIN VARIOUS NEIGHBORHOODS IN BALTIMORE**
9 **CITY, PARTICULARLY THE WEST NORTH AVENUE CORRIDOR, A NEED FOR**
10 **RESIDENTIAL AND COMMERCIAL DEVELOPMENT OR REDEVELOPMENT IN**
11 **FURTHERANCE OF THE PUBLIC'S INTEREST;**

12 **(2) THE WEST NORTH AVENUE CORRIDOR HAS EXPERIENCED LOW**
13 **HOUSING AND ECONOMIC DEVELOPMENT IN THE COMMUNITY FOR DECADES;**

14 **(3) AREAS IN THE WEST NORTH AVENUE CORRIDOR INCLUDE BOTH**
15 **AREAS THAT ARE CONSIDERED SLUM OR BLIGHTED AND AREAS THAT ARE**
16 **DETERIORATED OR SUBJECT TO FURTHER DETERIORATING CONDITION, AND THOSE**
17 **AREAS ARE IN NEED OF DEVELOPMENT OR REDEVELOPMENT FOR THE PUBLIC**
18 **BENEFIT;**

19 **(4) THE REVITALIZATION OF AREAS WITHIN THE WEST NORTH**
20 **AVENUE CORRIDOR NEEDING COMMERCIAL DEVELOPMENT OR REDEVELOPMENT IS**
21 **AN ESSENTIAL GOVERNMENTAL FUNCTION AND IS A PUBLIC USE THAT WILL CONFER**
22 **A PUBLIC BENEFIT ON CITIZENS OF BALTIMORE CITY BY:**

23 **(I) RELIEVING CONDITIONS OF UNEMPLOYMENT;**

24 **(II) ENCOURAGING THE INCREASE OF COMMERCE AND A**
25 **BALANCED ECONOMY;**

26 **(III) ASSISTING IN THE RETENTION OF BUSINESSES AND**
27 **RESIDENTS;**

28 **(IV) ATTRACTING NEW INDUSTRIES AND COMMERCE;**

29 **(V) PROMOTING ECONOMIC DEVELOPMENT AND GROWTH; AND**

1 (VI) GENERALLY PROMOTING THE HEALTH, WELFARE, AND
2 PUBLIC SAFETY OF RESIDENTS IN BALTIMORE CITY AND INCREASING PROPERTY
3 TAX REVENUES FOR THE STATE AND THE CITY OF BALTIMORE;

4 (5) THE ESTABLISHMENT OF THIS PUBLIC AUTHORITY TO PROVIDE
5 FINANCIAL RESOURCES FOR THE DEVELOPMENT AND ESTABLISHMENT OF
6 RESIDENCES AND BUSINESSES THROUGH COMMUNITY ORGANIZATIONS IN THE
7 TARGET AREA WILL SIGNIFICANTLY IMPROVE BALTIMORE CITY NEIGHBORHOODS
8 AND INCREASE PROPERTY TAX REVENUES FOR THE STATE AND THE CITY OF
9 BALTIMORE; AND

10 (6) THE AUTHORITY IS THE ECONOMIC DEVELOPMENT AUTHORITY
11 FOR THE STATE TO BENEFIT THE NEIGHBORHOODS OF BALTIMORE CITY WITHIN
12 THE TARGET AREA.

13 (B) THE LEGISLATIVE PURPOSES OF THE AUTHORITY ARE TO:

14 (1) REVIVE THE VARIOUS COMMUNITIES ALONG THE WEST NORTH
15 AVENUE CORRIDOR IN BALTIMORE CITY;

16 (2) PROMOTE ECONOMIC DEVELOPMENT;

17 (3) ENCOURAGE THE INCREASE OF BUSINESS ACTIVITY, COMMERCE,
18 AND A BALANCED ECONOMY IN BALTIMORE CITY;

19 (4) HELP TO RETAIN AND ATTRACT BUSINESS ACTIVITY AND
20 COMMERCE IN BALTIMORE CITY; AND

21 (5) PROMOTE THE HEALTH, PUBLIC SAFETY, RIGHT OF GAINFUL
22 EMPLOYMENT, AND WELFARE OF RESIDENTS OF BALTIMORE CITY.

