

TWENTY-SIXTH DAY

FIRST COUNCILMANIC YEAR - SESSION OF 2007-2011

JOURNAL
CITY COUNCIL OF BALTIMORE

November 24, 2008

Reverend Dr. H. Walden Wilson, II, Pastor of Israel Baptist Church, led the Council in Prayer.

The President and members of the Council recited the Pledge of Allegiance to the Flag.

The City Council of Baltimore met pursuant to adjournment. Present: Stephanie Rawlings-Blake, President, and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke

Absent - Councilmembers Holton, Reisinger - Total 2.

Councilmember Welch, duly seconded, made a motion to journalize the invocation. It was so ordered.

Most Gracious and Benevolent Heavenly Father: We stand before you today petitioning for the forgiveness of all our transgressions and iniquities; and at the same time, we come before Thee with thankful hearts and sincere gratitude for how you've blessed us throughout this year.

Today, O God, the public servants have assembled here in this chamber to transact the business and perform good works for the City of Baltimore. Please give them your wisdom, guidance and blessings in their endeavors.

Lord, we know that our city needs your Almighty hand to be upon it during these critical and turbulent times. Your presence is needed all over the city - on the Westside, the Eastside, the Northside and Southside of Baltimore. Both the elected officials and the citizens of Baltimore await your divine intervention to help us with:

- the crime problem
- the homeless problem

Journal of the City Council

- the unemployment problem
- the financial conditions
- the gang epidemic
- the many health issues, and
- the murder rate
- the education disparity

Lord, we come crying out – Have mercy upon us! We cannot do anything without you. However, “All things are possible, if we only believe”.

God, you’ve made it known through your written word that “if we seek, we shall find; if we knock, the door will open; ask and it shall be given.”

SHOWCASE BALTIMORE

Allyson Covino delivered a presentation about the Baltimore Rowing Club Juniors Program.

JOURNAL APPROVED

The Journal of November 17, 2008 was read and approved.

COMMUNICATIONS FROM THE MAYOR**APPROVED BY THE MAYOR****OFFICE OF THE MAYOR**

November 24, 2008

Honorable Stephanie Rawlings-Blake, President
and Members of the City Council

Dear Council Members:

I am pleased to inform your Honorable Body that I have signed into law this day these bills which are routine and require no special treatment:

C.C. Bill 08-0128 - An Ordinance concerning - City Streets – Closing – 2 10-foot Alleys - For the purpose of condemning and closing (1) a 10-foot alley laid out in the rear of the property known as No. 2320/2340 N. Calvert Street and (2) a 10-foot alley laid out in the rear of the

properties known as Nos. 111 and 113 E. 24th Street, as shown on Plat 346-A-61A in the Office of the Department of Public Works; and providing for a special effective date.

C.C. Bill 08-0133 - An Ordinance concerning - Zoning – Conditional Use Nonprofit Home and Transitional Housing Facility for the Care and Custody of Homeless Persons – 1801, 1803, 1805, 1807, and 1809-1825 Falls Road - For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 1801, 1803, 1805, 1807, and 1809-1825 Falls Road, as outlined in red on the accompanying plat.

C.C. Bill 08-0151 - An Ordinance concerning - City Property – Naming the New Central Maintenance Garage at 3800 East Biddle Street to be the George L. Winfield Fleet Maintenance Facility - For the purpose of naming the new Central Maintenance Garage, located at 3800 East Biddle Street, to be the George L. Winfield Fleet Maintenance Facility.

C.C. Bill 08-0156 - An Ordinance concerning - City Streets – Closing – Adams Street - For the purpose of condemning and closing Adams Street, extending from Ponca Street, Easterly 152.2 feet, more or less, to the end thereof, as shown on Plat 114-A-35 in the Office of the Department of Public Works; and providing for a special effective date.

C.C. Bill 08-0229 - A Resolution of the Mayor and City Council concerning - November 14, 2008 – Alvin Kirby Brunson Day in Baltimore City - For the purpose of declaring November 14, 2008, Alvin Kirby Brunson Day in Baltimore City on the occasion of the 50th celebration of the date of birth of a remarkable man who dedicated his life to the furtherance and amplification of Baltimore’s unique cultural history and the preservation of the legacy of those notable citizens that loved, lived, played, and worked along the historic Pennsylvania Avenue corridor; and providing for a special effective date.

Sincerely,

Sheila Dixon
Mayor

APPOINTMENTS BY THE MAYOR

KICHONEE DAVIS-SMITH, as a member of the Youth Commission, for a term expiring December 6, 2011, as the representative of the 6th District.

TYRELL T. LANE, as a member of the Youth Commission, for a term expiring December 6, 2011, succeeding Davon Wilson, as the representative of the 11th District.

RAHEEM D. MILBURN, as a member of the Youth Commission, for a term expiring December 6, 2011, succeeding Samuel Burris, as the representative of the 10th District.

ALONDRA RAMIREZ-ESPEJO, as a member of the Youth Commission, for a term expiring December 6, 2011, succeeding Chante'l Clea, as a member at large.

DOMINIQUE SAVOY, as a member of the Youth Commission, for a term expiring December 6, 2011, as the representative of the 12th District.

Sincerely,

Sheila Dixon
Mayor

INTRODUCTION AND READ FIRST TIME

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

Bill No. 08-0234 - By the Council President (The Administration):

An Ordinance condemning and opening Diamond Street, extending from Fayette Street northerly 195.2 feet, more or less, as shown on Plat 347-A-63 in the Office of the Department of Public Works; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore Development Corporation, Highways and Franchises Subcommittee.

Bill No. 08-0235 - By the Council President (The Administration):

An Ordinance condemning and closing Diamond Street, extending from Fayette Street northerly 220.2 feet, more or less, to Shad Alley, as shown on Plat 347-A-63A in the Office of the Department of Public Works; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore Development Corporation, Highways and Franchises Subcommittee.

Bill No. 08-0236 - By the Council President (The Administration):

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of Diamond Street, extending from Fayette Street, northerly 195.2 feet, more or less, and no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore City Parking Authority Board, Department of Real Estate, Department of Finance, Board of Estimates, Taxation, Finance and Economic Development Committee.

Bill No. 08-0237 - By the Council President (The Administration):

An Ordinance condemning and opening (1) a 10-foot alley laid out in the rear of the properties formerly known as Nos. 2203-2227 North Howard Street and (2) a 10-foot alley laid out contiguous to the north outline of the property formerly known as No. 2214 Mace Street, as shown on Plat 114-A-47 in the Office of the Department of Public Works; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore Development Corporation, Highways and Franchises Subcommittee.

Bill No. 08-0238 - By the Council President (The Administration):

An Ordinance condemning and closing (1) a 10-foot alley laid out in the rear of the properties formerly known as Nos. 2203 through 2227 North Howard Street and (2) a 10-foot alley laid out contiguous to the north outline of the property formerly known as No. 2214 Mace Street, as shown on Plat 114-A-47A in the Office of the Department of Public Works; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore Development Corporation, Highways and Franchises Subcommittee.

Bill No. 08-0239 - By the Council President (The Administration):

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of (1) a 10-foot alley laid out in the rear of the properties formerly known as Nos. 2203 through 2227 North Howard Street and (2) a 10-foot alley laid out contiguous to the north outline of the property

formerly known as No. 2214 Mace Street and no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore City Parking Authority Board, Department of Real Estate, Department of Finance, Board of Estimates, Taxation, Finance and Economic Development Committee.

Bill No. 08-0240 - By the Council President (The Administration):

An Ordinance condemning and opening Pleasant Street, extending from St. Paul Place, Easterly 223.9 feet, more or less, to Calvert Street, as shown on Plat 114-A-54 in the Office of the Department of Public Works; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore Development Corporation, Highways and Franchises Subcommittee.

Bill No. 08-0241 - By the Council President (The Administration):

An Ordinance condemning and closing the subterranean rights under Pleasant Street, 23.35 feet east of St. Paul Place and extending Easterly 26.00 feet, as shown on Plat 114-A-54A in the Office of the Department of Public Works; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore Development Corporation, Highways and Franchises Subcommittee.

Bill No. 08-0242 - By the Council President (The Administration):

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the subterranean rights under Pleasant Street, 23.35 feet east of St. Paul Place and extending Easterly 26.00 feet and no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore City Parking Authority Board, Department of Real Estate, Department of Finance, Board of Estimates, Taxation, Finance and Economic Development Committee.

Bill No. 08-0243 - By the Council President (The Administration):

An Ordinance authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to (1) a 12-foot wide right of way heretofore granted to the City of Baltimore through the property of Union Railroad Company of Baltimore and the Pennsylvania Railroad Company, currently owned by Pompeian, Inc., the location and course of the 12-foot wide right of way to be released being shown on Plat B.S.20-20589 prepared by the Department of Public Works – Bureau of Sewers and (2) a varying in width right of way granted to the City of Baltimore through the property of Pompeian, Inc., the location and course of the varying in width right of way to be released being shown on Plat R.W.20-36189 prepared by the Survey Control Section; and providing for a special effective date.

The bill was read the first time and referred to the City Solicitor, Department of Public Works, Planning Commission, Department of Real Estate, Department of Finance, Highways and Franchises Subcommittee.

Bill No. 08-0244 - By the Council President (The Administration):

An Ordinance designating the President Street Station, 601 President Street/801 Fleet Street, as a historical landmark.

The bill was read the first time and referred to the Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Urban Affairs and Aging Committee.

The President laid before the City Council the following Council Resolution for first reading:

Bill No. 08-0094R - By Councilmember D'Adamo (by request):

Introduced: November 24, 2008
(Read and adopted)

A COUNCIL RESOLUTION CONCERNING

Greektown - Application for Community Legacy Program

FOR the purpose of supporting the application by the Greektown Community Development Corporation to the State of Maryland Community Legacy Program.

Recitals

Baltimore City recognizes the significant need for reinvestment and revitalization of the communities in Baltimore City. To that end, Baltimore City Council proposes to:

- (i) designate the Greektown area as a Community Legacy Area; and
- (ii) develop a Community Legacy Project (the “Project”) in the Area, the purpose of which will be to contribute to the reinvestment and revitalization in the Area.

The Maryland Department of Housing and Community Development, either through the Community Legacy Program or through other programs of the Department or in cooperation with other departments or agencies of the State, may provide some or all of the financing for the Project (the “Project Financing”) to assist in making the Project financially feasible.

The Area is located within a priority funding area under § 5-7B-02 of the State Finance and Procurement Article, and the Project will conform to the Zoning Code of Baltimore City.

The applicable law and regulations require approval of the Community Legacy Area designation, the Project, and the Project Financing by the Baltimore City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the Baltimore City Council:

- (i) endorses the designation of the Community Legacy Area and the Project in the Area; and
- (ii) approves the request for financial assistance, in the form of a grant, loan, or other financial vehicle, in an amount of approximately \$205,000.

AND BE IT FURTHER RESOLVED, That the Greektown Community Development Corporation is authorized to execute any documents and to take any actions necessary to carry out the intent of this Resolution.

