

HOUSE BILL 1016

C8

5lr3390
CF SB 672

By: **Delegate Wells (By Request – Baltimore City Administration)**

Introduced and read first time: February 3, 2025

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Economic Development – Baltimore Convention and Tourism Redevelopment**
3 **and Operating Authority – Established**

4 FOR the purpose of establishing the Baltimore Convention and Tourism Redevelopment
5 and Operating Authority to govern the renovation, revitalization, and ongoing
6 maintenance and operations of the Baltimore Convention site and the marketing of
7 Baltimore City as a tourist destination in a certain manner; and generally relating
8 to the Baltimore Convention and Tourism Redevelopment and Operating Authority.

9 BY adding to

10 Article – Economic Development

11 Section 12–1201 through 12–1210 to be under the new subtitle “Subtitle 12.
12 Baltimore Convention and Tourism Redevelopment and Operating Authority”

13 Annotated Code of Maryland

14 (2024 Replacement Volume and 2024 Supplement)

15 Preamble

16 WHEREAS, Chapter 635 of the Acts of the General Assembly of 2024 established the
17 Baltimore Convention and Tourism Redevelopment and Operating Authority Task Force
18 to, among other things, study and make recommendations concerning the membership,
19 purpose, and function of an entity or strategy to govern the renovation, revitalization,
20 financing, and ongoing maintenance and management of the Baltimore Convention site
21 and certain surrounding areas; and

22 WHEREAS, In accordance with Chapter 635 of the Acts of the General Assembly of
23 2024, the Baltimore Convention and Tourism Redevelopment and Operating Authority
24 Task Force reported its findings and recommendations to the Mayor of Baltimore City, the
25 Governor, and the General Assembly; and

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 WHEREAS, The report recommends the establishment of a joint authority to govern
2 the Baltimore Convention site and Baltimore City destination marketing organization; and

3 WHEREAS, The General Assembly finds that, for the benefit of the people of the
4 State, it is necessary to establish the Baltimore Convention and Tourism Redevelopment
5 and Operating Authority; now, therefore,

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

8 **Article – Economic Development**

9 **SUBTITLE 12. BALTIMORE CONVENTION AND TOURISM REDEVELOPMENT AND**
10 **OPERATING AUTHORITY.**

11 **12-1201.**

12 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
13 INDICATED.

14 (B) “AUTHORITY” MEANS THE BALTIMORE CONVENTION AND TOURISM
15 REDEVELOPMENT AND OPERATING AUTHORITY.

16 (C) “BALTIMORE CONVENTION SITE” HAS THE MEANING STATED IN §
17 10-601 OF THIS ARTICLE.

18 **12-1202.**

19 (A) THERE IS A BALTIMORE CONVENTION AND TOURISM REDEVELOPMENT
20 AND OPERATING AUTHORITY.

21 (B) THE AUTHORITY IS A BODY POLITIC AND CORPORATE AND IS AN
22 INSTRUMENTALITY OF THE STATE.

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

25 **12-1203.**

26 (A) THE AUTHORITY CONSISTS OF THE FOLLOWING MEMBERS:

27 (1) ONE MEMBER, APPOINTED BY THE PRESIDENT OF THE SENATE,
28 WHO IS NOT AN ELECTED OFFICIAL AND IS A RESIDENT OF OR REPRESENTS A

1 BUSINESS THAT OPERATES IN ANNE ARUNDEL COUNTY, BALTIMORE CITY,
2 BALTIMORE COUNTY, OR HOWARD COUNTY;

3 (2) ONE MEMBER, APPOINTED BY THE SPEAKER OF THE HOUSE, WHO
4 IS NOT AN ELECTED OFFICIAL AND IS A RESIDENT OF OR REPRESENTS A BUSINESS
5 THAT OPERATES IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE
6 COUNTY, OR HOWARD COUNTY;

7 (3) A REPRESENTATIVE OF THE RESTAURANT INDUSTRY IN
8 BALTIMORE CITY, APPOINTED BY THE RESTAURANT ASSOCIATION OF MARYLAND;

9 (4) A REPRESENTATIVE OF THE HOTEL INDUSTRY IN BALTIMORE
10 CITY, APPOINTED BY THE MARYLAND HOTEL LODGING ASSOCIATION;