23 (C) THE GENERAL ASSEMBLY INTENDS THAT:

24 (1) THE AUTHORITY OPERATE AND EXERCISE ITS CORPORATE
25 POWERS ALONG THE WEST NORTH AVENUE CORRIDOR IN BALTIMORE CITY;

26 (2) WITHOUT LIMITING ITS AUTHORITY TO OTHERWISE EXERCISE ITS
27 POWERS, THE AUTHORITY EXERCISE ITS POWERS TO ASSIST PRIVATE REAL ESTATE
28 ENTITIES AND NONPROFIT COMMUNITY DEVELOPMENT CORPORATIONS TO
29 DEVELOP AND REHABILITATE HOUSING AND COMMERCIAL UNITS IN BALTIMORE
30 CITY AND SUPPORT LOCAL ECONOMIC DEVELOPMENT AGENCIES TO CONTRIBUTE
31 TO THE EXPANSION, MODERNIZATION, AND RETENTION OF EXISTING ENTERPRISES
32 IN BALTIMORE CITY AS WELL AS THE ATTRACTION OF NEW BUSINESSES TO
33 BALTIMORE CITY; AND

1 **(3) THE AUTHORITY SHOULD NOT OWN AND OPERATE A PROJECT**
2 **UNLESS:**

3 **(I) THE BOARD DETERMINES BY RESOLUTION THAT THE**
4 **PRIVATE SECTOR HAS NOT DEMONSTRATED SERIOUS AND SIGNIFICANT INTEREST**
5 **AND DEVELOPMENT CAPACITY TO OWN AND OPERATE THE PROJECT; OR**

6 **(II) A REPRESENTATIVE OF A GOVERNMENTAL UNIT REQUESTS**
7 **IN WRITING THAT THE AUTHORITY OWN AND OPERATE THE PROJECT.**

8 **12-705.**

9 **(A) (1) EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, IN**
10 **EXERCISING ITS POWERS, THE AUTHORITY:**

11 **(I) MAY CARRY OUT ITS PURPOSES WITHOUT THE CONSENT OF**
12 **ANY STATE UNIT; AND**

13 **(II) IS NOT SUBJECT TO:**

14 **1. SUBTITLES 1 THROUGH 3 OF THIS TITLE; OR**

15 **2. THE FOLLOWING PROVISIONS OF THE STATE**
16 **FINANCE AND PROCUREMENT ARTICLE:**

17 **A. TITLE 2, SUBTITLES 2 (GIFTS AND GRANTS) AND 5**
18 **(FACILITIES FOR THE HANDICAPPED);**

19 **B. TITLE 3 (BUDGET AND MANAGEMENT);**

20 **C. TITLE 4 (DEPARTMENT OF GENERAL SERVICES);**

21 **D. TITLE 5A (DIVISION OF HISTORICAL AND CULTURAL**
22 **PROGRAMS);**

23 **E. TITLE 6, SUBTITLE 1 (STUDIES AND ESTIMATES);**

24 **F. TITLE 7, SUBTITLES 1 (STATE OPERATING BUDGET),**
25 **2 (DISBURSEMENTS AND EXPENDITURES), AND 3 (UNSPENT BALANCES);**

26 **G. TITLE 10 (BOARD OF PUBLIC WORKS -**
27 **MISCELLANEOUS PROVISIONS); OR**

28 **H. DIVISION II (GENERAL PROCUREMENT LAW).**

1 **(2) THE AUTHORITY IS SUBJECT TO:**

2 **(I) THE PUBLIC INFORMATION ACT; AND**

3 **(II) THE OPEN MEETINGS ACT.**

4 **(B) THE AUTHORITY, ITS OFFICERS, AND ITS EMPLOYEES ARE SUBJECT TO**
5 **THE PUBLIC ETHICS LAW.**

6 **(C) THE AUTHORITY, ITS OFFICERS, AND ITS EMPLOYEES ARE SUBJECT TO**
7 **TITLE 12, SUBTITLE 4 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.**

8 12-706.