AND BE IT FURTHER RESOLVED, That copies of this Resolution be sent to the Secretary of the Maryland Department of Housing and Community Development for consideration by the Community Legacy Board.

Councilmember D’Adamo made a motion, which was duly seconded, that the Rules be suspended.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers D’Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 12.

Nays - 0.

Pass - Councilmember Kraft - Total 1.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the Rules “Suspended”.

Then Councilmember D’Adamo made a motion, which was duly seconded, that the Resolution be adopted.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers D’Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 12.

Nays - 0.

Pass - Councilmember Kraft - Total 1.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the Resolution “Adopted”.

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS No. 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, AND 1450 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Kraft, D’Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the resolutions adopted under Rule 3-9.

Ceremonial Resolutions will be found at the end of the Journal.

ACTION ON EXECUTIVE APPOINTMENTS

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

VICTOR CLARK

Member

BOARD:

Board of Fire Commissioners

EXPIRATION OF TERM:

December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Victor Clark be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Victor Clark confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

JAMES CROCKETT

Member

BOARD:

Board of Fire Commissioners

EXPIRATION OF TERM: December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of James Crockett be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of James Crockett confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

NICHOLAS C. D'ADAMO, JR. Member

BOARD: Board of Fire Commissioners

EXPIRATION OF TERM: December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Nicholas C. D'Adamo, Jr. be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 12.

Nays - 0.

Pass - Councilmember D'Adamo - Total 1.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Nicholas C. D'Adamo, Jr. confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

SAMUEL BURRIS

Member

COMMISSION:

Youth Commission

EXPIRATION OF TERM:

December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Samuel Burris be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Samuel Burris confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

JAMEEKA GILLIS

Member

COMMISSION: Youth Commission

EXPIRATION OF TERM: December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Jameeka Gillis be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Jameeka Gillis confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

SABRINA GOODMAN Member

COMMISSION: Youth Commission

EXPIRATION OF TERM: December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Sabrina Goodman be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Sabrina Goodman confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

LINZY JACKSON, III

Member

COMMISSION:

Youth Commission

EXPIRATION OF TERM:

December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Linzy Jackson, III be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 12.

Nays - 0.

Out of Chambers - Councilmember Spector - Total 1.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Linzy Jackson, III confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

CIERRA KING	Member
COMMISSION:	Youth Commission
EXPIRATION OF TERM:	December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Cierra King be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 12.

Nays - 0.

Out of Chambers - Councilmember Spector - Total 1.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Cierra King confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

KEDRICK MCINTYE	Member
COMMISSION:	Youth Commission
EXPIRATION OF TERM:	December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Kedrick McIntye be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Kedrick McIntye confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

CORY WALLER

Member

COMMISSION:

Youth Commission

EXPIRATION OF TERM:

December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Cory Waller be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Cory Waller confirmed.

Councilmember Curran made a motion, which was duly seconded, that the favorable report of the Committee on Executive Appointments be adopted.

The Appointment of

DONALD WRIGHT, JR.	Member
COMMISSION:	Youth Commission
EXPIRATION OF TERM:	December 6, 2011

The motion prevailed.

The President declared the favorable report adopted.

Councilmember Curran made a motion, which was duly seconded, that the appointment of Donald Wright, Jr. be confirmed.

The roll was called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The President declared the appointment of Donald Wright, Jr. confirmed.

INTRODUCTION OF PROPOSED AMENDMENT TO CITY COUNCIL RULES

Councilmember Henry made a motion, which was seconded,, to offer the following amendment to the City Council Rules.

RULE 10-14. WORK SESSIONS AND PUBLIC COMMENT PERIODS.

THE CHAIR OF A COMMITTEE MAY ANNOUNCE A WORK SESSION OR A PUBLIC COMMENT PERIOD FOR A BILL IN THE SAME MANNER AS ANNOUNCING A HEARING, UNDER RULE 10-4. IF A WORK SESSION OR A PUBLIC COMMENT PERIOD HAS BEEN ANNOUNCED, THEN NO COMMITTEE VOTE MAY

BE TAKEN ON THE BILL UNTIL AFTER THE CONCLUSION OF THE WORK SESSION OR THE PUBLIC COMMENT PERIOD.

Under City Council Rule 1-4(2), the proposed Rule Change was laid over for consideration.

COMMITTEE REPORTS

BILL NO. 08-0141 REPORTED FAVORABLY, WITH AMENDMENTS, AND ORDERED PRINTED FOR THIRD READING

Councilmember Kraft, for the Land Use and Transportation Committee, reported Bill No. 08-0141 favorably, with amendments.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 2103-2105 West North Avenue, as outlined in red on the accompanying plat.

Amendments to City Council Bill No. 08-0141

Amendment No. 1

On page 1, in line 16, strike “condition that the” and substitute “following conditions:”

1. Meeting and banquet hall use is limited to 2103-2105 West North Avenue.
2. The sale of tickets to the general public for live entertainment and dancing events in the meeting and banquet hall is prohibited.
3. The uses permitted in the hall shall include events that are catered for:
 - (a) life cycle events (such as Christenings, Confirmations, Bar/Bat Mitzvahs, engagement parties, showers, weddings, birthdays, wakes, family celebrations);
 - (b) fundraising events by or for community and civic associations, government officials, and charitable organizations;
 - (c) events held by private organizations; and
 - (d) conferences and seminars.
4. The maximum number of persons allowed in the meeting and banquet hall is 250, or may be less as determined by the Baltimore City Fire Department.

5. The”;

and, in line 16, strike “complies” and substitute “must comply”.

The amendments were read and adopted, with Councilmember Clarke out of Chambers.

Favorable report, as amended, adopted, with Councilmember Clarke out of Chambers.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 08-0160 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Cole, for the Taxation, Finance and Economic Development Committee, reported Bill No. 08-0160 favorably, with amendments.

An Ordinance designating a “development district” to be known as the “Westport Waterfront Development District”; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district and the establishment and use of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City or any “state obligations” issued in connection with the development district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the development district.

Amendments to City Council Bill No. 08-0160

Amendment No. 1

On page 3, in lines 6 and 23, in each instance, after “tax”, insert “and other”; on page 4, in line 12, after “revenues”, insert “, the tax agreement revenues, if any,”; and, on page 4, in line 18, strike “contribution agreement” and substitute “Contribution Agreement”.

Amendment No. 2

On page 4, in line 5, strike “parking facilities” and substitute “structured or surface parking facilities that are either publicly owned or serving a public purpose”.

Amendment No. 3

On page 4, after line 23, insert

“(r) “Tax Agreement Revenues” shall have the meaning set forth in the Pledge Ordinance.”;

and, on page 4, in lines 24, 27, and 29, strike “(r)”, “(s)”, and “(t)”, respectively, and substitute “(s)”, “(t)”, and “(u)”, respectively.

The amendments were read and adopted, with Councilmember D’Adamo voting Nay and with Councilmember Clarke Passing.

Favorable report, as amended, adopted, with Councilmember D’Adamo voting Nay and with Councilmember Clarke Passing.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 08-0161 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Cole, for the Taxation, Finance and Economic Development Committee, reported Bill No. 08-0161 favorably, with amendments.

An Ordinance designating a “special taxing district” to be known as the “Westport Waterfront Special Taxing District”; providing for and determining various matters in connection with the establishment of the special taxing district; creating a special fund for the special taxing district; providing for the levy of a special tax on all taxable real and personal property located in the special taxing district; providing for a special effective date; and generally providing for matters relating to the designation and operation of the special taxing district, the establishment and use of the special fund as well as authorizing the pledge of the special tax revenues to the payment by or reimbursement to the City for debt service or related costs which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City or any “state obligations” issued in connection with the special taxing district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the special taxing district.

Amendments to City Council Bill No. 08-0161

Amendment No. 1

On page 3, in lines 6 and 12, in each instance, after “tax”, insert “and other”; and on page 4, in line 9, strike “contribution agreement” and substitute “Contribution Agreement”.

Amendment No. 2

Strike pages 10 through 15 in their entirety and substitute

“CITY OF BALTIMORE, MARYLAND
WESTPORT WATERFRONT SPECIAL TAXING DISTRICT

RATE AND METHOD OF APPORTIONMENT
OF SPECIAL TAXES

A Special Tax is hereby levied and shall be collected in the City of Baltimore Westport Waterfront Special Taxing District (the “District”) each Fiscal Year, beginning with the 2009-2010 Fiscal Year and continuing until the year provided for in Section F hereof, in an amount determined by the procedures described below. All of the real and personal property in the District, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms used herein shall have the following meanings:

“Act” means Article II, Section (62A) of the Baltimore City Charter, as amended from time to time.

“Adjusted Maximum Special Tax” means the Special Tax determined in accordance with Section B.3.

“Administrative Expenses” means any or all of the following: the fees and expenses of any fiscal agent or trustee employed by the City or State Issuer in connection with any Bonds; the expenses of the City or State Issuer in carrying out their respective duties under the Indenture of Trust or Contribution Agreement, including, but not limited to, levying and collecting the Special Tax and complying with arbitrage rebate requirements and obligated persons disclosure requirements associated with applicable federal and state securities law, including the costs of any employees of the City or State Issuer and fees of any professionals retained by the City or Issuer to provide services for such purposes; and all other costs and expenses of the City, State Issuer, Trustee, or Administrator incurred in connection with the discharge of their respective duties under the Indenture of Trust or Contribution Agreement, as applicable, including legal expenses associated with such duties, any fees due to the State Issuer, and, in the case of the City or State Issuer, in any way related to the administration of the District.

“Administrator” means the designee of the Director of Finance for purposes of estimating the annual Special Tax Requirement and the Special Tax to be levied each Fiscal Year and for providing other services as required by the Indenture of Trust.

“Annual Revenue Requirement” means, for any Fiscal Year, the Special Tax Requirement less the Tax Increment Revenues available to apply to the Special Tax Requirement for that Fiscal Year.

“Bond Year” shall have the meaning given to such term in the Indenture of Trust.

“Bonds” means any bonds or other debt, including refunding bonds, whether in one or more series, issued for the District by the City pursuant to the Act or by the State Issuer.

“Building Square Footage” or “BSF” means the actual, or for property not yet developed, the estimated, leasable building area as shown on the building permit, architectural plans or other available documents, as estimated by the Administrator.

“City” means the Mayor and City Council of Baltimore and any authorized designee of the City for the purposes of implementing this Rate and Method of Apportionment of Special Taxes.

“Commercial Property” means Taxable Property other than Residential Property and Parking Property.

“Contribution Agreement” means a contribution agreement or similar agreement between the City and a State Issuer evidencing a pledge of Tax Increment Revenues, Tax Agreement Revenues, and Special Tax Revenues as such terms are defined therein.

“Date of Classification” means the date each year determined by the City to classify property for purposes of determining the Special Tax for each Parcel.

“Developed Property” means Parcels of Taxable Property for which a building permit has been issued that allows the construction of a structure intended for occupancy, whether for commercial, parking, or residential purposes.

