

Chapter 214

(House Bill 1016)

AN ACT concerning

~~Economic Development~~ – Baltimore Convention and Tourism Redevelopment and Operating Authority – Established Task Force – Revisions

FOR the purpose of ~~establishing the Baltimore Convention and Tourism Redevelopment and Operating Authority to govern the renovation, revitalization, and ongoing maintenance and operations of the Baltimore Convention site and the marketing of Baltimore City as a tourist destination in a certain manner~~ requiring the Baltimore Convention and Tourism Redevelopment and Operating Authority Task Force to identify certain funding sources and mechanisms; extending the termination date for the Task Force; and generally relating to the Baltimore Convention and Tourism Redevelopment and Operating Authority Task Force.

~~BY adding to~~~~Article – Economic Development~~~~Section 12-1201 through 12-1210 to be under the new subtitle “Subtitle 12-
Baltimore Convention and Tourism Redevelopment and Operating Authority”~~~~Annotated Code of Maryland~~~~(2024 Replacement Volume and 2024 Supplement)~~BY repealing and reenacting, with amendments,Chapter 635 of the Acts of the General Assembly of 2024Section 1(g) and (j) and 2**Preamble**

~~WHEREAS, Chapter 635 of the Acts of the General Assembly of 2024 established the Baltimore Convention and Tourism Redevelopment and Operating Authority Task Force to, among other things, study and make recommendations concerning the membership, purpose, and function of an entity or strategy to govern the renovation, revitalization, financing, and ongoing maintenance and management of the Baltimore Convention site and certain surrounding areas; and~~

~~WHEREAS, In accordance with Chapter 635 of the Acts of the General Assembly of 2024, the Baltimore Convention and Tourism Redevelopment and Operating Authority Task Force reported its findings and recommendations to the Mayor of Baltimore City, the Governor, and the General Assembly; and~~

~~WHEREAS, The report recommends the establishment of a joint authority to govern the Baltimore Convention site and Baltimore City destination marketing organization; and~~

~~WHEREAS, The General Assembly finds that, for the benefit of the people of the State, it is necessary to establish the Baltimore Convention and Tourism Redevelopment and Operating Authority; now, therefore,~~

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

~~Article Economic Development~~

~~SUBTITLE 12. BALTIMORE CONVENTION AND TOURISM REDEVELOPMENT AND
OPERATING AUTHORITY.~~

~~12-1201.~~

~~(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.~~

~~(B) "AUTHORITY" MEANS THE BALTIMORE CONVENTION AND TOURISM REDEVELOPMENT AND OPERATING AUTHORITY.~~

~~(C) "BALTIMORE CONVENTION SITE" HAS THE MEANING STATED IN § 10-601 OF THIS ARTICLE.~~

~~12-1202.~~

~~(A) THERE IS A BALTIMORE CONVENTION AND TOURISM REDEVELOPMENT AND OPERATING AUTHORITY.~~

~~(B) THE AUTHORITY IS A BODY POLITIC AND CORPORATE AND IS AN INSTRUMENTALITY OF THE STATE.~~

~~(C) THE EXERCISE BY THE AUTHORITY OF A POWER UNDER THIS SUBTITLE IS THE PERFORMANCE OF AN ESSENTIAL GOVERNMENTAL FUNCTION.~~

~~12-1203.~~

~~(A) THE AUTHORITY CONSISTS OF THE FOLLOWING MEMBERS:~~

~~(1) ONE MEMBER, APPOINTED BY THE PRESIDENT OF THE SENATE, WHO IS NOT AN ELECTED OFFICIAL AND IS A RESIDENT OF OR REPRESENTS A BUSINESS THAT OPERATES IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, OR HOWARD COUNTY;~~

~~(2) ONE MEMBER, APPOINTED BY THE SPEAKER OF THE HOUSE, WHO IS NOT AN ELECTED OFFICIAL AND IS A RESIDENT OF OR REPRESENTS A BUSINESS THAT OPERATES IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, OR HOWARD COUNTY;~~

~~(3) A REPRESENTATIVE OF THE RESTAURANT INDUSTRY IN BALTIMORE CITY, APPOINTED BY THE RESTAURANT ASSOCIATION OF MARYLAND;~~