9 **(a) A BOARD OF DIRECTORS SHALL MANAGE THE AUTHORITY AND**
10 **EXERCISE ITS POWERS.**

11 **(B) The [Authority] BOARD consists of the following members:**

12 (1) one member of the Senate of Maryland who represents the target area,
13 appointed by the President of the Senate;

14 (2) one member of the House of Delegates who represents the target area,
15 appointed by the Speaker of the House;

16 (3) the Secretary of Housing and Community Development, or the
17 Secretary's designee;

18 (4) the Secretary of Transportation, or the Secretary's designee;

19 (5) the Secretary of Commerce, or the Secretary's designee;

20 (6) the Executive Director of the Maryland Economic Development
21 Corporation, or the Executive Director's designee;

22 (7) one member of the Baltimore City Council who represents the target
23 area, appointed by the President of the Baltimore City Council;

24 (8) one member appointed by the Mayor of Baltimore City;

25 (9) one member appointed by the Governor;

26 (10) the Director of the Baltimore Development Corporation, or the
27 Director's designee;

1 (11) the Commissioner of the Baltimore City Department of Housing and
2 Community Development, or the Commissioner's designee;

3 (12) the Director of the Baltimore City Department of Transportation, or the
4 Director's designee;

5 (13) the Director of the Baltimore City Department of Planning, or the
6 Director's designee;

7 (14) the President of Coppin State University, or the President's designee;

8 (15) the President of the Maryland Institute College of Art, or the
9 President's designee;

10 (16) two members appointed by the chair of the Authority, or the chair's
11 designee; and

12 (17) two members who are residents of communities impacted by the target
13 area or buffer zone, **WITH ONE MEMBER REPRESENTING THE NEIGHBORHOODS EAST**
14 **OF NORTH FULTON AVENUE AND ONE MEMBER REPRESENTING THE**
15 **NEIGHBORHOODS WEST OF NORTH FULTON AVENUE**, selected by the majority vote of
16 the leadership of the following organizations:

17 (i) Alliance of Rosemont Community Associations;

18 (ii) Bolton Hill Community Association;

19 (iii) Coppin Heights Community Development Corporation;

20 (iv) Druid Heights Community Development Corporation;

21 (v) Greater Mondawmin Coordinating Council;

22 (vi) Penn North Community Association; and

23 (vii) collectively, the leadership of the Reservoir Hill Improvement
24 Council, the Reservoir Hill Association, and the Upper Eutaw Madison Neighborhood
25 Association.

26 **[(b)] (C)** The President of Coppin State University, or the President's designee,
27 shall serve as the chair of the **[Authority] BOARD**.

28 **12-710.**

29 **THE AUTHORITY MAY:**

- 1 **(1) ADOPT BYLAWS FOR THE CONDUCT OF ITS BUSINESS;**
- 2 **(2) ADOPT A SEAL;**
- 3 **(3) SUE OR BE SUED;**
- 4 **(4) MAINTAIN AN OFFICE AT A PLACE IT DESIGNATES IN BALTIMORE**
5 **CITY;**
- 6 **(5) MAKE OR ACCEPT AND MANAGE LOANS, GRANTS, OR ASSISTANCE**
7 **OF ANY KIND FROM THE FEDERAL OR STATE GOVERNMENT, A LOCAL GOVERNMENT,**
8 **A COLLEGE OR UNIVERSITY, A CHARITABLE INSTITUTION, A NONPROFIT**
9 **ORGANIZATION, A FOR-PROFIT ORGANIZATION, OR A PRIVATE SOURCE;**
- 10 **(6) MAKE GRANTS TO INDIVIDUALS;**
- 11 **(7) ACQUIRE PROPERTIES IN BALTIMORE CITY, DIRECTLY OR**
12 **INDIRECTLY, FROM A PERSON OR POLITICAL SUBDIVISION, TO IMPROVE, MANAGE,**
13 **MARKET, MAINTAIN, OR LEASE, FROM A PERSON OR POLITICAL SUBDIVISION FOR**
14 **RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT,**
15 **INCLUDING COMPREHENSIVE RENOVATION OR REHABILITATION OF THE LAND OR**
16 **PROPERTY ON TERMS THE AUTHORITY CONSIDERS REASONABLE TO OPERATE A**
17 **PROJECT IN BALTIMORE CITY, BY:**
- 18 **(I) PURCHASE;**
- 19 **(II) GIFT;**
- 20 **(III) INTEREST;**
- 21 **(IV) CONDEMNATION;**
- 22 **(V) EMINENT DOMAIN, EXCEPT FOR OWNER-OCCUPIED**
23 **RESIDENTIAL PROPERTIES;**
- 24 **(VI) TAX SALE;**
- 25 **(VII) FORECLOSURE;**
- 26 **(VIII) RECEIVERSHIP;**
- 27 **(IX) IN REM FORECLOSURE PROCEEDINGS;**
- 28 **(X) EASEMENT, OR ANY OTHER INTEREST IN LAND;**