11 (5) NINE MEMBERS, APPOINTED BY THE MAYOR OF BALTIMORE CITY,
12 FROM THE CENTRAL BUSINESS DISTRICT OF BALTIMORE CITY, AS DEFINED BY THE
13 ZONING CODE OF BALTIMORE CITY, OF WHOM:

14 (I) ONE SHALL BE AN ATTORNEY;

15 (II) ONE SHALL HAVE EXPERIENCE IN THE FINANCIAL SERVICES
16 INDUSTRY;

17 (III) ONE SHALL BE A REPRESENTATIVE OF A PROFESSIONAL
18 MAJOR LEAGUE BASEBALL FRANCHISE THAT IS A LESSEE OF A STADIUM IN
19 BALTIMORE CITY, OR A PROFESSIONAL FOOTBALL (NFL) FRANCHISE THAT IS A
20 LESSEE OF A STADIUM IN BALTIMORE CITY; AND

21 (IV) ONE SHALL HAVE EXPERIENCE IN REAL ESTATE
22 DEVELOPMENT; AND

23 (6) THE FOLLOWING MEMBERS, APPOINTED BY THE GOVERNOR WITH
24 THE ADVICE AND CONSENT OF THE SENATE:

25 (I) A REPRESENTATIVE OF A BUSINESS THAT OPERATES IN
26 ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, OR HOWARD
27 COUNTY; AND

28 (II) A REPRESENTATIVE OF AN ORGANIZED LABOR GROUP
29 ASSOCIATED WITH THE BALTIMORE CONVENTION SITE OR THE TOURISM INDUSTRY
30 IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, OR HOWARD
31 COUNTY.

1 **(B) (1) THE TERM OF A MEMBER OF THE AUTHORITY IS 4 YEARS.**

2 **(2) THE TERMS OF THE MEMBERS ARE STAGGERED AS REQUIRED BY**
3 **THE TERMS PROVIDED FOR MEMBERS ON JULY 1, 2025.**

4 **(3) AT THE END OF A TERM, A MEMBER OF THE AUTHORITY**
5 **CONTINUES TO SERVE UNTIL A SUCCESSOR IS APPOINTED AND QUALIFIES.**

6 **(4) A MEMBER WHO IS APPOINTED AFTER A TERM HAS BEGUN SERVES**
7 **ONLY FOR THE REST OF THE TERM AND UNTIL A SUCCESSOR IS APPOINTED AND**
8 **QUALIFIES.**

9 **(C) THE MAYOR OF BALTIMORE CITY SHALL DESIGNATE A CHAIR OF THE**
10 **AUTHORITY FROM AMONG THE MEMBERS APPOINTED IN ACCORDANCE WITH**
11 **SUBSECTION (A)(5) OF THIS SECTION.**

12 **(D) A MEMBER OF THE AUTHORITY MAY BE REMOVED FOR INCOMPETENCE,**
13 **MISCONDUCT, OR FAILURE TO PERFORM THE DUTIES OF THE POSITION BY:**

14 **(1) THE GOVERNOR, IF APPOINTED BY THE GOVERNOR;**

15 **(2) THE PRESIDENT OF THE SENATE, IF APPOINTED BY THE**
16 **PRESIDENT;**

17 **(3) THE SPEAKER OF THE HOUSE, IF APPOINTED BY THE SPEAKER;**

18 **(4) THE APPOINTING ASSOCIATION, IF APPOINTED IN ACCORDANCE**
19 **WITH SUBSECTION (A)(3) OR (4) OF THIS SECTION; OR**

20 **(5) THE MAYOR OF BALTIMORE CITY, IF APPOINTED BY THE MAYOR.**

21 **12-1204.**

22 **(A) THE AUTHORITY SHALL DETERMINE THE TIMES AND PLACES OF ITS**
23 **MEETINGS.**

24 **(B) (1) NINE MEMBERS OF THE AUTHORITY ARE A QUORUM.**

25 **(2) ACTION BY THE AUTHORITY REQUIRES THE AFFIRMATIVE VOTE**
26 **OF AT LEAST NINE MEMBERS OF THE AUTHORITY.**

27 **(C) A MEMBER OF THE AUTHORITY:**

1 **(1) MAY NOT RECEIVE COMPENSATION AS A MEMBER OF THE**
2 **AUTHORITY; BUT**

3 **(2) IS ENTITLED TO REIMBURSEMENT FOR EXPENSES UNDER THE**
4 **STANDARD STATE TRAVEL REGULATIONS, AS PROVIDED IN THE STATE BUDGET.**