“Director of Finance” means the official of the City who is the director of finance or other comparable officer of the City or designee thereof.

“District Minimum Special Tax” has the meaning given to the term in Section K.

“District Maximum Special Tax” has the meaning given to the term in Section K.

“Fiscal Year” means the period starting any July 1 and ending on the following June 30.

“For Sale Residential Property” means Residential Property not classified as Rental Residential Property, including any ancillary uses thereto.

“Indenture of Trust” means the indenture of trust relating to the Bonds, as modified, amended and/or supplemented from time to time.

“Mandatory Prepayment of the Special Tax” means the required partial prepayment of the Special Tax pursuant to Section K.

“Maximum Special Tax” means the Special Tax determined in accordance with Section B.1. or B.2.

“Maximum Special Tax Rates” mean the rates shown in Table A increased each year as provided for in Section B.1. as reduced pursuant to Section G.

“MEDCO” means the Maryland Economic Development Corporation.

“Net Land Area” means the estimated area of Taxable Property of a Parcel on which buildings, parking, or related improvements may be constructed, taking into consideration the development legally permissible, the proposed or planned development, and existing or proposed Public Property, exclusive use easements, and other areas on which development may not occur.

“Owner Association Property” means, for any Fiscal Year, any real property within the boundaries of the District that is owned by or irrevocably offered for dedication to a property owner's association and available for use in common by the homeowners; provided, however, that real property that has been irrevocably offered for dedication includes only those parcels for which a copy of the offer has been provided to the Administrator.

“Parcel” means a lot or parcel of real property within the District with a parcel number assigned by the Supervisor.

“Parking Property” means property used primarily for the purpose of parking vehicles, not including parking primarily dedicated to the use by occupants of residential units.

“Proportionately” means that the ratio of the Special Tax actually to be collected as a percent of the Adjusted Maximum Special Tax is equal for each Parcel (excluding those Parcels for which the Adjusted Special Tax is zero).

“Public Improvements” means those improvements the City has authorized to be provided by the District.

“Public Property” means property within the boundaries of the District owned by, or irrevocably offered for dedication (in a plat map approved by the City or otherwise) to the federal government, State of Maryland, City, MEDCO, or other public agency or easements for the exclusive use of a public utility provider; provided, however, that exclusive use utility easements and real property that has been irrevocably dedicated includes only those parcels for which a copy of the easement or offer has been provided to the Administrator. Public Property does not include property that would otherwise be Public Property if the owner consents in a form acceptable to the City of being subject to Special Taxes.

“**Rental Residential Property**” means Residential Property intended for residential dwelling units that is either rental units, all of which within a project are under common management, or for which the sales prices is restricted based on the income of the owner, including any ancillary uses thereto.

“**Residential Property**” means property for which a building permit has or is intended to be issued for purposes of constructing a residential dwelling unit(s).

“**Special Tax**” means the Special Tax that may be collected by the City each Fiscal Year to fund the Special Tax Requirement.

“**Special Tax Credit**” means, for any Fiscal Year, Tax Increment Revenues and Tax Agreement Revenues collected from a Parcel for that Fiscal Year. For purposes of calculating the Tax Increment Revenues for each Parcel, the base year value shall be allocated to each Parcel on the basis of the assessed value of each Parcel.

“**Special Tax Report**” means the Westport Waterfront Special Taxing District, City of Baltimore, Maryland, Special Tax Report.

“**Special Tax Requirement**” has the meaning given to it in Section C.1.

“**State Issuer**” means MEDCO, the State of Maryland, or any agency, department or political subdivision thereof.

“**Supervisor**” means the Supervisor of Assessments for the City.

“**Tax Agreement Revenues**” means amounts collected by the City that are payments in lieu of taxes or from any similar agreement or arrangement between the City and an owner or lessee of properties within the Development District and that are pledged to the payment of debt service on the Bonds in accordance with an ordinance enacted by the City.

“**Tax Increment Fund**” means the account of such name established for the District pursuant to an ordinance enacted by the City.

“**Tax Increment Revenues**” means the amounts paid into the Tax Increment Fund each year by the City.

“**Taxable Property**” means any Parcel that is not Public Property or Owner Association Property.

“**Trustee**” means the trustee appointed by the City or a State Issuer for the District to carry out the duties of the trustee specified in the Indenture of Trust.

“**Undeveloped Property**” means Parcels of Taxable Property not classified as Developed Property.

B. SPECIAL TAX RATES

1. Developed Property

The Maximum Special Tax for the 2009-2010 Fiscal Year for each Parcel of Developed Property shall be equal to the product of the number of residential dwelling units, Building Square Footage, or parking spaces that may be built on such Parcel and the Maximum Special Tax Rate for each class of property shown in Table A.

TABLE A

**Developed Property
Maximum Special Tax Rates
2009-2010 Fiscal Year**

<u>Property Class</u>	<u>Special Tax Rates</u>
<u>Commercial Property</u>	<u>\$3.00 per BSF</u>
<u>Rental Residential Property</u>	<u>\$1,875 per unit</u>
<u>For Sale Residential Property</u>	<u>\$4,800 per unit</u>
<u>Parking Property</u>	<u>\$200 per parking space</u>

On each July 1, commencing July 1, 2010, the Assigned Special Tax Rates shown in Table A shall be increased to 102 percent of the respective Assigned Special Tax Rate in effect in the previous Fiscal Year.

The computation of the number of units, BSF, or parking spaces for each Parcel shall be based on the information available regarding the use of the Parcel, which may include acreage and reasonable density ratios, and such computation shall be conclusive as long as there is a reasonable basis for such determination.

2. Undeveloped Property

The Maximum Special Tax for any Fiscal Year for each Parcel classified as Undeveloped Property shall be determined by the following formula:

$$A = (B - C) \times (D \div F)$$

Where the terms have the following meaning:

- A = The Maximum Special Tax for a Parcel of Undeveloped Property
- B = The Annual Revenue Requirement
- C = The Special Taxes to be collected from Developed Property
- D = The Net Land Area of the Parcel for which the Special Tax is being calculated

E = The Net Land Area of all of the Parcels of Undeveloped Property.

3. Adjusted Maximum Special Tax

The Adjusted Maximum Special Tax for each Parcel shall be equal to the lesser of (but not less than zero) (i) the Maximum Special Tax for the Parcel and (ii) the amount calculated by the following formula:

$$\underline{A = B - C}$$

Where the terms have the following meaning:

A = The Adjusted Special Tax for a Parcel
B = The Maximum Special Tax for the Parcel
C = The Special Tax Credit for the Parcel

The Special Tax Credit applied to all Parcels shall not exceed the Tax Increment Revenues and Tax Agreement Revenues applied to the Special Tax Requirement as provided for in Section C. 1.

4. Personal Property

The special tax rate on personal property shall be zero.

C. LEVY OF THE SPECIAL TAX

Special Taxes have been levied each Fiscal Year, beginning with the 2009-2010 Fiscal Year and continuing until the year provided for in Section F hereof, at the Maximum Special Tax. The Special Taxes shall be collected each Fiscal Year as provided for below.

1. Special Tax Requirement

The Special Tax Requirement for any Fiscal Year shall be estimated by the Administrator and determined by the City and shall be an amount equal to (A) the amount required in any Fiscal Year to pay: (1) debt service and other periodic costs (including deposits to any sinking funds) on the Bonds to be paid from the Special Taxes collected in such Fiscal Year, (2) Administrative Expenses to be incurred in the Fiscal Year or incurred in any previous Fiscal Year and not paid by the District, (3) any amount required to replenish any reserve fund established in association with any Bonds, (4) an amount equal to the estimated delinquencies expected in payment of the Special Tax not otherwise taken into account, and (5) the costs of remarketing, credit enhancement, bond insurance, and liquidity facility fees (including such fees for instruments that serve as the basis of a reserve fund related to any indebtedness in lieu of cash), (6) fees to be paid to any State Issuer, less (B) (1) Tax Increment Revenues and Tax Agreement Revenues

available to apply to the Special Tax Requirement for that Fiscal Year, (2) any credits available pursuant to the Indenture of Trust, such as capitalized interest, reserves, and investment earnings on any account balances, and (3) any other revenues available to apply to the Special Tax Requirement.

2. Assignment to Land Use Categories

For each Fiscal Year, each Parcel shall be classified as Public Property, Owner Association Property, or Taxable Property. Each Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Each Parcel of Developed Property shall be classified as Commercial Property, Parking Property, Rental Residential Property, or For Sale Residential Property. Each classification shall be made on the basis of the classification that most nearly matches the property being classified. The classification of Parcels shall be made based on the status of each Parcel as of the Date of Classification.

3. Determination of the Special Tax to be Collected

Commencing with Fiscal Year 2009-2010 and for each following Fiscal Year, the Special Tax shall be collected as provided below.

First: The Special Tax shall be collected Proportionately from each Parcel of Undeveloped Property up to the Adjusted Maximum Special Tax for such property to the extent necessary to fund the Special Tax Requirement.

Second: If additional monies are needed to fund the Special Tax Requirement after the first step has been completed, the Special Tax shall be collected Proportionately from each Parcel of Developed Property up to 100 percent of the Adjusted Maximum Special Tax for such property, to the extent necessary to fund the Special Tax Requirement.

The Administrator shall provide an estimate to the City prior to each Fiscal Year of the amount of the Special Tax to be collected from each Parcel in conformance with the provisions of this section.

4. Circumstances Under Which the Special Tax May be Increased as a Result of a Default

The circumstances under which the Special Tax levied on any Parcel may be increased as a result of a default in the payment of the Special Tax levied on any other Parcel is based on the provisions of Section C. 1. and C. 2. The Special Tax levied on any Parcel cannot be increased above the Adjusted Maximum Special Tax as a result of a default in the payment of the Special Tax levied on any other Parcel. However, if the Special Tax levied on any Parcel pursuant to the provisions of Section C. 1. and C. 2. is less than the Adjusted Maximum Special Tax for such Parcel, the Special Tax may be increased up to the Adjusted Maximum Special Tax as a result of a default in the payment of the Special Tax levied on any Parcel.

D. EXEMPTIONS

A Special Tax shall not be levied on Public Property or Owner Association Property.

E. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary real property taxes; provided, however, the Special Tax may be collected at a different time or in a different manner as determined by the Director of Finance, provided that such time or manner is not inconsistent with the provisions of the Indenture of Trust or any Contribution Agreement.

F. TERMINATION OF SPECIAL TAX

Except for any delinquent Special Taxes and related penalties and interest, Special Taxes shall not be collected from any Parcel after the earlier of (i) the repayment or defeasance of the Bonds, (ii) the fortieth (40th) Fiscal Year in which such Parcel was taxed as Developed Property, and (iii) such time provided for by the Indenture of Trust and any Contribution Agreement.

G. REDUCTION IN THE MAXIMUM SPECIAL TAX RATE

The Maximum Special Tax Rates may be reduced by the Director of Finance once all of the Bonds are issued to reflect the actual rate of interest on the Bonds and the amount of Bonds actually issued such that the Maximum Special Tax that may be collected from all Parcels of Developed Property at the expected build-out of the District is equal to 130% of maximum annual debt service in any year on outstanding Bonds, discounted to the current year by two percent per year.