1 (XI) LEASE; AND

2 (XII) RENT;

3 (8) ACQUIRE, PURCHASE, HOLD, LEASE AS LESSEE, AND USE:

4 (I) A FRANCHISE, PATENT, OR LICENSE;

5 (II) ANY REAL, PERSONAL, MIXED, TANGIBLE, OR INTANGIBLE
6 PROPERTY; OR

7 (III) AN INTEREST IN THE PROPERTY LISTED IN THIS ITEM;

8 (9) FINANCE ALL OR PART OF THE ACQUISITION OR IMPROVEMENT OF
9 A PROJECT;

10 (10) SELL, LEASE AS LESSOR, TRANSFER, LICENSE, ASSIGN, OR
11 DISPOSE OF PROPERTY OR A PROPERTY INTEREST THAT THE AUTHORITY
12 ACQUIRES;

13 (11) FIX AND COLLECT RATES, RENTALS, FEES, ROYALTIES, AND
14 CHARGES FOR SERVICES AND RESOURCES THE AUTHORITY PROVIDES OR MAKES
15 AVAILABLE;

16 (12) ENTER INTO CONTRACTS WITH ANY FEDERAL, STATE, OR LOCAL
17 GOVERNMENT AGENCY, A GOVERNMENTAL UNIT, A COLLEGE OR UNIVERSITY,
18 CHARITABLE INSTITUTIONS, OR A PRIVATE ENTITY OR PARTY;

19 (13) EXERCISE POWER USUALLY POSSESSED BY A PRIVATE
20 CORPORATION IN PERFORMING SIMILAR FUNCTIONS UNLESS TO DO SO WOULD
21 CONFLICT WITH STATE LAW;

22 (14) WITH THE OWNER'S PERMISSION, ENTER LANDS OR PREMISES TO
23 MAKE A SURVEY, A SOUNDING, A BORING, OR AN EXAMINATION TO ACCOMPLISH THE
24 PURPOSE AUTHORIZED BY THIS SUBTITLE;

25 (15) CREATE, OWN, CONTROL, OR BE A MEMBER OF A CORPORATION,
26 LIMITED LIABILITY COMPANY, PARTNERSHIP, OR ANY OTHER ENTITY;

27 (16) CREATE A SPECIAL DISTRICT BENEFIT FOR THE COMMERCIAL
28 BUSINESSES IN THE TARGET AREA;

29 (17) OPEN A BANK ACCOUNT WITH A NATIONAL OR LOCAL FEDERALLY
30 INSURED FINANCIAL INSTITUTION;

1 **(18) SET SALARIES IN ACCORDANCE WITH THE JURISDICTION MARKET**
2 **RATE AND OUTSIDE THE STATE PERSONNEL AND PENSION SYSTEM;**

3 **(19) CREATE A FORUM FOR STAKEHOLDERS TO COME TOGETHER ON**
4 **CREATING A 20-YEAR COMPREHENSIVE PLAN AROUND ECONOMIC, HOUSING,**
5 **TRANSPORTATION, NEIGHBORHOOD, AND GREEN SPACE DEVELOPMENT WITHIN**
6 **THE TARGET ZONE;**

