

SENATE BILL 575

C8

6lr2670

SB 130/23 – B&T

By: **Charles County Senators**

Introduced and read first time: February 4, 2026

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Economic Development – Maryland Stadium Authority – Charles County Sports**
3 **and Wellness Center**

4 FOR the purpose of authorizing the Maryland Stadium Authority to review certain matters
5 and make certain recommendations relating to the Charles County Sports and
6 Wellness Center; authorizing the Authority to acquire and finance by certain means
7 a Charles County Sports and Wellness Center site or an interest in the site; requiring
8 the Authority to secure a written agreement to transfer ownership of the Charles
9 County Sports and Wellness Center to Charles County as approved by the Board of
10 Public Works; establishing the Charles County Sports and Wellness Center Fund as
11 a continuing, nonlapsing fund; and generally relating to financing and construction
12 of the Charles County Sports and Wellness Center.

13 BY renumbering

14 Article – Economic Development
15 Section 10–601(p) through (hhh)
16 to be Section 10–601(s) through (kkk), respectively
17 Annotated Code of Maryland
18 (2024 Replacement Volume and 2025 Supplement)

19 BY repealing and reenacting, without amendments,

20 Article – Economic Development
21 Section 10–601(a) and (b), 10–620(a)(1), and 10–628(a)
22 Annotated Code of Maryland
23 (2024 Replacement Volume and 2025 Supplement)

24 BY adding to

25 Article – Economic Development
26 Section 10–601(p) through (r), 10–646.5, and 10–657.7
27 Annotated Code of Maryland
28 (2024 Replacement Volume and 2025 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY repealing and reenacting, with amendments,
2 Article – Economic Development
3 Section 10–601(v)
4 Annotated Code of Maryland
5 (2024 Replacement Volume and 2025 Supplement)
6 (As enacted by Section 1 of this Act)

7 BY repealing and reenacting, with amendments,
8 Article – Economic Development
9 Section 10–613(a)(14) and (b), 10–618, 10–620(d) and (e), 10–625(a), and 10–628(c)
10 Annotated Code of Maryland
11 (2024 Replacement Volume and 2025 Supplement)

12 BY repealing and reenacting, without amendments,
13 Article – State Finance and Procurement
14 Section 6–226(a)(2)(ii)
15 Annotated Code of Maryland
16 (2021 Replacement Volume and 2025 Supplement)

17 BY repealing and reenacting, with amendments,
18 Article – State Finance and Procurement
19 Section 6–226(a)(2)(iii)212. and 213.
20 Annotated Code of Maryland
21 (2021 Replacement Volume and 2025 Supplement)

22 BY adding to
23 Article – State Finance and Procurement
24 Section 6–226(a)(2)(iii)214.
25 Annotated Code of Maryland
26 (2021 Replacement Volume and 2025 Supplement)

27 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
28 That Section(s) 10–601(p) through (hhh) of Article – Economic Development of the
29 Annotated Code of Maryland be renumbered to be Section(s) 10–601(s) through (kkk),
30 respectively.

31 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
32 as follows:

33 **Article – Economic Development**

34 10–601.

35 (a) In this subtitle the following words have the meanings indicated.
36 (b) “Authority” means the Maryland Stadium Authority.

1 **(P) (1) "CHARLES COUNTY SPORTS AND WELLNESS CENTER"** MEANS
2 THE EVENTS FACILITY LOCATED IN CHARLES COUNTY, MARYLAND, USED FOR
3 COMMUNITY EVENTS, RECREATIONAL EVENTS, AND OTHER RELATED ACTIVITIES.

4 **(2) "CHARLES COUNTY SPORTS AND WELLNESS CENTER"**
5 INCLUDES:

6 **(I) FIELDS AND AMPHITHEATERS;**

7 **(II) OFFICES;**

8 **(III) PARKING LOTS AND GARAGES;**

9 **(IV) ACCESS ROADS;**

10 **(V) FOOD SERVICE FACILITIES; AND**

11 **(VI) OTHER FUNCTIONALLY RELATED STRUCTURES AND**

12 **IMPROVEMENTS.**

13 **(Q) "CHARLES COUNTY SPORTS AND WELLNESS CENTER FUND"** MEANS
14 THE CHARLES COUNTY SPORTS AND WELLNESS CENTER FUND ESTABLISHED
15 UNDER § 10-657.7 OF THIS SUBTITLE.