H. APPEALS OF THE LEVY OF THE SPECIAL TAX

Any property owner claiming that the amount or application of the Special Tax is not correct and requesting a refund may file a written notice of appeal and refund to that effect with the Director of Finance not later than one calendar year after having paid the Special Tax that is disputed. Such appeal may not affect the due date of the payment of the Special Tax. The Director of Finance, or the designee of the Director of Finance, shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the decision of the Director of Finance requires the Special Tax to be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy or unless sufficient funds will otherwise be available to meet the Special Tax Requirement), but an adjustment shall be made to the next Special Tax levy on that Parcel. The decision of the Director of Finance may be appealed to the City. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

I. PREPAYMENT OF SPECIAL TAX

The Special Tax for any Parcel of Developed Property may be prepaid and the obligation to pay the Special Tax for the Parcel permanently satisfied as provided for herein. The Special Tax prepayment amount shall be equal to the following: (a) the sum of the following: (i) Principal, (ii) Premium, (iii) Defeasance, and (iv) Fees, (b) less the Reserve Fund Credit, plus any delinquent Special Taxes on such Parcel, including any applicable penalties and related costs, where the terms have the following meanings:

Principal means a portion of the principal of the Bonds equal to (i) the Maximum Special Tax for the Parcel for which the Special Tax is being prepaid for the Fiscal Year in which such prepayment is made divided by (ii) the District Maximum Special Tax for the Fiscal Year in which such prepayment is made with the result multiplied by (iii) the total Bonds outstanding after application of the Special Taxes collected in the corresponding Fiscal Year plus any additional Bonds authorized to be issued net of costs associated with the issuance of such Bonds.

Premium means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for the Bonds to be redeemed, as provided for in the Indenture of Trust. There shall be no Premium if the prepayment is made prior to the issuance of the Bonds.

Defeasance means the amount needed to pay interest on the Principal until the earliest call date for the Bonds, less (a) the amount that will be received by the Trustee from the reinvestment of the Special Tax prepayment until the Bonds are redeemed from the prepayment and (b) the Special Tax paid prior to the prepayment that will be applied to the interest on or principal of the Bonds that is included in the calculation of the Principal or Defeasance.

Fees means Administrative Expenses associated with the prepayment, including but not limited to the calculation of the prepayment, the costs of redeeming the Bonds, and the costs of recording or publishing any notices related to the prepayment and the redemption of the Bonds.

Reserve Fund Credit means any reduction in the reserve fund resulting from the redemption of Bonds, as provided for the Indenture of Trust.

The sum of the amounts calculated herein shall be paid to the City or the Trustee and shall be used to pay and redeem the Bonds in accordance with the Indenture of Trust and to pay the Administrative Expenses associated with the prepayment. Upon the payment of such prepayment amount to the City or the Trustee, the obligation to pay the Special Tax for such Parcel shall be deemed to be permanently satisfied, and the Special Tax shall not be collected thereafter from such Parcel.

J. PARTIAL PREPAYMENT OF THE SPECIAL TAX

The Special Tax for any Parcel of Developed Property may be partially prepaid in an amount convenient to call Bonds as determined by the Administrator and that portion of the Special Tax obligation permanently satisfied. The amount of the prepayment shall be calculated as in Section I; except, however, the principal portion shall be calculated according to the following formula:

$$A = B \times C$$

Where the terms have the following meaning:

- A = the principal portion of the partial prepayment
B = the principal portion of the prepayment calculated according to Section I
C = the percent by which the owner of the Parcels is to partially prepay the Special Tax

With respect to any Parcel for which the Special Tax is partially prepaid, the City shall (i) distribute the funds remitted to it by the settlement agent according to the Indenture of Trust, and (ii) indicate in the records of the District that there has been a partial prepayment of the Special Tax and that this portion of the Special Tax shall not be collected thereafter from these Parcels. Following a partial prepayment of the Special Tax with respect to any Parcels, the outstanding percentage of the Special Tax shall continue to be collected from such Parcels.

K. MANDATORY PREPAYMENT OF SPECIAL TAX

A Mandatory Prepayment of the Special Tax shall be required upon any event that results in a reduction in the District Maximum Special Tax to an amount that is less than the District Minimum Special Tax. The Mandatory Prepayment shall be due from the Parcel (or any resultant Parcels) that results in the application of the provisions of this section based on the proposed development for each block as shown in Table C of the Special Tax Report, as updated from time to time in a manner approved by the Director of Finance.

The District Minimum Special Tax shall be an amount equal to 120% of maximum annual debt service in any year on outstanding Bonds, discounted to the Bond Year to be paid from Special Taxes in the current tax year by two percent per year.

The District Maximum Special Tax means the Maximum Special Tax that may be collected from all Parcels of Developed Property at the expected build-out of the District based on the Maximum Special Tax Rates for the current tax year, accounting for any prepayments of Special Taxes pursuant to Sections I and J.

The Mandatory Prepayment shall be calculated as set forth in Section I; however, "Principal" shall be equal to the following: (i) the reduction in District Maximum Special Tax divided by (ii)

the District Maximum Special Tax prior to the reduction with the result multiplied by (iii) the total principal amount of Bonds outstanding.

The amounts calculated in the preceding formula shall be paid to the City or the Trustee and shall be used to pay and redeem the Bonds in accordance with the Indenture of Trust and to pay the Administrative Expenses associated with the Mandatory Prepayment.

The Mandatory Prepayment shall be due prior to the recordation, conveyance, or other action that results in a change to any Parcel resulting in a Mandatory Prepayment. In the event the Mandatory Prepayment is not paid prior to the change in any Parcel, the total Mandatory Prepayment may be levied on any and all of the resulting Parcels. The Mandatory Prepayment shall have the same sale and lien priorities as provided for by law for Special Taxes.

The Mandatory Prepayment shall not exceed the principal amount of the outstanding Bonds plus any amounts owed on the Bonds, including accrued interest and redemption fees, plus any additional Bonds authorized to be issued.

L. AMENDMENTS

This Rate and Method of Apportionment of Special Taxes may be amended by the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of Taxable Property within the District in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, and (iii) otherwise improve the ability of the City to fulfill its obligations to levy and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses. No such amendment shall be approved unless and until the City has found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds. Any such amendment may not increase the Maximum Special Tax.

M. INTERPRETATION OF PROVISIONS

The City shall make all interpretations and determinations related to the application of this Rate and Method of Apportionment of Special Taxes, unless stated otherwise herein or in the Indenture of Trust or the Contribution Agreement, and as long as there is a rational basis for the determination made by the City, such determination shall be conclusive.”.

Amendment No. 3

Strike pages 17 through 29 in their entirety and substitute

Journal of the City Council

“ WESTPORT WATERFRONT SPECIAL TAXING DISTRICT

CITY OF BALTIMORE, MARYLAND

SPECIAL TAX REPORT

Prepared By:

MuniCap, Inc.

September 25, 2008

WESTPORT WATERFRONT SPECIAL TAXING DISTRICT
CITY OF BALTIMORE, MARYLAND
SPECIAL TAX REPORT

Purpose of Report

The Westport Waterfront Special Taxing District (the “District”) is being created to finance all or a portion of the costs of public improvements for the District, including costs related to the issuance of the bonds. Bonds are expected to be issued by City of Baltimore (the “City”) or a State of Maryland conduit issuer (a “State Issuer”) to fund the costs of the public improvements for the benefit of property within the District. The bonds will include the cost of the improvements, issuance costs, interest on the bonds during construction and for a period after construction, and a reserve fund.

The City will levy a special tax each year to provide funds for the payment of debt service on the bonds, to replenish reserves, cover the cost of administration of the District, and fund other costs related to the bonds. The District is being created, special taxes levied, and bonds issued (if by the City) pursuant to the Special Taxing District Act, Article II, Section (62A) of the Baltimore City Charter (the “Act”), as amended from time to time. If bonds are issued by a State Issuer, the bonds will be issued pursuant to the applicable state law. The Act requires special taxes to be levied in a manner that is reasonable. This report explains the reasonable basis of the special taxes levied as described in the “Rate and Method of Apportionment of Special Taxes” for the District.

Description of the Special Taxing District

The District consists of approximately forty-two acres located on the Middle Branch of the Patapsco River in the southwestern sector of Baltimore City. The District is generally bound by Kloman Street to the west, Waterview Avenue to the south, the Middle Branch of the Patapsco River to the east and Clare Street to the north. Both Manokin Street and Waterview Avenue will act as primary entry points to the District. A map showing the District boundaries is attached hereto as Exhibit A.

The tax parcels in the District are shown by Table A.

Table A
Tax Parcels Within the District

<u>Current Owner</u>	<u>Tax Parcel ID</u>	<u>Description</u>	<u>Acreage</u>
<u>Inner Harbor West II, LLC</u>	<u>25057612001</u>	<u>2001 Kloman Street</u>	<u>5.693</u>
<u>Inner Harbor West II, LLC C/O Patrick Turner</u>	<u>25057612003</u>	<u>2033 Kloman Street</u>	<u>0.580</u>
<u>Inner Harbor West II, LLC</u>	<u>25057612005A</u>	<u>2099 Kloman Street</u>	<u>0.915</u>
<u>Inner Harbor West II, LLC C/O Patrick Turner</u>	<u>25057612005</u>	<u>2101 Kloman Street</u>	<u>11.740</u>

<u>Inner Harbor West II, LLC</u>	<u>25057612006</u>	<u>2201 Kloman Street</u>	<u>16.760</u>
<u>Inner Harbor West II, LLC</u>	<u>25057611001</u>	<u>2401 Kloman Street</u>	<u>6.686</u>

The map attached as Exhibit A identifies the tax parcels that compose the District.

The property in the District is the former site of the Carr Lowery Glass Plant and other industrial establishments. Council Bill 07-0808 changed the property known as 2001-2031 Kloman Street from M-2-3 Zoning District to B-2-2 Zoning District and the property known as 2401-2417 Kloman Street from M-2-1 Zoning District to B-2-3 Zoning District. B-2-2 and B-2-3 Zoning Districts are Community Business Districts that are designed to accommodate the needs of a larger consumer population than served by a Neighborhood Business District. Business establishments should be primarily retail and service establishments that deal directly with consumers. B-2 District permitted uses include, but are not limited to, banks, pharmacies, grocery stores, schools, department stores, hotels, charitable institutions, post offices, restaurants, and business, government and professional offices.

According to the Council Bill 07-0809 the maximum floor area within the Planned Unit Development may not exceed 5,500,000 square feet. Furthermore, the maximum density within the Planned Unit Development may not exceed 2,000 dwelling units. The proposed development within the District is shown in Table B.