7 **(20) SERVE AS A CLEARINGHOUSE AND RESOURCE CENTER FOR**
8 **PROMOTING COORDINATION AND COMMUNICATION ON DEVELOPMENT**
9 **OPPORTUNITIES FOR THE WEST NORTH AVENUE CORRIDOR;**

10 **(21) ENSURE MONEY IS BEING SPENT EFFECTIVELY AND EFFICIENTLY**
11 **ON DEVELOPMENT AND THAT DEVELOPMENT IS HAPPENING IN THE APPROPRIATE**
12 **WAY FOR THE WEST NORTH AVENUE CORRIDOR;**

13 **(22) PROVIDE ADVISORY SERVICES TO STATE AND BALTIMORE CITY**
14 **AGENCIES ON PLANNING AND DEVELOPMENT FOR THE TARGET AREA;**

15 **(23) INITIATE, FUND, AND MONITOR FOR EFFICIENCY AND**
16 **EFFECTIVENESS ECONOMIC, HOUSING, TRANSPORTATION, NEIGHBORHOOD, AND**
17 **GREEN SPACE DEVELOPMENT WITHIN THE TARGET AREA;**

18 **(24) MAKE RULES AND REGULATIONS FOR THE OPERATION AND USE**
19 **OF LAND, PROPERTY, AND UNDERTAKINGS UNDER THE AUTHORITY'S**
20 **JURISDICTION; AND**

21 **(25) DO ALL THINGS NECESSARY OR CONVENIENT TO CARRY OUT THE**
22 **POWERS EXPRESSLY GRANTED BY THIS SUBTITLE.**

23 **12-711.**

24 **(A) THE AUTHORITY SHALL ESTABLISH A SYSTEM OF FINANCIAL**
25 **ACCOUNTING, CONTROLS, AUDITS, AND REPORTS.**

26 **(B) THE FISCAL YEAR OF THE AUTHORITY BEGINS ON JULY 1 AND ENDS ON**
27 **THE FOLLOWING JUNE 30.**

28 **12-712.**

29 **(A) THE AUTHORITY MAY CREATE AND ADMINISTER THE ACCOUNTS THAT**
30 **IT REQUIRES.**

1 **(B) THE AUTHORITY SHALL DEPOSIT ITS MONEY INTO A BALTIMORE CITY**
2 **OR NATIONAL BANK OR A FEDERALLY INSURED SAVINGS AND LOAN ASSOCIATION**
3 **THAT HAS A TOTAL PAID-IN CAPITAL OF AT LEAST \$1,000,000.**

4 **(C) THE AUTHORITY MAY DESIGNATE THE TRUST DEPARTMENT OF A**
5 **BALTIMORE CITY OR NATIONAL BANK OR SAVINGS AND LOAN ASSOCIATION AS A**
6 **DEPOSITORY TO RECEIVE SECURITIES THAT THE AUTHORITY OWNS OR ACQUIRES.**

7 **12-713.**

8 **(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, THE**
9 **AUTHORITY IS EXEMPT FROM TAXATION OR ASSESSMENTS ON ANY PART OF A**
10 **DEVELOPMENT OR PROJECT, THE AUTHORITY'S ACTIVITIES IN OPERATING AND**
11 **MAINTAINING A DEVELOPMENT OR PROJECT, AND REVENUES FROM A**
12 **DEVELOPMENT OR PROJECT.**

13 **(B) ANY PROPERTY THAT IS SOLD OR LEASED BY THE AUTHORITY TO A**
14 **PRIVATE ENTITY IS SUBJECT TO BALTIMORE CITY AND LOCAL REAL PROPERTY**
15 **TAXES FROM THE TIME OF SALE OR LEASE.**

