

SENATE BILL 896

C8

(4lr3275)

ENROLLED BILL

— *Finance/Appropriations* —

Introduced by **Senator Carter (By Request – Baltimore City Administration)**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Baltimore Convention and Tourism Redevelopment and Operating Authority**
3 **Task Force**

4 FOR the purpose of establishing the Baltimore Convention and Tourism Redevelopment
5 and Operating Authority Task Force to study and make recommendations
6 concerning the membership, purpose, and function of an ~~authority~~ entity or strategy
7 to govern the renovation, revitalization, financing, and ongoing maintenance and
8 management of a certain Baltimore Convention site and certain surrounding areas;
9 and generally relating to the Baltimore Convention and Tourism Redevelopment and
10 Operating Authority Task Force.

11 Preamble

12 WHEREAS, The General Assembly finds that the general welfare of the people of
13 Maryland is directly dependent on the continual encouragement, development, growth, and

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

Italics indicate opposite chamber/conference committee amendments.



1 expansion of business, industry, commerce, and tourism within the State and, thus, the
2 promotion, attraction, stimulation, development, and expansion of business, industry,
3 commerce, and tourism in the State should be fostered; and

4 WHEREAS, The Baltimore Convention site, because of its size and location in a
5 first-class city, is vital in attracting business, industry, commerce, and tourism to
6 Baltimore City, the surrounding counties, and the State as a whole; and

7 WHEREAS, To redevelop, revitalize, and promote the Baltimore Convention site
8 within this State, the Baltimore Convention Center commissioned an independent study of
9 convention and visitor industry governance models, day-to-day management approaches,
10 and funding models prevalent nationally and approaches that would be appropriate for the
11 future success of the Baltimore Convention Center; and

12 WHEREAS, An important aspect of the redevelopment and successful continuation
13 of the Baltimore Convention Center should be a holistic evaluation of the immediate
14 surrounding area and the identification of underutilized State and local real property
15 assets, ~~including the Hilton Baltimore Inner Harbor Hotel~~; and

16 WHEREAS, The General Assembly finds, for the benefit of the people of the State,
17 it is necessary to provide additional and flexible means of governing, redeveloping,
18 revitalizing, constructing, designing, managing, financing, operating, and promoting the
19 Baltimore Convention site and the immediate surrounding area; now, therefore,

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
21 That:

22 (a) In this section, "Baltimore Convention site" has the meaning stated in §
23 10-601 of the Economic Development Article.

24 (b) There is a Baltimore Convention and Tourism Redevelopment and Operating
25 Authority Task Force.

26 (c) The Task Force consists of the following members:

27 (1) the Mayor of Baltimore City, or the Mayor's designee;

28 (2) one member of the Senate of Maryland who is a member of the
29 Baltimore City Delegation, appointed by the President of the Senate;

30 (3) one member of the House of Delegates who is a member of the Baltimore
31 City Delegation, appointed by the Speaker of the House;

32 (4) the Secretary of Commerce, or the Secretary's designee;

33 (5) the Administrator of the Maryland Transit Administration, or the
34 Administrator's designee;

1 (6) the Chair of the Maryland Tourism Development Board, or the Chair's
2 designee;

3 (7) the Chair of the Maryland Stadium Authority, or the Chair's designee;

4 ~~(6)~~ (8) the Chair of the Maryland Economic Development Corporation, or the
5 Chair's designee;

6 ~~(7)~~ (9) the Executive Director of the Baltimore Convention Center;

7 ~~(8)~~ (10) the Chair of the Baltimore Convention and Tourism Board;

8 ~~(9)~~ (11) the President and Chief Executive Officer of Visit Baltimore;

9 ~~(10)~~ (12) the President and Chief Executive Officer of the Baltimore
10 Development Corporation;

11 ~~(11)~~ (13) the President of the Downtown Partnership of Baltimore;

12 ~~(12)~~ (14) the Executive Director of the Maryland Tourism Coalition;

13 ~~(13)~~ (15) a representative from the restaurant industry in Baltimore City,
14 appointed by the Restaurant Association of Maryland;