Table B
Proposed Development

<u>Description</u>	<u>Proposed Development</u>
<u>Residential</u>	
<u>Apartments</u>	<u>1000 units</u>
<u>Condominiums</u>	<u>916 units</u>
<u>Townhomes</u>	<u>84 units</u>
<u>Commercial</u>	
<u>Office</u>	<u>1,931,700 SF</u>
<u>Retail</u>	<u>287,654 SF</u>
<u>Hotel</u>	<u>500 rooms</u>

Table C identifies the proposed development for each block in the District and for each proposed phase of development (phase representing the infrastructure improvements made to the property allowing development).

A site plan showing the proposed development by block is attached hereto as Exhibit B.

Table C
Westport Development Block Build-out

<u>Block</u>	<u>Development Type</u>	<u>SF</u>
<u>Phase I</u>		
<u>A</u>	<u>Condominiums</u>	<u>340,000</u>
	<u>Retail</u>	<u>32,498</u>
<u>J</u>	<u>Office</u>	<u>302,400</u>
	<u>Retail</u>	<u>34,011</u>
<u>K</u>	<u>Apartments</u>	<u>318,000</u>
	<u>Retail</u>	<u>12,258</u>
<u>L</u>	<u>Apartments</u>	<u>190,000</u>
<u>M</u>	<u>Apartments</u>	<u>152,000</u>
<u>N</u>	<u>Townhomes</u>	<u>77,280</u>
	<u>Retail</u>	<u>2,842</u>
<u>O</u>	<u>Office</u>	<u>316,000</u>
	<u>Retail</u>	<u>35,122</u>
<u>P</u>	<u>Condominiums</u>	<u>80,400</u>
<u>Q</u>	<u>Townhomes</u>	<u>77,280</u>
	<u>Retail</u>	<u>2,842</u>
<u>R</u>	<u>Condominiums</u>	<u>240,000</u>
	<u>Retail</u>	<u>15,764</u>
<u>S</u>	<u>Condominiums</u>	<u>195,600</u>
	<u>Total Phase I</u>	<u>2,424,297</u>
<u>Phase II</u>		
<u>B</u>	<u>Office</u>	<u>335,700</u>
	<u>Retail</u>	<u>23,367</u>
<u>C</u>	<u>Office</u>	<u>337,000</u>
	<u>Retail</u>	<u>29,032</u>
<u>D</u>	<u>Office</u>	<u>425,000</u>
	<u>Retail</u>	<u>22,365</u>
	<u>Hotel</u>	<u>303,000</u>
<u>E</u>	<u>Office</u>	<u>215,600</u>
<u>F</u>	<u>Condominiums</u>	<u>123,600</u>
	<u>Retail</u>	<u>11,006</u>
<u>G</u>	<u>Condominiums</u>	<u>186,000</u>
	<u>Retail</u>	<u>11,560</u>
<u>H</u>	<u>Condominiums</u>	<u>273,600</u>
	<u>Retail</u>	<u>24,955</u>
<u>I</u>	<u>Retail</u>	<u>30,032</u>
	<u>Hotel</u>	<u>101,500</u>
	<u>Total Phase II</u>	<u>2,453,317</u>
	<u>Total</u>	<u>4,877,614</u>

Proposed Public Improvements

The purpose of the District, the special taxes to be levied in the District, and the special obligation bonds to be issued with respect to the District is to finance all or a part of the costs of the following public improvements:

Table D
Public Improvements

<u>Project Improvement</u>	<u>Series A Bonds</u>	<u>Series B Bonds</u>	<u>Total Cost</u>
<u>On-site improvements</u>			
<u>Roads</u>	\$ 2,936,260	\$ 2,180,150	\$ 5,116,410
<u>Water facilities</u>	\$ 564,485	\$ 482,250	\$ 1,046,735
<u>Sanitary sewage facilities</u>	\$ 394,890	\$ 178,530	\$ 573,420
<u>Storm drain facilities</u>	\$ 603,086	\$ 4,312,575	\$ 4,915,661
<u>Street lighting</u>	\$ 1,717,985	\$ 1,948,230	\$ 3,666,215
<u>Landscaping and stormwater management</u>	\$ 772,490	\$ 1,324,865	\$ 2,097,355
<u>Wetlands construction</u>	\$ 1,221,080	\$ 0	\$ 1,221,080
<u>Earthwork</u>	\$ 3,470,000	\$ 4,290,000	\$ 7,760,000
<u>Street furnishing</u>	\$ 248,420	\$ 248,420	\$ 496,840
<u>Public parks and open space</u>	\$ 2,696,250	\$16,886,500	\$19,582,750
<u>Bike trails</u>	\$ 585,360	\$ 1,830,760	\$ 2,416,120
<u>Marine improvements</u>	\$ 0	\$11,073,000	\$11,073,000
<u>Subtotal on-site improvements</u>	<u>\$15,210,306</u>	<u>\$44,755,280</u>	<u>\$59,965,586</u>
<u>Off-site improvements</u>			
<u>Light rail station and pedestrian bridge</u>	\$ 0	\$ 2,500,000	\$ 2,500,000
<u>Property acquisition for Manokin Street extension</u>	\$ 80,000	\$ 19,200	\$ 99,200
<u>Subtotal off-site improvements</u>	<u>\$ 80,000</u>	<u>\$ 2,519,200</u>	<u>\$ 2,599,200</u>
<u>Miscellaneous costs</u>			
<u>Construction stakeout</u>	\$ 737,252	\$ 2,100,891	\$ 2,838,143
<u>Maintenance of traffic</u>	\$ 276,470	\$ 787,843	\$ 1,064,313
<u>Erosion and sediment control</u>	\$ 184,313	\$ 525,223	\$ 709,536
<u>Contingency (including additional public improvements)</u>	\$ 2,989,026	\$26,184,205	\$29,173,231
<u>Subtotal public improvements</u>	<u>\$19,477,367</u>	<u>\$76,872,633</u>	<u>\$96,350,000</u>
<u>DOT required transportation improvements</u>	<u>\$ 3,500,000</u>	<u>\$ 6,500,000</u>	<u>\$10,000,000</u>

<u>Total public improvements</u>	<u>\$22,977,367</u>	<u>\$83,372,633</u>	<u>\$106,350,000</u>
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A description of these improvements follows:

1. Roads

Roads include Waterview Avenue and Manokin Street, two signalized intersections and other roads throughout the District. The signalized intersections will be located at Wenburn and the main road that runs parallel to Kloman Street through the District and Waterview Avenue and the main road that runs parallel to Kloman Street through the District. Roads within the District consist of a mixed-use boulevard, neighborhood connecting streets, service streets, residential streets and private alleys. Improvements will include road paving, concrete curbs and gutters, concrete driveway aprons, sidewalks, rail crossings, signage and paint striping. A map of the proposed roads is attached hereto as Exhibit C.

2. Water facilities

Water facilities include water lines that extend and service the entire District. Installation of piping and fire hydrants are also included. A map of the proposed water facilities is attached hereto as Exhibit D.

3. Sanitary sewage facilities

Sanitary sewage facilities include transmission lines throughout the District and connecting lines outside the District at two locations. Sewage will travel to two pump stations located outside the District. The pumps stations are located at Waterview Avenue, immediately west of the main road that runs parallel to Kloman Street through the District and Clare Street. A map of the proposed sanitary sewage facilities is attached hereto as Exhibit E.

4. Storm drainage facilities

Storm drainage facilities include facilities throughout the District for collecting and managing storm water runoff. The improvements will include storm drain manholes, culverts, metal grates, and storm drain trash interceptors. A map of the proposed storm drainage facilities is attached hereto as Exhibit F.

5. Street lighting

Street lighting consists of materials and installation of streetlights throughout the District along the roads, trails, and other public space. Estimated costs include the conduits for the streetlights and payments to BGE to energize the streetlights. A map of the proposed street lighting improvements is attached hereto as Exhibit G.

6. Landscaping and stormwater management

Landscaping and stormwater management include construction of dry swales, concrete swale bridges and bioretention facilities. The dry swale will run the length of the mixed-used boulevard that cuts through the center of the District. Costs to purchase and plant street trees, forest mitigation and structural soil tree pits are included in landscaping costs. A map of the proposed landscaping is attached as Exhibit H. A map of the proposed stormwater management improvements is attached as Exhibit I.

7. Wetlands construction

The wetlands construction includes approximately 44,780 square feet along the Middle Branch of the Patapsco River. A map of the proposed wetland construction is attached as Exhibit J.

8. Earthwork

Earthwork includes exporting, disposing and filling areas to provide a grade situated above the floodplain for the construction of the development. A map of the proposed earthwork is attached as Exhibit K.

9. Street furnishings

Street furnishings consist of materials, construction and installation of water fountains, benches, tree gates, trash and recycling receptacles and bike racks along the bike trail, public open spaces and roads within the District.

10. Public parks and open space

Public parks and open space include construction, beautification and reforestation of the Kloman ballfield, waterfront open space, Wenburn Plaza, North Park Overlook, tower open space and pedestrian access corridors. A map of the proposed public parks and open space is attached as Exhibit L.

11. Bike trails

The bike trails include construction of a pedestrian bridge inclusive of handrails, lighting, porous and asphalt paving and a retaining wall for the bike trail. A map of the proposed bike trail is attached as Exhibit M.

12. Marine improvements

The marine improvements include construction of the south rowing pier, the north multi-use pier, the promenade platform, lighting and handrails.

13. Light rail station and pedestrian bridge

The light rail and pedestrian bridge include construction of a pedestrian bridge that crosses Kloman Street and connects the District via the Kent Street Plaza to the Westport Light Rail Station. The pedestrian bridge will cross above the active CSX freight line and provide an ADA-accessible elevator and a new staircase. Improvements to the existing light rail station include the addition of awnings to provide shelter, new ticket machines, new site furnishings, lighting and landscaping to the light rail station.

14. Property acquisition for Manokin Street extension

The property acquisition for the Manokin Street extension include the acquisition of the tax parcels that will compose Manokin Street extension. A map of the proposed extension is attached as Exhibit N.

15. Construction stakeout

The construction stakeout involves payments to the survey crew throughout the course of the project to ensure that each stage of construction complies with the planned dimensions provided in the relevant plans, surveys and other existing documentation. The survey crew will precisely mark the location of all on-site underground piping, conduits and storm drains. Property boundaries, condemned parcels, existing wetlands, steep slopes and other environmentally sensitive areas are also identified by the survey crew. The survey crew is also responsible for marking the location of all proposed improvements as depicted on the construction documents, including the limits of disturbance, cut and fill areas, storm water management and drainage areas, roadways, sidewalks, and other public rights-of-way, stormwater management and drainage systems, end walls, curbs and gutters, fences, all layers of pavement and signage.

16. Maintenance of traffic

Maintenance of traffic includes controlling and maintaining traffic flow during construction of the public improvements.

17. Erosion and sediment control

Erosion and sediment control includes the control of sediment and surface water runoff related to construction of the public improvements.

18. DOT transportation improvements

The DOT transportation off-site improvements include improving the southbound ramps on MD 295 accessing Annapolis Road, improving the current capacity for northbound traffic movements from MD 295 to Annapolis Road and Manokin Street and widening the Waterview Avenue bridge over

MD 295. Bridge improvements include new traffic and pedestrian signals and increased capacity for turning movements and traffic flow.

