

Chapter 390

(Senate Bill 818)

AN ACT concerning

State Center – Development – Contract, Plan Requirements, and Advisory Group

FOR the purpose of altering certain requirements related to the development of a certain project at State Center; establishing a State Center Advisory Group; and generally relating to the development of State Center.

BY repealing and reenacting, with amendments,
 Article – State Finance and Procurement
 Section 10A–403
 Annotated Code of Maryland
 (2021 Replacement Volume and 2025 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) **IN THIS SECTION, “ADVISORY GROUP” MEANS THE STATE CENTER ADVISORY GROUP.**

(b) 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) (1) THE STATE OR ITS REPORTING AGENCY SHALL CONVENE A STATE CENTER ADVISORY GROUP.

(2) THE PURPOSE OF THE ADVISORY GROUP IS TO:

(I) PROVIDE COMMUNITY INPUT ON THE DEVELOPMENT OF STATE CENTER;

~~**(II) LEVERAGE BENEFITS FROM THE DEVELOPMENT OF STATE CENTER FOR NEIGHBORHOODS AND RESIDENTS IN THE SURROUNDING AREA**~~
INFORM THE IDENTIFICATION OF POTENTIAL COMMUNITY BENEFITS ASSOCIATED WITH THE PROJECT IN THE IMMEDIATE SURROUNDING NEIGHBORHOODS THAT BORDER STATE CENTER; AND

(III) FACILITATE TRANSPARENCY AND INFORMATION–SHARING BETWEEN THE DEVELOPER, THE STATE OR ITS REPORTING AGENCY, AND THE COMMUNITY SURROUNDING STATE CENTER.

(3) THE ADVISORY GROUP SHALL CONSIST OF THE FOLLOWING MEMBERS:

~~**(I) THE PRESIDENT, OR THE PRESIDENT’S DESIGNEE, OF EACH NEIGHBORHOOD ASSOCIATION LISTED IN THE BALTIMORE CITY DEPARTMENT OF PLANNING’S COMMUNITY ASSOCIATION DIRECTORY THAT IS LOCATED IN WHOLE OR IN PART WITHIN A 1 MILE RADIUS OF STATE CENTER;**~~

~~**(II)**~~ **(I) A DESIGNEE OF EACH ANCHOR INSTITUTION DESCRIBED UNDER SUBSECTION (D) OF THIS SECTION; AND**

~~**(II)**~~ **(II) A DESIGNEE OF EACH OF THE FOLLOWING ENTITIES:**

- 1. ARENA PLAYERS;**
- 2. BALTIMORE ALUMNI CHAPTER KAPPA ALPHA PSI FRATERNITY INC.;**
- 3. BALTIMORE SYMPHONY ORCHESTRA;**
- 4. BOLTON HILL COMMUNITY ASSOCIATION;**
- ~~**5.**~~ **5. DRUID HEIGHTS COMMUNITY DEVELOPMENT**

CORPORATION;

~~5.~~ 6. GRAND LODGE PRINCE HALL MASONS;

~~6.~~ 7. HERITAGE CROSSING RESIDENTS ASSOCIATION;

~~7.~~ 8. MCCULLOH HOMES RESIDENTS ASSOCIATION;

~~8.~~ 9. MADISON PARK IMPROVEMENT ASSOCIATION;

~~9.~~ 10. MARBLE HILL ASSOCIATION;

11. MARYLAND INSTITUTE COLLEGE OF ART;

~~10.~~ 12. MIDTOWN DEVELOPMENT CORPORATION;

~~11.~~ ~~MT. ROYAL IMPROVEMENT ASSOCIATION;~~

~~12.~~ 13. MT. VERNON BELVEDERE ASSOCIATION;

~~13.~~ 14. PENNSYLVANIA AVE REDEVELOPMENT

COLLABORATIVE;

~~14.~~ 15. SETON HILL ASSOCIATION;

~~15.~~ 16. UNIVERSITY OF BALTIMORE;

~~16.~~ 17. UNIVERSITY OF MARYLAND MEDICAL SYSTEM

MIDTOWN CAMPUS;

~~17.~~ 18. UPTON PLANNING COMMITTEE;

~~18.~~ 19. URBAN LEAGUE BALTIMORE; AND

~~19.~~ 20. A FAITH-BASED ORGANIZATION LOCATED WITHIN A 1-MILE RADIUS OF IN THE AREA SURROUNDING STATE CENTER.