16 **(R) "CHARLES COUNTY SPORTS AND WELLNESS CENTER SITE"** MEANS THE
17 SITE OF THE CHARLES COUNTY SPORTS AND WELLNESS CENTER IN CHARLES
18 COUNTY, MARYLAND.

19 (v) "Facility" means:

20 (1) a structure or other improvement developed at Camden Yards;

21 (2) a convention facility;

22 (3) the Hippodrome Performing Arts facility;

23 (4) a sports facility;

24 (5) a Baltimore City public school facility;

25 (6) a racing facility;

26 (7) a training facility for thoroughbred horses;

- 1 (8) a public school facility;
- 2 (9) the Hagerstown Multi-Use Sports and Events Facility;
- 3 (10) a sports entertainment facility; **[or]**
- 4 (11) a Prince George's County Blue Line Corridor facility; **OR**

5 **(12) THE CHARLES COUNTY SPORTS AND WELLNESS CENTER.**

6 10-613.

7 (a) The Authority may:

8 (14) with respect to site acquisition, construction, and development of the
9 Hippodrome Performing Arts facility **[and]**, the Hagerstown Multi-Use Sports and Events
10 Facility, **AND THE CHARLES COUNTY SPORTS AND WELLNESS CENTER**, establish and
11 participate in Authority affiliates;

12 (b) The Authority may review and make recommendations on proposed
13 convention center facilities, the Hippodrome Performing Arts facility, the Hagerstown
14 Multi-Use Sports and Events Facility, **[and]** a Prince George's County Blue Line Corridor
15 facility, **AND THE CHARLES COUNTY SPORTS AND WELLNESS CENTER**, including the
16 expansion and enhancement of the Baltimore City Convention Center and the Ocean City
17 Convention Center and the development and construction of the Montgomery County
18 Conference Center, the Hippodrome Performing Arts Center, the Hagerstown
19 Multi-Use Sports and Events Facility, **[and]** a Prince George's County Blue Line Corridor
20 facility, **AND THE CHARLES COUNTY SPORTS AND WELLNESS CENTER**, with respect
21 to location, purpose, design, function, capacity, parking, costs, funding mechanisms, and
22 revenue alternatives, with specific recommendations on:

- 23 (1) the level of support from the private sector;
- 24 (2) the type of support from the private sector;
- 25 (3) special taxing sources;
- 26 (4) projected revenues;
- 27 (5) bonding authority and the source of debt service; and
- 28 (6) the fiscal impact on the State of any revenue alternatives.

29 10-618.

30 (a) (1) Except as provided in paragraph (2) of this subsection, contracts to

1 acquire any facility site, to construct the facility, or for construction on the facility site
2 require the prior approval of the Board of Public Works.

3 (2) Contracts to construct a public school facility or for construction on a
4 public school site do not require the prior approval of the Board of Public Works.

5 (b) The Authority may:

6 (1) acquire by any of the means specified in § 10–620(a) of this subtitle:

7 (i) a site at Camden Yards for a facility;

8 (ii) a Baltimore Convention site or an interest in the site;

9 (iii) an Ocean City Convention site or an interest in the site;

10 (iv) a Montgomery County Conference site or an interest in the site;

11 (v) a Hippodrome Performing Arts site or an interest in the site;

12 (vi) a Hagerstown Multi–Use Sports and Events Facility site or an
13 interest in the site;

14 (vii) a sports entertainment facility site or an interest in the site;

15 [and]

16 (viii) a Prince George’s County Blue Line Corridor facility site or an
17 interest in the site; and

18 **(IX) A CHARLES COUNTY SPORTS AND WELLNESS CENTER SITE
19 OR AN INTEREST IN THE SITE; AND**

20 (2) construct or enter into a contract to construct a facility on a site it
21 acquires under this subsection.