The public improvements described herein will be owned by public agencies. All of the improvements other than the DOT transportation improvements will be owned by the City. The DOT transportation improvements will be owned by the Maryland Department of Transportation.

The public improvements described above are all provided to meet the needs of the property in the District that results from the proposed development of the property. The on-site improvements provide road access, water, sewer, storm drainage facilities, parks, trails, lighting, landscaping, and other public infrastructure that does not currently exist and will be necessary for the proposed development of the property. The off-site improvements make improvements to existing facilities so that these facilities can meet the increased demand to be place on the facilities as a result of the proposed development.

Projected Issuance of Bonds

Bonds are projected to be issued by the City or a State Issuer in two or more series to finance the costs of the public improvements described above. Bond proceeds will include the costs of constructing improvements, a reserve fund, issuance costs and capitalized interest. Furthermore, interest income on the bond proceeds will act as a supplement to the bond proceeds before they are fully expended. Table E shows the estimated sources and uses of funds for the issuance of bonds.

Table E
Sources and Uses of Funds
Special Taxing District Improvements

	<u>Series A Bonds</u>	<u>Series B Bonds</u>	<u>Total</u>
<u>Sources of funds:</u>			
<u>Bond proceeds</u>	<u>\$34,172,000</u>	<u>\$121,331,000</u>	<u>\$155,503,000</u>
<u>Interest earned</u>	<u>\$ 494,606</u>	<u>\$ 1,134,063</u>	<u>\$ 1,628,668</u>
<u>Total sources of funds</u>	<u>\$34,666,606</u>	<u>\$122,465,063</u>	<u>\$157,131,668</u>
<u>Uses of funds:</u>			
<u>Public improvements</u>	<u>\$22,977,367</u>	<u>\$ 83,372,633</u>	<u>\$106,350,000</u>
<u>Issuance costs</u>	<u>\$ 750,000</u>	<u>\$ 500,000</u>	<u>\$ 1,250,000</u>
<u>Underwriter's discount</u>	<u>\$ 427,150</u>	<u>\$ 1,516,638</u>	<u>\$ 1,943,788</u>
<u>Capitalized interest</u>	<u>\$ 7,094,004</u>	<u>\$ 24,942,231</u>	<u>\$ 32,036,235</u>
<u>Reserve fund</u>	<u>\$ 3,417,200</u>	<u>\$ 12,133,100</u>	<u>\$ 15,550,300</u>
<u>Rounding</u>	<u>\$ 884</u>	<u>\$ 461</u>	<u>\$ 1,345</u>
<u>Total uses of funds</u>	<u>\$34,666,605</u>	<u>\$122,465,063</u>	<u>\$157,131,668</u>

The actual issuance of the bonds may vary from these estimates depending on the interest rate on the bonds, the date the bonds are issued, the cost of issuing the bonds, reinvestment rates on bond proceeds, and other factors.

Bond issuance costs include legal fees, financial consulting fees, the cost of studies, the set-up and first year's fee of the trustee, trustee's counsel, City and State Issuer expenses, document printing costs and other miscellaneous costs related to the issuance of bonds.

Capitalized interest on the bonds fund the interest on the bonds for up to three years to allow time for the infrastructure improvements and other property in the District to be constructed, for the property to be added to the property tax roll, and property taxes to be collected from the property and applied to the payment of the debt service on the bonds.

The purpose of the reserve fund is to ensure there are sufficient funds to pay debt service should it be necessary to take action to collect delinquent property taxes. The proceeds in the reserve fund are invested and the income is applied to the annual debt service on the bonds. The reserve fund itself will eventually be applied to the repayment of the bonds. Accordingly, while the reserve fund is funded from bond proceeds, it is not a cost of issuing the bonds.

Determination of Special Taxes

Special taxes must be levied in a reasonable manner. The reasonable basis for the special taxes levied in the District is based on the following:

- (i) the public improvements to be provided by the District and the related tax increment district provide a special benefit to the property in the District and the special benefit to the property subject to the special taxes exceeds the cost of the special taxes;
- (ii) the amount of special taxes to be levied each year is equal to or less than the amount required to repay the bonds issued to finance the public improvements; and
- (iii) special taxes are allocated to parcels within the District in a manner that reasonably represents the benefit each parcel will receive from the improvements to be provided by the District.

Special Benefit

The property in the District will receive a special benefit from the public improvements to be provided as a result of the District. The public infrastructure will provide road access to, from and within the property in the District, extend water and sewer to the property in the District, provide storm water management improvements, street lighting, public parks, bike trails, landscaping of public spaces, and other public services to the property in the District. These improvements are required for the proposed use of the property as described above. Accordingly, the public

infrastructure improvements to be provided as a result of the District provide a special benefit to the property in the District.

The special benefit of the public infrastructure improvements to be provided as a result of the District will be equal to or greater than the cost of the special taxes levied on the property. The value of special benefit is confirmed by two means. First, the owner of the property in the District has requested that the City impose special taxes on the property for the purpose of providing the public improvements. It is reasonable to believe the owner is acting in its interest and making this request because the benefit it receives from the public infrastructure improvements exceeds the cost of the special taxes.

Second, the special taxes are being levied to provide improvements that are necessary for the highest and best use of the property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The six criteria for highest and best use are (i) reasonably probable, (ii) legally permissible, (iii) physically possible, (iv) appropriately supported, (v) financially feasible, and (vi) maximally productive.

The owner of the property in the District has analyzed various options for the use of the property, taking into consideration the legally permitted uses, the physical constraints of the site, financial parameters and market demand. The developer is understandably interested in maximizing its return on the property. Based on this analysis, the highest and best use of the property, including any costs required for that use, is the proposed uses for the property as described herein. This use of the property will require the public improvements as described herein and to be provided as result of the District. Without these improvements, the proposed use of the property would not be physically possible or adequately supported and, as a result, the property could not be put to its highest and best use.

The financing provided by the special tax district is long-term financing and pays interest to the bond holders that are exempt from income taxes, resulting in a lower rate than other available financing on comparable terms. The special taxes also help to make available tax increment financing for the bonds (that is, bonds will be repaid from the increase in property taxes as well as from special taxes). As a result of these advantages, the financing provided by the District is the most beneficial means of financing the public improvements.

In summary, the special taxes result in a special benefit to the property and this special benefit is greater than the special taxes for the following reasons:

1. The public improvements to be provided as a result of the District are required for the highest and best use of the property;

2. The highest and best use of the property is the use of the property that is most valuable (including any costs associated with the use of the property);
3. The financing provided by the District is the most beneficial means of financing the improvements;
4. As a result, the special benefits to the property from the public improvements to be provided as a result of the District will be equal to or greater than the special taxes to be imposed on the property in the District.

Special Taxes Required to Repay the Bonds

Special taxes are levied in an amount necessary to meet the City's obligation to provide for the payment of debt service on bonds issued to fund the improvements to be provided by the District. Special taxes will first be levied for the 2009-2010 fiscal year. These special taxes will be available to be applied to debt service due on January 1 and July 1, 2010. Debt service is calculated at seven and a half percent on the bonds. The special taxes include debt service coverage of thirty percent, which may also be used to replenish reserves and to fund administrative expenses of the District. The maximum special tax necessary to pay the estimated debt service due on the bonds and provide the necessary coverage is \$14,865,000.

The annual debt service is scheduled to increase by two percent each year. As a result, the maximum special tax must also increase by two percent each year.

The actual debt service on the bonds may be less than estimated herein. The "Rate and Method of Apportionment of Special Taxes" provides for the maximum special tax to be reduced based on the actual debt service on the bonds, so that the special taxes actually collected do not exceed the amount necessary to repay the bonds and to pay related administrative expenses.

The maximum special tax on all of the property in the District is set in a manner consistent with the estimate of the annual debt service on the bonds to be issued to finance the public improvements plus the required debt service coverage and administrative expenses and is therefore set in a reasonable manner.

Allocation of Special Taxes to Parcels

Special taxes are allocated to parcels in the District in a manner to reasonably reflect the benefit property will receive from the improvements to be provided by the District. For purposes of estimating benefit, property is classified into one of four categories, defined as for-sale residential, rental residential, commercial, or parking.

The benefit received by each property is estimated on the basis of the estimated future value of the property. The purpose of the improvements to be provided by the District is to allow for the

redevelopment of the property. Estimating the benefit properties will receive from the improvements on the basis of future estimated value is particularly appropriate for improvements intended to provide for the redevelopment of the property, as one reason for the redevelopment is to increase the values of the property in the district.

The special tax rates for each property class are shown by the following table.

Table F
Property Classifications and
Equivalent Units

<u>Classification</u>	<u>Estimated Value</u>	<u>Special Tax Rates</u>
<u>For-Sale Residential</u>	<u>\$330,000 per unit</u>	<u>\$4,800</u>
<u>Rental Residential</u>	<u>\$130,000 per unit</u>	<u>\$1,875</u>
<u>Commercial</u>	<u>\$204,000 per</u> <u>1,000 square feet</u>	<u>\$3,000</u>
<u>Parking</u>	<u>\$12,000 per space</u>	<u>\$ 200</u>

The special taxes for each class is based on the total special taxes required to repay the bonds, as described above, divided by the total development proposed within the District, as adjusted for the relative value of property within each class. The table above includes rounding and, as a result, the numbers are approximate.

The special taxes are allocated to each parcel on the basis of the proposed development of the parcel and the special tax rates for each type of development. The special tax rates are based on the estimated representative value of property within each class. Value is a reasonable means of allocating the benefit of the public improvements to the property in the District. As a result, the allocation of special taxed to the property within the District represents a reasonable allocation of special taxes.

Adjusted Maximum Special Tax

Special taxes may be collected from each parcel in the District only up to the adjusted maximum special tax for the parcel. The adjusted maximum special tax is the lesser of (i) the maximum special tax and (ii) the maximum special tax less the tax increment revenues or other pledged revenues, such as payments in lieu of taxes or amounts from any similar agreement or arrangement between the City and an owner or lessee of properties within the District, related to each parcel available repay the bonds. The tax increment revenues represent the increase in property taxes that

results from the development of the property. The tax increment revenues or other pledged revenues will be applied to the repayment of the bonds issued to finance the public improvements to be provided by the District. To the extent property produces tax increment revenues or other pledged revenues, and these revenues cover the debt service on the bonds, the property is contributing its share of the cost of the public improvements through these revenues. The special taxes effectively cover each property's share of the cost of the public improvements not otherwise covered by these revenues.

