

SENATE BILL 818

C8, P2

6lr3201
CF 6lr3663

By: Senator Hayes

Introduced and read first time: February 6, 2026

Assigned to: Budget and Taxation

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:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(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.]

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

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

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

14 (II) LEVERAGE BENEFITS FROM THE DEVELOPMENT OF STATE
15 CENTER FOR NEIGHBORHOODS AND RESIDENTS IN THE SURROUNDING AREA; AND

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

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

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

1. ARENA PLAYERS:

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

**IF AN INDIVIDUAL WHO SERVES ON THE ADVISORY BOARD
OF A NEIGHBORHOOD ASSOCIATION IS EMPLOYED BY AN
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;

3 (5)] elements designed to increase the connection of State Center to the
4 surrounding communities; and

5 [(6)] (5) green space.

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

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

1. FOR SHORT-TERM CONSTRUCTION JOBS:

3. FOR JOB TRAINING:

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

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

26 **(d) (F)** The State or its reporting agency shall [include the State Center
27 Neighborhood Alliance, Inc., and any other interested community association in:

(1) any selection process for a new development contractor; and

29 (2) the development of any new plans for the State Center project or any
30 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.