22 10–620.

23 (a) (1) Subject to annual appropriations and this subtitle, the Authority may
24 acquire in its own name, by gift, purchase, or condemnation, any property or interest in
25 property necessary or convenient to construct, improve, or operate a facility.

26 (d) (1) The exercise of authority under this subsection is subject to the prior
27 approval of the Board of Public Works.

28 (2) On request of the Authority, the State, a unit of the State, or a political
29 subdivision may lease, lend, grant, or otherwise convey to the Authority, property,
30 including property devoted to public use, as necessary or convenient for the purposes of this

1 subtitle.

2 (3) The State may lease or sublease a facility, or an interest in a facility,
3 from or to the Authority, whether or not constructed or usable.

4 (4) Lease payments to the Authority appropriated by the State shall be
5 transferred to:

6 (i) the Baltimore Convention Fund if appropriated for a Baltimore
7 Convention facility;

8 (ii) the Camden Yards Fund if appropriated for a sports facility or
9 other facility at Camden Yards;

10 (iii) the Hippodrome Performing Arts Fund if appropriated for a
11 Hippodrome Performing Arts facility;

12 (iv) the Montgomery County Conference Fund if appropriated for a
13 Montgomery County Conference facility;

14 (v) the Ocean City Convention Fund if appropriated for an Ocean
15 City Convention facility;

16 (vi) the Hagerstown Multi-Use Sports and Events Facility Fund if
17 appropriated for a Hagerstown Multi-Use Sports and Events Facility;

18 (vii) the Sports Entertainment Facilities Financing Fund if
19 appropriated for a sports entertainment facility; **[or]**

20 (viii) the Prince George's County Blue Line Corridor Facility Fund if
21 appropriated for a Prince George's County Blue Line Corridor facility; **OR**

22 **(IX) THE CHARLES COUNTY SPORTS AND WELLNESS CENTER**
23 **FUND IF APPROPRIATED FOR THE CHARLES COUNTY SPORTS AND WELLNESS**
24 **CENTER.**

25 (e) (1) This subsection does not apply to the Camden Yards site, Baltimore
26 Convention site, Ocean City Convention site, Hippodrome Performing Arts site, any
27 Baltimore City public school site, any racing facility, the Hagerstown Multi-Use Sports and
28 Events Facility site, any supplemental facility site, any public school site, a sports
29 entertainment facility, **[or]** a Prince George's County Blue Line Corridor facility site, **OR**
30 **THE CHARLES COUNTY SPORTS AND WELLNESS CENTER SITE.**

31 (2) The Authority and any Authority affiliate are subject to applicable
32 planning, zoning, and development regulations to the same extent as a private commercial
33 or industrial enterprise.

1 10–625.

2 (a) Except as provided in subsection (b) of this section, the Authority shall submit:

3 (1) an annual detailed report of the activities and financial status of the
4 Authority to the Governor, and, in accordance with § 2–1257 of the State Government
5 Article, the General Assembly; and

6 (2) annual reports on the additional tax revenues generated by each of the
7 following facilities:

8 (i) the Baltimore Convention facility;

9 (ii) the Hippodrome Performing Arts facility;

10 (iii) the Montgomery County Conference facility;

11 (iv) the Ocean City Convention facility;

12 (v) the Hagerstown Multi–Use Sports and Events Facility;

13 (vi) a sports entertainment facility; [and]

14 (vii) a Prince George’s County Blue Line Corridor facility site; AND

15 **(VIII) THE CHARLES COUNTY SPORTS AND WELLNESS CENTER.**

16 10–628.

17 (a) Except as provided in subsections (b) and (c) of this section and subject to the
18 prior approval of the Board of Public Works, the Authority may issue bonds at any time for
19 any corporate purpose of the Authority, including the establishment of reserves and the
20 payment of interest.