Summary of Reasonable Basis of the Special Taxes

Special taxes are levied on the taxable property in the District according to the provisions of the "Rate and Method of Apportionment of Special Taxes." The Act requires special taxes to be levied in a manner that is reasonable. This report explains the reasonable basis of the special taxes. The reasonable basis may be summarized as follows:

1. The property within the District will receive a special benefit from the public improvements to be provided as a result of the District and this special benefit exceeds the levy of the special taxes;
2. Special taxes levied on all of the property in the District each year are equal to the amount required to pay the debt service on the bonds issued to provide the public improvements, after taking into consideration any savings and other revenues available to repay the bonds;
3. Special taxes are allocated to each property within the District on the basis of the estimated future value of the property in the District, which reasonably reflects the relative benefit each property will receive from the improvements; and
4. The maximum special tax to which each property is subject is reduced by the tax increment revenues or other pledged revenues, if any, produced from each property, since these revenues contribute to the property's share of the repayment of the bonds issued to finance the public improvements.

For these reasons, the special taxes are levied on the taxable property in the District in a reasonable manner."

The amendments were read and adopted, with Councilmember D'Adamo voting Nay and with Councilmember Clarke Passing.

Favorable report, as amended, adopted, with Councilmember D'Adamo voting Nay and with Councilmember Clarke Passing.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 08-0162 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Cole, for the Taxation, Finance and Economic Development Committee, reported Bill No. 08-0162 favorably, with amendments.

An Ordinance authorizing the pledge by the City of Tax Increment Revenues and Special Tax Revenues (as such terms are defined herein), subject to appropriation, to the payment of debt service on State Obligations (as defined herein), issued from time to time and in one or more issues or series in an aggregate principal amount not exceeding \$160,000,000, the replenishment of any reserves and the payment of certain expenses and administrative costs, for the purpose of financing infrastructure improvements, including, without limitation, street and road improvements, site removal, the acquisition of land, the construction of buildings that will provide units of affordable housing and certain other infrastructure improvements permitted by the Acts (as defined herein); authorizing the execution and delivery by the City of a contribution agreement or other such agreement providing for such pledge; authorizing the Board of Finance to specify, prescribe, determine, provide for and approve the method and sources of such pledge, the details, forms, documents or procedures in connection with such pledge, and any other matters necessary or desirable in connection with such pledge; and providing for a special effective date.

Amendments to City Council Bill No. 08-0162

Amendment No. 1

On page 1, in line 3, after “Revenues”, insert “, Tax Agreement Revenues, if any,”; and, on page 1, in line 19, after “Sections”, insert “(50),”; and, in the same line, after “(62)”, insert a comma.

Amendment No. 2

On page 2, after line 28, insert

“Article II, Section (50) of the Baltimore City Charter authorizes the City to borrow money through the issuance and sale of its bonds, notes or other obligations (including refunding bonds, notes or other obligations) for the accomplishment of any of the purposes, objects and powers of the City and further provides that a trust agreement related to any bonds, notes or other obligations may pledge the revenues from or arising in connection with property, facilities, developments and improvements whose financing is undertaken by the bonds, notes or other obligations.”.

Amendment No. 3

On page 3, in lines 1 and 10, on page 4, in line 3, on page 6, in line 17, on page 7, in lines 25 and 27, and on page 10, in line 6, in each instance, after “tax”, insert “and other”.

Amendment No. 4

On page 3, after line 19, insert

“The City acknowledges that it has a proprietary interest in the Project (defined herein) within the meaning of Article 11, § 13-6(b) of the Baltimore City Code, as amended, and the agreement referenced by Article 11, 13-7 of the Baltimore City Code, as amended, shall apply to any hotel component of the Project.”

Amendment No. 5

On page 4, in line 37, strike “parking facilities” and substitute “structured or surface parking facilities that are either publicly owned or serving a public purpose”.

Amendment No. 6

On page 5, in line 9, after “Increment Revenues”, insert “, the Tax Agreement Revenues, if any,”; and on page 5, in lines 28 and 29, strike “contribution agreement” and substitute “Contribution Agreement”.

Amendment No. 7

On page 5, after line 35, insert

“(w) “Tax Agreement Revenues” means amounts collected by the City that are payments in lieu of taxes or from any similar agreement or arrangement between the City and an owner or lessee of properties within the Development District. The terms and conditions of the pledge of any such Tax Agreement Revenues shall be determined by the Board of Finance.”;

and, on page 5, in line 36, and on page 6, in lines 3, 5, 7, 9, and 14, strike “(w)”, “(x)”, “(y)”, “(z)”, “(aa)”, and “(bb)”, respectively, and substitute “(x)”, “(y)”, “(z)”, “(aa)”, “(bb)” and “(cc)”, respectively.

Amendment No. 8

On page 7, after line 17, insert

“(b) The Tax Agreement Revenues are authorized to be pledged pursuant to the Contribution Agreement to provide for the payment by the State Issuer of the principal of and interest and other related costs on the State Obligations. However, any pledged Tax Agreement Revenues shall not be irrevocably pledged, and any obligation of the City under the Contribution Agreement to pay Tax Agreement Revenues to the State Issuer is subject to a determination by the Board of Finance and annual appropriation by the City.”;

and, on page 7, in line 18, strike “(b)”, and substitute “(c)”.

Amendment No. 9

On page 8, in lines 1, 3, and 10, in each instance, after “Revenues”, insert “and any applicable Tax Agreement Revenues”; on page 8, in lines 1 and 5, in each instance, after the comma, insert “each”; on page 8, in lines 4, 12, and 19, in each instance, after “expenses”, insert “and State Issuer Expenses”; on page 8, in line 25, strike “and”; and, on page 8, in line 26, after “Fund”, insert “, and any applicable Tax Agreement Revenues”.

Amendment No. 10

On page 10, in line 11, before “provisions”, insert “terms and”; and, in the same line, after “revenues”, insert “, including Tax Agreement Revenues,”.

The amendments were read and adopted, with Councilmember D’Adamo voting Nay and with Councilmember Clarke Passing.

Favorable report, as amended, adopted, with Councilmember D’Adamo voting Nay and with Councilmember Clarke Passing.

The bill, as amended, was read the second time and ordered printed for third reading.

BILL NO. 08-0022 REPORTED FAVORABLY, WITH AMENDMENTS, AND ORDERED PRINTED FOR THIRD READING

Councilmember Welch, for the Urban Affairs and Aging Committee, reported Bill No. 08-0022 favorably, with amendments.

An Ordinance amending the Urban Renewal Plan for the Hamilton Business Area to specify uses to be allowed, not allowed, regulated, conditioned, or otherwise limited in a certain land use area, clarifying certain language, and conforming certain references; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Amendments to City Council Bill No. 08-0022

Amendment No. 1

On page 1, in line 3, in the blank, insert “2”; and, on page 3, in line 3, in the blank, insert “2”.

Amendment No. 2

On page 2, strike lines 3 through 25 in their entirety and substitute

“IN THE AREAS DESIGNATED AS COMMUNITY BUSINESS ON THE LAND USE PLAN MAP, THE FOLLOWING RESTRICTIONS APPLY:

(A) USES SHALL BE LIMITED TO THOSE USES PERMITTED UNDER THE B-2-2 CATEGORY OF THE ZONING CODE OF BALTIMORE CITY, WITH THE EXCEPTION OF THE FOLLOWING USES, WHICH ARE PROHIBITED:

BAIL BONDSMEN
LIQUOR AND PACKAGE GOODS STORES
PAWNSHOPS
POULTRY AND RABBIT KILLING ESTABLISHMENTS
RENT-TO-OWN STORES
SECOND-HAND STORES
TAVERNS

(B) THE FOLLOWING USES ARE PROHIBITED AS THE PRIMARY USE:

CHECK CASHING AGENCIES
SOUP KITCHENS

(C) STREET-FACING GROUND FLOOR USES MUST BE PRIMARILY RETAIL OR SERVICE ESTABLISHMENTS THAT DEAL DIRECTLY WITH CONSUMERS, RELY HEAVILY ON WALK-IN BUSINESS AND HAVE REGULAR DAILY HOURS.”.

Amendment No. 3

On page 2, in line 37, after “use”, insert “OR BULK”; in line 39, strike “only”; in line 40, after “structure”, insert “OR”; in line 41, strike “comply with the land” and substitute “CONFORM TO THE APPLICABLE”; and, in line 42, strike beginning with “is” down through and including “time”, in line 43, and substitute “MAY BE CONTINUED AS A “NONCONFORMING USE”, AS PROVIDED IN TITLE 13 OF THE ZONING CODE OF BALTIMORE CITY”.

The amendments were read and adopted, with Councilmember Clarke out of Chambers.

Favorable report, as amended, adopted, with Councilmember Clarke out of Chambers.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 08-0158 REPORTED FAVORABLY, WITH AMENDMENTS,
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Welch, for the Urban Affairs and Aging Committee, reported Bill No. 08-0158 favorably, with amendments.

An Ordinance repealing the existing Park Heights Urban Renewal Plan and replacing it by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as Park Heights, bounded generally by Druid Park Drive on the south, Wabash Avenue on the west, Northern Parkway on the north, and Greenspring Avenue on the east; approving a Renewal Plan for Park Heights; establishing the objectives of the Plan; establishing permitted land uses in the Renewal Area; providing that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; authorizing the acquisition by purchase or by condemnation of any properties needed for urban renewal purposes; providing that the Department of Housing and Community Development may demolish, sell, or lease acquired properties; creating disposition lots and providing for controls on specific lots; providing that streets and alleys within the disposition lots may be sold in whole or in part consistent with the redevelopment of the lots; providing that scattered City-owned sites within the Renewal Area may be sold or leased for development or rehabilitation; providing that properties identified as “Public” may not be sold; providing for review by the Department of Housing and Community Development of development or rehabilitation plans in the Renewal Area with respect to their conformance with the provisions of the Renewal Plan; providing that the provisions of the Zoning Code apply to the properties in the Project Area; providing for the term of the Plan; establishing procedures for amending the Plan; approving appendices and exhibits to the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; and providing for the application of this Ordinance in conjunction with certain other ordinances.

Amendments to City Council Bill No. 08-0158

Amendment No. 1

On page 2, in line 2, strike “75-977” and substitute “73-304”.

Amendment No. 2

On page 4, strike lines 4 and 5 in their entirety.

Amendment No. 3

On page 23, after line 22, insert

<u>“3600 Woodland Avenue</u>	<u>3196C 029</u>
<u>3604-06 Woodland Avenue</u>	<u>3196C 030</u>
<u>3608-12 Woodland Avenue</u>	<u>3196C 031”.</u>

Amendment No. 4

On page 43, in line 16, after “3604”, insert “-06”; and, in line 17, after “3608”, insert “-12”.

Amendment No. 5

On page 46, after line 28, insert “Appendix C” to read as follows:

APPENDIX C
Park Heights Design Standards

A. Design Review:

The Department of Planning, on behalf of the Department of Housing, will review all exterior permits within the Urban Renewal Area. All projects will be considered for potential Site Plan Review Committee (SPRC) review. Depending on the scope/scale/visibility of the project, permits will be reviewed by design staff or by the Department’s Urban Design and Architectural Review Panel (UDARP). Permits will be reviewed according to the standards below, as well as for general design principles. The Department may require applicants to make modifications to site plans to provide landscaping, fencing, and other amenities.