5 **12-1205.**

6 **THE AUTHORITY MAY EMPLOY OR RETAIN, EITHER AS EMPLOYEES OR AS**
7 **INDEPENDENT CONTRACTORS, CONSULTANTS, ENGINEERS, ARCHITECTS,**
8 **ACCOUNTANTS, ATTORNEYS, FINANCIAL EXPERTS, CONSTRUCTION EXPERTS AND**
9 **PERSONNEL, SUPERINTENDENTS, MANAGERS AND OTHER PROFESSIONAL**
10 **PERSONNEL, PERSONNEL, AND AGENTS AS THE AUTHORITY CONSIDERS**
11 **NECESSARY, AND SET THEIR COMPENSATION.**

12 **12-1206.**

13 **THE AUTHORITY SHALL:**

14 **(1) DETERMINE THE CHARACTER OF ANY RENOVATION,**
15 **REVITALIZATION, OR DEVELOPMENT PROJECTS RELATING TO THE BALTIMORE**
16 **CONVENTION SITE;**

17 **(2) ENTER INTO ANY AGREEMENTS, LEASES, PARTNERSHIPS, OR**
18 **CONTRACTS NECESSARY TO RENOVATE, REVITALIZE, MAINTAIN, AND MANAGE THE**
19 **BALTIMORE CONVENTION SITE, AUTHORITY-OWNED REAL PROPERTY ASSETS, AND**
20 **ANY OTHER CONTIGUOUS OR NEARBY REAL PROPERTY ASSET THAT THE AUTHORITY**
21 **IDENTIFIES AND OVER WHICH THE AUTHORITY OBTAINS SITE CONTROL;**

22 **(3) ANALYZE AND PROVIDE RECOMMENDATIONS TO THE MAYOR AND**
23 **CITY COUNCIL OF BALTIMORE CITY, THE GOVERNOR, AND THE GENERAL**
24 **ASSEMBLY REGARDING THE SUSTAINABILITY, RENOVATION, AND MODERNIZATION**
25 **OF AND FUNDING STREAMS TO RENOVATE, REVITALIZE, OR DEVELOP THE**
26 **BALTIMORE CONVENTION SITE, AUTHORITY-OWNED REAL PROPERTY ASSETS, AND**
27 **ANY OTHER CONTIGUOUS OR NEARBY REAL PROPERTY ASSET THAT THE AUTHORITY**
28 **IDENTIFIES AND OVER WHICH THE AUTHORITY OBTAINS SITE CONTROL;**

29 **(4) FIX AND COLLECT RATES, RENTALS, FEES, AND CHARGES FOR**
30 **SERVICES REQUIRED TO SUCCESSFULLY OPERATE, MAINTAIN, AND MANAGE THE**
31 **BALTIMORE CONVENTION SITE OR ANY OTHER AUTHORITY-OWNED OR**
32 **CONTROLLED REAL PROPERTY ASSETS;**

1 **(5) ESTABLISH RULES AND REGULATIONS FOR THE USE OF THE**
2 **BALTIMORE CONVENTION SITE OR ANY OTHER AUTHORITY-OWNED OR**
3 **CONTROLLED REAL PROPERTY ASSETS;**

4 **(6) ADOPT BYLAWS FOR THE CONDUCT OF THE AUTHORITY'S**
5 **BUSINESS, INCLUDING A PROCESS TO APPOINT AN ADVISORY BOARD TO THE**
6 **AUTHORITY;**