21 (c) (1) Unless authorized by the General Assembly, the Board of Public Works
22 may not approve an issuance by the Authority of bonds, whether taxable or tax exempt,
23 that constitute tax supported debt or nontax supported debt if, after issuance, there would
24 be outstanding and unpaid more than the following face amounts of the bonds for the
25 purpose of financing acquisition, construction, renovation, and related expenses for
26 construction management, professional fees, and contingencies in connection with:

27 (i) the Baltimore Convention facility – \$55,000,000;

28 (ii) the Hippodrome Performing Arts facility – \$20,250,000;

29 (iii) the Montgomery County Conference facility – \$23,185,000;

- (iv) the Ocean City Convention facility – \$24,500,000;
- (v) Baltimore City public school facilities – \$1,100,000,000;
- (vi) supplemental facilities – \$25,000,000;
- (vii) racing facilities – \$405,000,000;
- (viii) public school facilities in the State – \$2,200,000,000;
- (ix) the Hagerstown Multi-Use Sports and Events 000;
- (x) sports entertainment facilities – \$220,000,000; [and]
- (xi) Prince George's County Blue Line Corridor 0,000; AND

**(XII) CHARLES COUNTY SPORTS AND WELLNESS CENTER
\$1,000,000.**

13 (2) (i) The limitation under paragraph (1)(i) of this subsection applies
14 to the aggregate principal amount of bonds outstanding as of June 30 of any year.

15 (ii) Refunded bonds may not be included in the determination of an
16 outstanding aggregate amount under this paragraph.

17 10-646.5.

18 (A) EXCEPT AS AUTHORIZED BY § 10-639 OF THIS SUBTITLE, TO FINANCE
19 SITE ACQUISITION, DESIGN, AND CONSTRUCTION OF ANY SEGMENT OF THE
20 CHARLES COUNTY SPORTS AND WELLNESS CENTER, THE AUTHORITY SHALL
21 COMPLY WITH THIS SECTION.

22 (B) AT LEAST 45 DAYS BEFORE SEEKING APPROVAL OF THE BOARD OF
23 PUBLIC WORKS FOR EACH BOND ISSUE OR OTHER BORROWING, THE AUTHORITY
24 SHALL PROVIDE TO THE FISCAL COMMITTEES OF THE GENERAL ASSEMBLY, IN
25 ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, A
26 COMPREHENSIVE FINANCING PLAN FOR THE RELEVANT SEGMENT OF THE FACILITY.

27 (c) THE AUTHORITY SHALL OBTAIN THE APPROVAL OF THE BOARD OF
28 PUBLIC WORKS OF THE PROPOSED BOND ISSUE AND THE FINANCING PLAN.

29 (D) THE AUTHORITY MAY NOT ISSUE BONDS TO FINANCE THE CHARLES

1 COUNTY SPORTS AND WELLNESS CENTER UNTIL THE AUTHORITY AND CHARLES
2 COUNTY SECURE A WRITTEN OPERATING AGREEMENT.

3 (E) THE AUTHORITY SHALL SECURE A WRITTEN AGREEMENT TO TRANSFER
4 OWNERSHIP OF THE CHARLES COUNTY SPORTS AND WELLNESS CENTER FROM THE
5 AUTHORITY TO CHARLES COUNTY, AS APPROVED BY THE BOARD OF PUBLIC
6 WORKS:

7 (1) IN WHICH CHARLES COUNTY AGREES TO:

8 (I) OWN, MARKET, PROMOTE, AND OPERATE OR CONTRACT FOR
9 THE MARKETING, PROMOTION, AND OPERATION OF THE CHARLES COUNTY SPORTS
10 AND WELLNESS CENTER IN A MANNER THAT MAXIMIZES THE CHARLES COUNTY
11 SPORTS AND WELLNESS CENTER'S ECONOMIC RETURN;

12 (II) MAINTAIN AND REPAIR OR CONTRACT FOR THE
13 MAINTENANCE AND REPAIR OF THE CHARLES COUNTY SPORTS AND WELLNESS
14 CENTER SO AS TO KEEP THE CHARLES COUNTY SPORTS AND WELLNESS CENTER IN
15 FIRST-CLASS OPERATING CONDITION; AND