(4) (I) IF AN INDIVIDUAL WHO SERVES ON THE ADVISORY BOARD AS A REPRESENTATIVE OF A NEIGHBORHOOD ASSOCIATION IS EMPLOYED BY AN ANCHOR INSTITUTION, THE INDIVIDUAL SHALL REPRESENT ONLY THE INTERESTS OF THE NEIGHBORHOOD ASSOCIATION AND MAY NOT REPRESENT THE INTERESTS OF THE ANCHOR INSTITUTION.

(II) THE ADVISORY GROUP SHALL:

1. ADOPT A POLICY ON CONFLICTS OF INTEREST FOR MEMBERS AS PART OF THE GOVERNANCE PROCEDURES OF THE ADVISORY GROUP; AND

2. DEVELOP A CONFLICT-OF-INTEREST DISCLOSURE DOCUMENT.

(III) THE ADVISORY GROUP MAY ADDRESS ANY CONFLICTS OF INTEREST AS SET FORTH IN THE GOVERNANCE PROCEDURES, INCLUDING BY REQUIRING A NEIGHBORHOOD ASSOCIATION TO APPOINT A DESIGNEE TO THE ADVISORY GROUP WHO IS NOT EMPLOYED BY AN ANCHOR INSTITUTION IF DEEMED NECESSARY TO RESOLVE THE CONFLICT.

(5) (I) THE MEMBERS OF THE ADVISORY GROUP SHALL ELECT ONE MEMBER TO SERVE AS CHAIR OF THE ADVISORY GROUP BY MAJORITY VOTE OF THE MEMBERS PRESENT AT THE MEETING TO ELECT A CHAIR.

(II) THE CHAIR OF THE ADVISORY GROUP SHALL SERVE FOR A TERM DESIGNATED BY THE ADVISORY GROUP.

(III) THE CHAIR OF THE ADVISORY GROUP SHALL CONTINUE TO SERVE BEYOND THE TERM OF OFFICE UNTIL A SUCCESSOR IS ELECTED.

(IV) THE CHAIR OF THE ADVISORY GROUP SHALL PROVIDE THE MEMBERS OF THE ADVISORY GROUP WITH ALL NOTICES RECEIVED BY THE CHAIR.

[(c)] (D) Any new or modified development contract or plan shall, to the extent possible, include:

(1) [State agencies as the major anchor tenant] ANCHOR INSTITUTIONS THAT PROVIDE PUBLIC OR COMMUNITY SERVICES, WHICH MAY INCLUDE UNITS OF THE STATE OR BALTIMORE CITY, AS THE MAJOR TENANTS;

(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)] (5) green space.

(E) (1) THE STATE OR ITS REPORTING AGENCY AND ANY DEVELOPER WHO IS PARTY TO A CONTRACT OR PLAN FOR THE DEVELOPMENT OF STATE CENTER SHALL ENGAGE WITH THE ADVISORY GROUP THROUGHOUT THE PLANNING AND DEVELOPMENT PROCESS, INCLUDING BY PROVIDING UPDATES ON ANY PUBLIC APPROVAL PROCEEDING.

(2) ~~NOTWITHSTANDING~~ SUBJECT TO APPLICABLE FEDERAL LAW AND NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE, CONSISTENT WITH ANY REQUIREMENTS TIED TO PUBLIC FUNDING SOURCES, 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:

(I) A COMPREHENSIVE LOCAL HIRING PLAN FOR THE PROJECT THAT INCLUDES GOALS:

- 1. FOR SHORT-TERM CONSTRUCTION JOBS;
- 2. FOR LONG-TERM EMPLOYMENT OPPORTUNITIES;

AND

- 3. FOR JOB TRAINING;

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

(III) A COMMUNITY BENEFIT AGREEMENT BETWEEN THE DEVELOPER AND THE ADVISORY GROUP.

[(d)] (F) 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] ENGAGE IN COMMUNITY CONSULTATION DURING THE DEVELOPMENT OF STATE CENTER

THROUGH COMMUNICATION WITH THE ADVISORY GROUP.

[(e)] (G) 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] 24** months after execution of the new contract and any associated plans.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2026.

Approved by the Governor, May 12, 2026.