B. Residential

1. Renovation

- (a) Windows and doors on the front of a house should fit existing openings.**
Replacement windows and doors on the front of a house should be the same size and location as existing windows and doors.
- (b) Removal of front yards for parking or construction is not allowed. At least 25% of any front yard must remain landscaped or grass.**

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(c) Removal of historic features on the front (or sides of corner properties) of buildings, such as cornices or porches, is not allowed. These features should be retained and may be restored or replaced with similar materials.

2. New Construction (applies only to Park Heights Avenue)

(a) Facades: Incorporation of bays, balconies, porches, stoops, or other projecting elements is encouraged to avoid flat facades on new buildings.

(b) Buildings and entrances must address public streets, with entries and lobbies that engage the street.

(c) Surface parking lots must not be visible from Park Heights Avenue. Parking lots should be located in the rear of the building or should be screened with landscaping.

C. Commercial

1. Renovation

(a) Windows and doors on the front of a building should fit existing openings. Replacement windows and doors on the front of a building should be the same size and location as existing windows and doors. No window or door opening on front or corner side facades is allowed.

(b) No temporary or permanent sign affixed or placed against the inside or outside surfaces of a display window may exceed 15% of the area of total glass areas of the storefront. No temporary sign will be affixed or placed against the inside or outside surfaces of transom windows or doors. Temporary signs must be removed within 30 days and may not be replaced by other temporary signs.

(c) All lighting and electrical elements, such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes, must be concealed from view as much as possible.

(d) Flat signs must be placed in the signboard area parallel to the building face and may not project more than 12 inches from the surface of the building and must not exceed in area 3 times the width in feet of the frontage of the building. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Flat signs may be placed no higher than 2 inches below the sill of the bottom of the second story window where windows exist or 13 feet above ground level, whichever is lower. Signs shall be permitted at rear entrance doors but shall not exceed 6 square feet in size.

- (e) One projecting sign is permitted for each building provided it is perpendicular to the building face. No projecting sign may exceed 6 square feet in area and may be placed no higher than the bottom of the second story window(s), where they exist, or 13 feet above grade level - whichever is lower. No portion of a projecting sign may be lower than 8 feet above grade. No portion of a projecting sign may project more than 5 feet in front of the building's facade.
- (f) Painted signs or signs constructed of separate factory manufactured letters on building surfaces are permitted in accordance with the above limits for flat signs.
- (g) Signs for upper floors uses may not exceed 3 square feet in area and may not project more than 1 inch beyond the surface of the building, nor may they be placed higher than 13 feet above grade level.
- (h) Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures are not permitted.
- (i) Painted or inlaid signs on first floor awnings are permitted on valance portions only. Awning lettering may not exceed 8 inches in height.
- (j) Flashing or moving signs other than barber poles are not permitted.
- (k) Future minor privilege permits for signs may be issued only for those signs meeting project design criteria.
- (l) No new freestanding, monument or pole signs are allowed, except for a grocery store use.
- (m) Signs should not cover architectural details.
- (n) Banner signs (temporary or permanent) are not allowed.
- (o) Awnings must be made of canvas or canvas-like material.
- (p) Security grilles on the front of a building should be vertical and spaced to afford visibility to the interior. Mesh or solid security grilles are not allowed.

2. New Construction

- (a) Height: To scale appropriately with the existing area, new construction shall not exceed 5 stories or be less than 2 stories in height.

(b) Facades: Buildings must address public streets, including prominent entries and lobbies with pedestrian friendly features that engage the street. The use of architectural elements, such as bays, balconies, or other projecting elements, is encouraged to avoid flat facades on upper floors. A minimum of 60% of a street-level facade should be transparent, using traditional store-front windows where appropriate.

(c) Signage: Aforementioned sign standards apply; however, a grocery store use may be allowed 1 freestanding sign, provided that the sign is designed as a monument or pole style sign that is set within a landscape area.

D. Waivers

Applicants may apply to the Commissioner of Housing for consideration of a waiver from one or more of these design standards.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

BILL NO. 08-0207 REPORTED FAVORABLY AND ORDERED PRINTED FOR THIRD READING

Councilmember Welch for the Urban Affairs and Aging Committee, reported Bill No. 08-0207 favorably.

An Ordinance amending Ordinance 04-887 to correct, clarify, and conform certain language that was inadvertently omitted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

THIRD READING - TO BE HELD ONE MEETING

The following bills, pursuant to § 16-404 of the Baltimore City Zoning Code, were held over until the next City Council meeting.

C.C. 08-0164 - An Ordinance repealing the existing Development Plan for the Mt. Washington Mill Planned Unit Development and approving a new Development Plan for the Mt. Washington Mill Planned Unit Development.

C.C. 08-0166 - An Ordinance approving the application of the State of Maryland (the "State") and the City of Baltimore (the "City"), owners of certain property located in and around the State Center area, including 1100 North Eutaw Street (Block 459, Lot 1), "No address" (Block 459, Lot 2), "No address" (Block 459, Lot 3), 300 West Preston Street (Block 460, Lot 1), "No address" (Block 460, Lot 2), 231 29th Division Street (Block 460, Lot 3), 301 West Preston Street (Block 478, Lot 1), 201 West Preston Street (Block 478, Lot 2), and "Armory Parking Lot North" and "Armory Parking Lot East" comprising 1.70 acres (No Block or Lot, but constituting Rights-of-Way), respectively, (collectively, the "State Center" or the "Property"), consisting of approximately ~~32.65~~ 37.38 acres of land, streets and open space inclusive, more or less, to have the State Center designated a Business Planned Unit Development; and approving the Development Plan submitted by the State and City.

THIRD READING

The President laid before the City Council:

BILL NO. 08-0180 - An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 3904 White Avenue (Block 5691, Lot 005) and no longer needed for public use; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Kraft, D'Adamo, Curran, Henry, Spector, Middleton, Conaway, Welch, Cole, Young, Branch, Clarke - Total 13.

Nays - 0.

Absent - Councilmembers Holton, Reisinger - Total 2.

The bill was read and approved, and the bill was declared "Passed".

MOTION TO SUSPEND CITY COUNCIL RULE 10-2 WITH REGARD TO BILL NO. 08-0215

Councilmember Kraft made a motion, duly seconded, to suspend Rule 10-2 in order to have an early hearing on Bill No. 08-0215.

The motion carried without exception, and the President declared the rule suspended with regard to the bill. Then Councilmember Kraft announced a hearing date for the bill.

ADJOURNMENT

On motion of Councilmember Spector, duly seconded, the City Council adjourned to meet on Thursday, December 4, 2008, at 5:00 p.m.

Consent Calendar

- CR 1427 Young**
A City Council RESOLUTION congratulating New Friendship Baptist Church on 75 years of spreading the gospel throughout the community through song, witnessing, and the preached word.
- CR 1428 Conaway, Clarke, All Members**
A City Council RESOLUTION congratulating Monsignor Damien Nalepa and St. Gregory the Great Church on the year-long celebration of 125 blessed years.
- CR 1429 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Gabriel F. Brooks, Floyd C. Jones, III, Steven M. Harris, Antwon L. Foster, Victor R. Comegna, Dion E. Hatchett, Brian D. Kratz, Dennis W. Workley, Richard E. Purtell, Michael Hennlein, Harold J. Dent, III, Charles Thompson, John E. Burns, Jr., Joseph M. Donato, Michael R. Pool, Curtis Dixon, Daryl R. Gaines, Robin Blackmon, Jonathan Brickus, Jr., Shawn M. Green, Tony A. Ellison, Jody S. Dowell, Glen M. Fell, Francis E. Ebberts, Jr., Steven M. Bagshaw, Lekeshia M. Blue, Marlena Tate, David A. Turner, Jr., Mark J. Bergeron, Darrell A. Merrick, John C. Ganovski, John Fernandez, Jr., Howard J. Green, Richard B. Valenzia, Todd R. Tugya, Jeffrey G. Boettcher, Daniel Santos and James S. Barnes on their promotion to the rank of Sergeant and for their continued commitment to the safety of all Baltimore's citizens.
- CR 1430 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Frances Price on her retirement after 35 years of service as owner of Price's Hair Fashion.
- CR 1431 President Rawlings-Blake, D'Adamo, All Members**
A City Council RESOLUTION congratulating The Johns Hopkins Health System on its equal opportunity efforts and for being the 1st hospital in the nation to receive the United States Department of Labor, "Opportunity Award".
- CR 1432 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Chabad at Johns Hopkins on the Grand Annual Community Dinner and for the efforts of Chabad at Johns Hopkins to educate and inspire all people to maximize their potential.
- CR 1433 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Morgan E. Watts on his retirement after 39 years of service with the Baltimore City Department of Transportation Maintenance Division.
- CR 1434 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Cherry Hill Town Center on 10 years of services provided to better the lives of those living in Cherry Hill and the surrounding areas.

- CR 1435 Welch**
A City Council RESOLUTION congratulating Mother Laura William on 25 years as President of Nebo Christian Ministries' Choir.
- CR 1436 Welch**
A City Council RESOLUTION on the death of Marie Lumpkins Rochelle, October 10, 1919 – November 10, 2008.
- CR 1437 Kraft**
A City Council RESOLUTION congratulating The Edgar Allen Poe Society and The Poe House on being awarded the 2009 Raven Award by the Mystery Writers of America.
- CR 1438 Kraft**
A City Council RESOLUTION on the death of Helen C. Murtha, November 12, 2008.
- CR 1439 Welch**
A City Council RESOLUTION on the death of Ronald Bridges, November 14, 2008.
- CR 1440 Welch**
A City Council RESOLUTION on the death of Geneva Belton, November 16, 2008.
- CR 1441 Conaway**
A City Council RESOLUTION on the death of George Frederick Conaway, August 14, 1949 – November 16, 2008.
- CR 1442 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Naomi Barnes on the celebration of her 88th birthday, on December 10th, and the many lives she's touched along the way.
- CR 1443 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Pastor Tyrone Smith on his positive influence in the community and for his service at Prophetic Grace Episcopal Ecclesia.
- CR 1444 President Rawlings-Blake, All Members**
A City Council RESOLUTION congratulating Integrity Title & Escrow Company on 10 years of excellence and for its 2008 Holiday Celebration and Dinner.
- CR 1445 Welch**
A City Council RESOLUTION congratulating Alpha Phi Alpha Fraternity, Inc. on the Grand Opening of Delta Lambda Foundation Outreach Center at 1501 N. Dukeland Street.
- CR 1446 President Rawlings-Blake, All Members**
A City Council RESOLUTION on the death of Adekunle Obayanju, March 28, 1953 – November 18, 2008.

- CR 1447** Clarke, All Members
A City Council RESOLUTION on the death of Nancy Erwin.
- CR 1448** Young
A City Council RESOLUTION congratulating Etta Melvina Somerville on the celebration of her 70th birthday on Thursday, November 27, 2008 – may she be blessed with many more.
- CR 1449** Young
A City Council RESOLUTION on the death of Sister Thelma Myers.
- CR 1450** Young
A City Council RESOLUTION on the death of Brother Andrew Miller.