16 (III) BE SOLELY RESPONSIBLE FOR ALL EXPENDITURES
17 RELATING TO THE OPERATION, MAINTENANCE, AND REPAIR OF THE CHARLES
18 COUNTY SPORTS AND WELLNESS CENTER THAT MAY BE INCURRED, INCLUDING
19 THE AMOUNT BY WHICH EXPENDITURES EXCEED REVENUES; AND

20 (2) THAT:

21 (I) PROTECTS THE INVESTMENTS OF THE AUTHORITY AND
22 CHARLES COUNTY IN THE CHARLES COUNTY SPORTS AND WELLNESS CENTER;

23 (II) REQUIRES CHARLES COUNTY TO CONTRIBUTE TO A
24 CAPITAL IMPROVEMENT RESERVE FUND AN AMOUNT SUFFICIENT TO KEEP THE
25 CHARLES COUNTY SPORTS AND WELLNESS CENTER IN FIRST-CLASS OPERATING
26 CONDITION;

27 (III) REQUIRES CHARLES COUNTY TO BE SOLELY RESPONSIBLE
28 FOR ALL EXPENDITURES RELATING TO THE OPERATION OF THE CHARLES COUNTY
29 SPORTS AND WELLNESS CENTER THAT MAY BE INCURRED, INCLUDING OPERATING
30 DEFICITS; AND

31 (IV) ALLOWS CHARLES COUNTY TO KEEP ALL OPERATING
32 PROFITS RESULTING FROM THE OPERATION OF THE CHARLES COUNTY SPORTS AND
33 WELLNESS CENTER EACH YEAR.

7 10-657.7.

8 (A) IN THIS SECTION, "FUND" MEANS THE CHARLES COUNTY SPORTS AND
9 WELLNESS CENTER FUND.

10 (B) THERE IS A CHARLES COUNTY SPORTS AND WELLNESS CENTER FUND.

11 (C) THE PURPOSE OF THE FUND IS TO ENABLE THE AUTHORITY TO:

15 (2) PAY ANY EXPENSES INCURRED BY THE AUTHORITY THAT ARE
16 RELATED TO THE CHARLES COUNTY SPORTS AND WELLNESS CENTER.

17 (d) THE AUTHORITY SHALL ADMINISTER THE FUND.

18 (E) (1) THE FUND IS A CONTINUING, NONLAPSING FUND THAT IS NOT
19 SUBJECT TO REVERSION UNDER § 7-302 OF THE STATE FINANCE AND
20 PROCUREMENT ARTICLE.

23 (F) (1) TO THE EXTENT CONSIDERED APPROPRIATE BY THE AUTHORITY,
24 THE RECEIPTS OF THE FUND SHALL BE PLEDGED TO AND CHARGED WITH THE
25 FOLLOWING RELATING TO THE CHARLES COUNTY SPORTS AND WELLNESS
26 CENTER:

(I) PAYMENT OF DEBT SERVICE ON AUTHORITY BONDS:

28 (II) ALL REASONABLE CHARGES AND EXPENSES RELATED TO
29 THE AUTHORITY'S BORROWING; AND

(III) THE MANAGEMENT OF AUTHORITY OBLIGATIONS.

2 (2) THE PLEDGE SHALL BE EFFECTIVE AS PROVIDED IN § 10-634 OF
3 THIS SUBTITLE.

(G) THE FUND CONSISTS OF:

5 (1) **MONEY APPROPRIATED FOR DEPOSIT IN THE FUND;**

11 (H) (1) THE STATE TREASURER SHALL INVEST THE MONEY OF THE FUND
12 IN THE SAME MANNER AS OTHER STATE MONEY MAY BE INVESTED.

13 (2) ANY INTEREST EARNINGS OF THE FUND SHALL BE PAID INTO THE
14 FUND.

Article – State Finance and Procurement

16 6-226.

23 (iii) The provisions of subparagraph (ii) of this paragraph do not
24 apply to the following funds:

25 212. the Department of Social and Economic Mobility Special
26 Fund; [and]

213. the Population Health Improvement Fund; AND

30 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect

1 October 1, 2026.