16 **(C) THE AUTHORITY IS EXEMPT FROM STATE AND LOCAL TRANSFER AND**
17 **RECORDATION TAX.**

18 **12-714.**

19 **(A) IN THIS SECTION, "FUND" MEANS THE WEST NORTH AVENUE**
20 **DEVELOPMENT AUTHORITY FUND.**

21 **(B) THERE IS A WEST NORTH AVENUE DEVELOPMENT AUTHORITY FUND.**

22 **(C) THE PURPOSE OF THE FUND IS TO PROVIDE FUNDS FOR THE**
23 **AUTHORITY TO USE FOR CONSULTING FEES, SALARIES, AND ADMINISTRATIVE**
24 **EXPENSES.**

25 **(D) THE AUTHORITY SHALL ADMINISTER THE FUND.**

26 **(E) (1) THE FUND IS A SPECIAL, NONLAPSING FUND THAT IS NOT**
27 **SUBJECT TO § 7-302 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.**

28 **(2) THE STATE TREASURER SHALL HOLD THE FUND SEPARATELY,**
29 **AND THE COMPTROLLER SHALL ACCOUNT FOR THE FUND.**

30 **(F) THE FUND CONSISTS OF:**

1 **(1) MONEY APPROPRIATED IN THE STATE BUDGET TO THE FUND;**

2 **(2) INTEREST EARNINGS; AND**

3 **(3) ANY OTHER MONEY FROM ANY OTHER SOURCE ACCEPTED FOR**
4 **THE BENEFIT OF THE FUND.**

5 **(G) THE FUND MAY BE USED ONLY FOR ADMINISTRATIVE PURPOSES AND TO**
6 **CARRY OUT THE FUNCTIONS OF THIS SUBTITLE.**

7 **(H) THE STATE TREASURER SHALL INVEST THE MONEY OF THE FUND IN**
8 **THE SAME MANNER AS OTHER STATE MONEY MAY BE INVESTED.**

9 **(I) EXPENDITURES FROM THE FUND MAY BE MADE ONLY IN ACCORDANCE**
10 **WITH THE STATE BUDGET.**

11 **Article – State Finance and Procurement**

12 6–226.

13 (a) (2) (i) 1. This subparagraph does not apply in fiscal years 2024
14 through 2028.

15 2. Notwithstanding any other provision of law, and unless
16 inconsistent with a federal law, grant agreement, or other federal requirement or with the
17 terms of a gift or settlement agreement, net interest on all State money allocated by the
18 State Treasurer under this section to special funds or accounts, and otherwise entitled to
19 receive interest earnings, as accounted for by the Comptroller, shall accrue to the General
20 Fund of the State.

21 (ii) The provisions of subparagraph (i) of this paragraph do not apply
22 to the following funds:

23 204. the Victims of Domestic Violence Program Grant Fund;
24 **[and]**

25 205. the Proposed Programs Collaborative Grant Fund; **AND**

26 **206. THE WEST NORTH AVENUE DEVELOPMENT**
27 **AUTHORITY FUND.**

28 **Chapter 80 of the Acts of 2021**

29 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
30 October 1, 2021. ~~¶~~It shall remain effective for a period of ~~5~~ **8** years and, at the end of

1 September 30, ~~2026~~ **2029**, this Act, with no further action required by the General
 2 Assembly, shall be abrogated and of no further force and effect.†

3 **Chapter 81 of the Acts of 2021**

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
 5 October 1, 2021. †It shall remain effective for a period of ~~5~~ **8** years and, at the end of
 6 September 30, ~~2026~~ **2029**, this Act, with no further action required by the General
 7 Assembly, shall be abrogated and of no further force and effect.†

8 SECTION 4. AND BE IT FURTHER ENACTED, That, on or before January 1, 2027,
 9 the West North Avenue Development Authority shall report to the General Assembly, in
 10 accordance with § 2-1257 of the State Government Article, on the progress of the Authority
 11 toward becoming self-sustaining in accordance with § 12-703 of the Economic
 12 Development Article, as enacted by Section 3 of this Act.

13 SECTION ~~4~~ **5**. AND BE IT FURTHER ENACTED, That this Act is an emergency
 14 measure, is necessary for the immediate preservation of the public health or safety, has
 15 been passed by a yea and nay vote supported by three-fifths of all the members elected to
 16 each of the two Houses of the General Assembly, and shall take effect from the date it is
 17 enacted.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.