~~(4) A REPRESENTATIVE OF THE HOTEL INDUSTRY IN BALTIMORE CITY, APPOINTED BY THE MARYLAND HOTEL LODGING ASSOCIATION;~~

~~(5) NINE MEMBERS, APPOINTED BY THE MAYOR OF BALTIMORE CITY, FROM THE CENTRAL BUSINESS DISTRICT OF BALTIMORE CITY, AS DEFINED BY THE ZONING CODE OF BALTIMORE CITY, OF WHOM:~~

~~(I) ONE SHALL BE AN ATTORNEY;~~

~~(II) ONE SHALL HAVE EXPERIENCE IN THE FINANCIAL SERVICES INDUSTRY;~~

~~(III) ONE SHALL BE A REPRESENTATIVE OF A PROFESSIONAL MAJOR LEAGUE BASEBALL FRANCHISE THAT IS A LESSEE OF A STADIUM IN BALTIMORE CITY, OR A PROFESSIONAL FOOTBALL (NFL) FRANCHISE THAT IS A LESSEE OF A STADIUM IN BALTIMORE CITY; AND~~

~~(IV) ONE SHALL HAVE EXPERIENCE IN REAL ESTATE DEVELOPMENT; AND~~

~~(6) THE FOLLOWING MEMBERS, APPOINTED BY THE GOVERNOR WITH THE ADVICE AND CONSENT OF THE SENATE:~~

~~(I) A REPRESENTATIVE OF A BUSINESS THAT OPERATES IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, OR HOWARD COUNTY; AND~~

~~(II) A REPRESENTATIVE OF AN ORGANIZED LABOR GROUP ASSOCIATED WITH THE BALTIMORE CONVENTION SITE OR THE TOURISM INDUSTRY IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, OR HOWARD COUNTY.~~

~~(B) (1) THE TERM OF A MEMBER OF THE AUTHORITY IS 4 YEARS.~~

~~(2) THE TERMS OF THE MEMBERS ARE STAGGERED AS REQUIRED BY THE TERMS PROVIDED FOR MEMBERS ON JULY 1, 2025.~~

~~(3) AT THE END OF A TERM, A MEMBER OF THE AUTHORITY CONTINUES TO SERVE UNTIL A SUCCESSOR IS APPOINTED AND QUALIFIES.~~

~~(4) A MEMBER WHO IS APPOINTED AFTER A TERM HAS BEGUN SERVES ONLY FOR THE REST OF THE TERM AND UNTIL A SUCCESSOR IS APPOINTED AND QUALIFIES.~~

~~(C) THE MAYOR OF BALTIMORE CITY SHALL DESIGNATE A CHAIR OF THE AUTHORITY FROM AMONG THE MEMBERS APPOINTED IN ACCORDANCE WITH SUBSECTION (A)(5) OF THIS SECTION.~~

~~(D) A MEMBER OF THE AUTHORITY MAY BE REMOVED FOR INCOMPETENCE, MISCONDUCT, OR FAILURE TO PERFORM THE DUTIES OF THE POSITION BY:~~

~~(1) THE GOVERNOR, IF APPOINTED BY THE GOVERNOR;~~

~~(2) THE PRESIDENT OF THE SENATE, IF APPOINTED BY THE PRESIDENT;~~

~~(3) THE SPEAKER OF THE HOUSE, IF APPOINTED BY THE SPEAKER;~~

~~(4) THE APPOINTING ASSOCIATION, IF APPOINTED IN ACCORDANCE WITH SUBSECTION (A)(3) OR (4) OF THIS SECTION; OR~~

~~(5) THE MAYOR OF BALTIMORE CITY, IF APPOINTED BY THE MAYOR.~~

~~12-1204.~~

~~(A) THE AUTHORITY SHALL DETERMINE THE TIMES AND PLACES OF ITS MEETINGS.~~

~~(B) (1) NINE MEMBERS OF THE AUTHORITY ARE A QUORUM.~~

~~(2) ACTION BY THE AUTHORITY REQUIRES THE AFFIRMATIVE VOTE OF AT LEAST NINE MEMBERS OF THE AUTHORITY.~~

~~(C) A MEMBER OF THE AUTHORITY:~~

~~(1) MAY NOT RECEIVE COMPENSATION AS A MEMBER OF THE AUTHORITY; BUT~~

~~(2) IS ENTITLED TO REIMBURSEMENT FOR EXPENSES UNDER THE STANDARD STATE TRAVEL REGULATIONS, AS PROVIDED IN THE STATE BUDGET.~~