7 **(7) GOVERN THE STRATEGIC AND CAPITAL PLANNING AND RESOURCE**
8 **ALLOCATION OF THE DESTINATION MARKETING ORGANIZATION FOR BALTIMORE**
9 **CITY, VISIT BALTIMORE, TO ENSURE THE ABILITY OF THE ORGANIZATION TO**
10 **SUCCESSFULLY MARKET BALTIMORE CITY AS A TOURISM DESTINATION WITH A**
11 **SPECIFIC EMPHASIS ON MEETINGS AND CONVENTIONS; AND**

12 **(8) MAKE ANY OTHER RECOMMENDATIONS THE AUTHORITY DEEMS**
13 **NECESSARY.**

14 **12-1207.**

15 **THE AUTHORITY MAY:**

16 **(1) ADOPT A SEAL;**

17 **(2) MAINTAIN OFFICES AT A PLACE THE AUTHORITY DESIGNATES IN**
18 **THE STATE;**

19 **(3) ACCEPT LOANS, GRANTS, OR ASSISTANCE OF ANY KIND FROM THE**
20 **FEDERAL OR STATE GOVERNMENT, A LOCAL GOVERNMENT, A COLLEGE OR**
21 **UNIVERSITY, OR A PRIVATE SOURCE;**

22 **(4) ENTER INTO CONTRACTS AND OTHER LEGAL INSTRUMENTS;**

23 **(5) RETAIN, EMPLOY, OR HIRE AN INDEPENDENT FIRM FOR THE**
24 **PURPOSES OF RENOVATING, REVITALIZING, MAINTAINING, AND MANAGING THE**
25 **BALTIMORE CONVENTION SITE, AUTHORITY-OWNED REAL PROPERTY ASSETS, AND**
26 **ANY OTHER CONTIGUOUS OR NEARBY REAL PROPERTY ASSET THAT THE AUTHORITY**
27 **IDENTIFIES AND OVER WHICH THE AUTHORITY OBTAINS SITE CONTROL;**

28 **(6) SUE OR BE SUED;**

29 **(7) ACQUIRE, PURCHASE, HOLD, LEASE AS LESSEE, AND USE ANY**
30 **REAL, PERSONAL, MIXED, TANGIBLE, OR INTANGIBLE PROPERTY;**

1 **(8) SELL, LEASE AS LESSOR, TRANSFER, LICENSE, ASSIGN, OR**
2 **DISPOSE OF PROPERTY OR A PROPERTY INTEREST THAT IT ACQUIRES;**

3 **(9) CHARGE FOR SERVICES AND RESOURCES THE AUTHORITY**
4 **PROVIDES OR MAKES AVAILABLE;**

5 **(10) CREATE, OWN, CONTROL, OR BE A MEMBER OF A CORPORATION,**
6 **LIMITED LIABILITY COMPANY, PARTNERSHIP, OR OTHER ENTITY, WHETHER**
7 **OPERATED FOR PROFIT OR NOT FOR PROFIT;**

8 **(11) EXERCISE POWER USUALLY POSSESSED BY A PRIVATE**
9 **CORPORATION IN PERFORMING SIMILAR FUNCTIONS UNLESS TO DO SO WOULD**
10 **CONFLICT WITH STATE LAW; AND**

11 **(12) DO ALL THINGS NECESSARY AND CONVENIENT TO CARRY OUT THE**
12 **POWERS GRANTED BY THIS SUBTITLE.**

13 **12-1208.**

14 **(A) THE AUTHORITY IS EXEMPT:**

15 **(1) FROM TAXATION BY STATE AND LOCAL GOVERNMENT;**

16 **(2) EXCEPT AS PROVIDED IN TITLE 12, SUBTITLE 4 AND TITLE 14,**
17 **SUBTITLE 3 OF THE STATE FINANCE AND PROCUREMENT ARTICLE, FROM DIVISION**
18 **II OF THE STATE FINANCE AND PROCUREMENT ARTICLE;**

19 **(3) FROM § 15-112 OF THE STATE FINANCE AND PROCUREMENT**
20 **ARTICLE; AND**

21 **(4) FROM THE PROVISIONS OF DIVISION I OF THE STATE PERSONNEL**
22 **AND PENSIONS ARTICLE THAT GOVERN THE STATE PERSONNEL MANAGEMENT**
23 **SYSTEM.**

24 **(B) (1) THE AUTHORITY IS SUBJECT TO:**

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

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

27 **(2) FOR PURPOSES OF THE OPEN MEETINGS ACT, A PROJECT SITE**
28 **VISIT OR EDUCATIONAL FIELD TOUR MAY NOT BE CONSIDERED A MEETING OF THE**
29 **AUTHORITY IF NO ORGANIZATIONAL BUSINESS IS CONDUCTED.**

1 (C) THE MEMBERS OF THE AUTHORITY AND ITS EMPLOYEES ARE SUBJECT
2 TO THE PUBLIC ETHICS LAW.

