



Wes Moore, Governor | Aruna Miller, Lt. Governor | Atif Chaudhry, Secretary

Senate Bill 818 - State Center - Development - Contract, Plan Requirements, and Advisory Group

Position: Support with Amendments

Committee: Senate Budget and Taxation Committee

Date: March 4, 2026

From: John R. Woolums, Esq.

The Department of General Services (DGS) supports Senate Bill 818 with amendments developed collaboratively with the bill sponsor.

This legislation would ensure that the redevelopment of State Center includes key components of structured community engagement and plans for local employment and economic benefits for the community surrounding the State Center site in Baltimore.

The 28-acre State Center site is strategically located between two major transit stations, the State Center Metro Subway station and the Cultural Center Light Rail station, and is close to Baltimore Penn Station, making the site an ideal location for transit-oriented development. Through an interagency agreement between DGS, the Maryland Department of Transportation (MDOT), and the Maryland Economic Development Corporation (MEDCO), the State has engaged a consultant team to evaluate the most effective strategy for bringing the State Center site to market and securing a development partner to be obtained in a future solicitation.

This legislation will facilitate this work by establishing a newly constituted Advisory Group with which state agencies and developers contracting with the State must engage throughout the planning and development process. Further, the bill specifies that contracts for planning and development must include provisions that require 1) a comprehensive local hiring plan, 2) an economic improvement plan that includes goals for the use of minority- and women-owned and locally owned businesses, and 3) a community benefit agreement.

Technical amendments, consistent with the goals and objectives of the bill as introduced, have been developed collaboratively with the bill sponsor through input from DGS and MDOT. The amendments address the bill's terms and conditions pertaining to the alignment and consistency of federal law within the realm of potential public funding requirements and the proposed parameters for the identification of applicable groups within the advisory group.

DGS looks forward to completing the process of relocating state agencies from the State Center complex to other downtown Baltimore locations and to the successful transformational redevelopment of the State Center complex.

For these reasons, DGS respectfully requests a favorable report, with the sponsor's amendments, on SB 818.

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