15 ~~(14)~~ (16) a representative of the hotel industry in Baltimore City,
16 appointed by the Maryland Hotel Lodging Association; ~~and~~

17 (17) a representative of the Greater Baltimore Committee, appointed by the
18 Greater Baltimore Committee; and

19 ~~(15)~~ (18) a representative of the American Federation of State, County, and
20 Municipal Employees, Council 3, appointed by the American Federation of State, County,
21 and Municipal Employees, Council 3;

22 (19) a representative of UNITE HERE Local 7, appointed by UNITE HERE
23 Local 7; and

24 (20) the following members appointed by the Mayor of Baltimore City:

25 (i) a representative of the African American business community
26 within a 0.5-mile radius of the Baltimore Convention site;

27 (ii) a representative from ~~a~~ an African American-owned
28 development entity with significant financial investment in property within a 0.5-mile
29 radius of the Baltimore Convention site; and

(iii) a resident who lives within a 0.5-mile radius of the Baltimore Convention site.

(d) The Chair of the Baltimore Convention and Tourism Board shall serve as the chair of the Task Force.

(e) The Department of Commerce shall provide staff for the Task Force.

(f) A member of the Task Force:

(1) may not receive compensation as a member of the Task Force; but

(2) is entitled to reimbursement for expenses under the Standard State Travel Regulations, as provided in the State budget.

(g) The Task Force shall:

(1) study the establishment of ~~a Baltimore Convention and Tourism Redevelopment and Operating Authority~~ an entity or strategy to govern and redevelop, revitalize, construct, design, manage, finance, and operate certain State and local real property assets while promoting the Baltimore Convention site and the immediate surrounding area; and

(2) make recommendations on:

(i) the membership of ~~the Authority~~ any recommended entity;

(ii) the ~~Authority's~~ purpose and function of any recommended entity, including its ability to:

1. acquire by purchase, gift, or devise any property, franchises, and other interests in the Baltimore Convention site and any offices, parking lots or garages, access roads, hotels, restaurants, railroad sidings, and other structures, improvements, equipment, furnishings, or other property functionally related to and located in the immediate surrounding area of the Baltimore Convention site, ~~including the Hilton Baltimore Inner Harbor Hotel,~~ and take title to the property in the name of the ~~Authority~~ recommended entity or its designated agent;

2. determine the character of any renovation, revitalization, or development projects relating to the Baltimore Convention site and the immediate surrounding area, excluding Areas 13, 14, and 15A as designated by the City of Baltimore Inner Harbor Project I Urban Renewal Plan;

3. enter into any agreements, leases, partnerships, or contracts necessary to renovate, revitalize, maintain, and manage the Baltimore Convention site or any other State or local real property assets identified by the Task Force;

1 4. fix and collect rates, rentals, fees, and charges for services
2 required to successfully operate the Baltimore Convention site or any other State or local
3 real property assets;

4 5. establish rules and regulations for the use of the Baltimore
5 Convention site or any other State or local real property assets; and

6 6. issue bonds for renovation, revitalization, and ongoing
7 maintenance and management of the Baltimore Convention site or any other State or local
8 real property assets identified by the Task Force, including operating expenses; and

9 (iii) any other matter the Task Force deems necessary for the
10 establishment and implementation of an effective ~~Authority~~ entity or strategy.

11 (h) In conducting its study and making recommendations in accordance with
12 subsection (g) of this section, the Task Force shall consider the findings and
13 recommendations in the Baltimore Convention Industry Benchmark Study previously
14 commissioned by the Baltimore Convention Center.

15 (i) The Task Force shall consider and make recommendations of at least one
16 option that does not include a public-private partnership, and that is not the status quo.

17 (j) On or before December 1, 2024, the Task Force shall report its findings and
18 recommendations to the Mayor of Baltimore City, the Governor, and, in accordance with §
19 2-1257 of the State Government Article, the General Assembly.

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
21 1, 2024. It shall remain effective for a period of 1 year and, at the end of June 30, 2025, this
22 Act, with no further action required by the General Assembly, shall be abrogated and of no
23 further force and effect.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.