3 12-1209.

4 (A) (1) AS SOON AS PRACTICABLE AFTER THE CLOSE OF THE FISCAL
5 YEAR, AN INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT SHALL AUDIT THE
6 FINANCIAL BOOKS, RECORDS, AND ACCOUNTS OF THE AUTHORITY.

7 (2) THE AUDIT SHALL INCLUDE REVENUE AND EXPENSE DETAIL FOR
8 EACH OF THE OPERATING FACILITIES OF THE AUTHORITY.

9 (3) THE AUTHORITY SHALL SELECT AN ACCOUNTANT TO CONDUCT
10 THE AUDIT WHO:

11 (I) IS LICENSED TO PRACTICE ACCOUNTANCY IN THE STATE;

12 (II) IS EXPERIENCED AND QUALIFIED IN THE ACCOUNTING AND
13 AUDITING OF PUBLIC ENTITIES; AND

14 (III) DOES NOT HAVE A DIRECT OR INDIRECT PERSONAL
15 INTEREST IN THE FISCAL AFFAIRS OF THE AUTHORITY.

16 (4) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS
17 PARAGRAPH, ON OR BEFORE NOVEMBER 1 AFTER EACH FISCAL YEAR, THE
18 ACCOUNTANT SHALL REPORT THE RESULTS OF THE AUDIT, INCLUDING THE
19 ACCOUNTANT'S UNQUALIFIED OPINION OF THE PRESENTATION OF THE FINANCIAL
20 POSITION OF THE FUNDS OF THE AUTHORITY, INDIVIDUAL FINANCIAL DETAIL FOR
21 EACH OF THE OPERATING FACILITIES OF THE AUTHORITY, AND THE RESULTS OF
22 THE FINANCIAL OPERATIONS OF THE AUTHORITY.

23 (II) IF THE ACCOUNTANT CANNOT EXPRESS AN UNQUALIFIED
24 OPINION, THE ACCOUNTANT SHALL EXPLAIN IN DETAIL THE REASONS FOR THE
25 QUALIFICATIONS, DISCLAIMERS, OR OPINIONS, INCLUDING RECOMMENDATIONS
26 FOR CHANGES THAT COULD MAKE FUTURE UNQUALIFIED OPINIONS POSSIBLE.

27 (B) THE STATE MAY AUDIT THE BOOKS, RECORDS, AND ACCOUNTS OF THE
28 AUTHORITY.

29 12-1210.

1 **(A) ON OR BEFORE OCTOBER 1, 2026, AND EACH OCTOBER 1 THEREAFTER,**
2 **THE AUTHORITY SHALL SUBMIT A REPORT TO THE GOVERNOR, THE MAYOR OF**
3 **BALTIMORE CITY, AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE**
4 **GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.**

5 **(B) THE REPORT SHALL INCLUDE A COMPLETE OPERATING AND FINANCIAL**
6 **STATEMENT AND SUMMARIZE THE ACTIVITIES OF THE AUTHORITY DURING THE**
7 **PRECEDING FISCAL YEAR.**

8 SECTION 2. AND BE IT FURTHER ENACTED, That the terms of the initial
9 members of the Baltimore Convention and Tourism Redevelopment and Operating
10 Authority shall expire as follows:

11 (1) five members in 2027, including one member described under §
12 12-1203(a)(6) and one member described under § 12-1203(a)(3);

13 (2) five members in 2028, including one member described under §
14 12-1203(a)(1) and one member described under § 12-1203(a)(4); and

15 (3) five members in 2029, including one member described under §
16 12-1203(a)(6) and one member described under 12-1203(a)(2).

17 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July
18 1, 2025.