

# SENATE BILL 818

C8, P2

6lr3201  
CF 6lr3663

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By: **Senator Hayes**

Introduced and read first time: February 6, 2026

Assigned to: Budget and Taxation

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## A BILL ENTITLED

1 AN ACT concerning

2 **State Center – Development – Contract, Plan Requirements, and Advisory**  
3 **Group**

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

7 BY repealing and reenacting, with amendments,  
8 Article – State Finance and Procurement  
9 Section 10A–403  
10 Annotated Code of Maryland  
11 (2021 Replacement Volume and 2025 Supplement)

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

14 **Article – State Finance and Procurement**

15 10A–403.

16 (a) **IN THIS SECTION, “ADVISORY GROUP” MEANS THE STATE CENTER**  
17 **ADVISORY GROUP.**

18 **(B)** This section applies to the project development of the 28-acre State-owned  
19 property in Baltimore City bordered by Dolphin Street, North Howard Street, Martin  
20 Luther King Boulevard, and Madison Avenue, commonly known as State Center.

21 [(b) Notwithstanding any other provision of this title, the State or its reporting  
22 agency may not enter into a new or modified contract or plan for the development of State  
23 Center unless the new or modified contract or plan includes provisions that require:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

**(III) A DESIGNEE OF EACH OF THE FOLLOWING ENTITIES:**

**1. ARENA PLAYERS;**

**2. BALTIMORE ALUMNI CHAPTER KAPPA ALPHA PSI FRATERNITY INC.;**

- 1                                   3.     BALTIMORE SYMPHONY ORCHESTRA;
- 2                                   4.     DRUID     HEIGHTS     COMMUNITY     DEVELOPMENT
- 3     CORPORATION;
- 4                                   5.     GRAND LODGE PRINCE HALL MASONS;
- 5                                   6.     HERITAGE CROSSING RESIDENTS ASSOCIATION;
- 6                                   7.     MCCULLOH HOMES RESIDENTS ASSOCIATION;
- 7                                   8.     MADISON PARK IMPROVEMENT ASSOCIATION;
- 8                                   9.     MARBLE HILL ASSOCIATION;
- 9                                   10.    MIDTOWN DEVELOPMENT CORPORATION;
- 10                                  11.    MT. ROYAL IMPROVEMENT ASSOCIATION;
- 11                                  12.    MT. VERNON BELVEDERE ASSOCIATION;
- 12                                  13.    PENNSYLVANIA            AVE            REDEVELOPMENT
- 13     COLLABORATIVE;
- 14                                  14.    SETON HILL ASSOCIATION;
- 15                                  15.    UNIVERSITY OF BALTIMORE;
- 16                                  16.    UNIVERSITY OF MARYLAND MEDICAL SYSTEM
- 17     MIDTOWN CAMPUS;
- 18                                  17.    UPTON PLANNING COMMITTEE;
- 19                                  18.    URBAN LEAGUE BALTIMORE; AND
- 20                                  19.    A FAITH-BASED ORGANIZATION LOCATED WITHIN A
- 21     1-MILE RADIUS OF STATE CENTER.

22                   (4)   (I)   IF AN INDIVIDUAL WHO SERVES ON THE ADVISORY BOARD

23     AS A REPRESENTATIVE OF A NEIGHBORHOOD ASSOCIATION IS EMPLOYED BY AN

24     ANCHOR INSTITUTION, THE INDIVIDUAL SHALL REPRESENT ONLY THE INTERESTS

1 OF THE NEIGHBORHOOD ASSOCIATION AND MAY NOT REPRESENT THE INTERESTS  
2 OF THE ANCHOR INSTITUTION.

3 (II) THE ADVISORY GROUP SHALL:

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

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

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

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

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

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

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

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

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

28 (2) space for retail, housing, offices, restaurants, and other private  
29 businesses;

30 (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 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:**

**(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**

1 COMMUNITY CONSULTATION DURING THE DEVELOPMENT OF STATE CENTER  
2 THROUGH COMMUNICATION WITH THE ADVISORY GROUP.

3 [(e)] (G) A developer who is a party to a new contract or plan for the development  
4 of State Center shall use best practical efforts to begin construction within [18] 24 months  
5 after execution of the new contract and any associated plans.

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