~~12-1205.~~

~~THE AUTHORITY MAY EMPLOY OR RETAIN, EITHER AS EMPLOYEES OR AS INDEPENDENT CONTRACTORS, CONSULTANTS, ENGINEERS, ARCHITECTS, ACCOUNTANTS, ATTORNEYS, FINANCIAL EXPERTS, CONSTRUCTION EXPERTS AND PERSONNEL, SUPERINTENDENTS, MANAGERS AND OTHER PROFESSIONAL PERSONNEL, PERSONNEL, AND AGENTS AS THE AUTHORITY CONSIDERS NECESSARY, AND SET THEIR COMPENSATION.~~

~~12-1206.~~

~~THE AUTHORITY SHALL:~~

~~(1) DETERMINE THE CHARACTER OF ANY RENOVATION, REVITALIZATION, OR DEVELOPMENT PROJECTS RELATING TO THE BALTIMORE CONVENTION SITE;~~

~~(2) ENTER INTO ANY AGREEMENTS, LEASES, PARTNERSHIPS, OR CONTRACTS NECESSARY TO RENOVATE, REVITALIZE, MAINTAIN, AND MANAGE THE BALTIMORE CONVENTION SITE, AUTHORITY OWNED REAL PROPERTY ASSETS, AND ANY OTHER CONTIGUOUS OR NEARBY REAL PROPERTY ASSET THAT THE AUTHORITY IDENTIFIES AND OVER WHICH THE AUTHORITY OBTAINS SITE CONTROL;~~

~~(3) ANALYZE AND PROVIDE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY, THE GOVERNOR, AND THE GENERAL ASSEMBLY REGARDING THE SUSTAINABILITY, RENOVATION, AND MODERNIZATION OF AND FUNDING STREAMS TO RENOVATE, REVITALIZE, OR DEVELOP THE BALTIMORE CONVENTION SITE, AUTHORITY OWNED REAL PROPERTY ASSETS, AND ANY OTHER CONTIGUOUS OR NEARBY REAL PROPERTY ASSET THAT THE AUTHORITY IDENTIFIES AND OVER WHICH THE AUTHORITY OBTAINS SITE CONTROL;~~

~~(4) FIX AND COLLECT RATES, RENTALS, FEES, AND CHARGES FOR SERVICES REQUIRED TO SUCCESSFULLY OPERATE, MAINTAIN, AND MANAGE THE BALTIMORE CONVENTION SITE OR ANY OTHER AUTHORITY OWNED OR CONTROLLED REAL PROPERTY ASSETS;~~

~~(5) ESTABLISH RULES AND REGULATIONS FOR THE USE OF THE BALTIMORE CONVENTION SITE OR ANY OTHER AUTHORITY OWNED OR CONTROLLED REAL PROPERTY ASSETS;~~

~~(6) ADOPT BYLAWS FOR THE CONDUCT OF THE AUTHORITY'S BUSINESS, INCLUDING A PROCESS TO APPOINT AN ADVISORY BOARD TO THE AUTHORITY;~~

~~(7) GOVERN THE STRATEGIC AND CAPITAL PLANNING AND RESOURCE ALLOCATION OF THE DESTINATION MARKETING ORGANIZATION FOR BALTIMORE CITY, VISIT BALTIMORE, TO ENSURE THE ABILITY OF THE ORGANIZATION TO SUCCESSFULLY MARKET BALTIMORE CITY AS A TOURISM DESTINATION WITH A SPECIFIC EMPHASIS ON MEETINGS AND CONVENTIONS; AND~~

~~(8) MAKE ANY OTHER RECOMMENDATIONS THE AUTHORITY DEEMS NECESSARY.~~

~~12-1207.~~

~~THE AUTHORITY MAY:~~

~~(1) ADOPT A SEAL;~~

~~(2) MAINTAIN OFFICES AT A PLACE THE AUTHORITY DESIGNATES IN THE STATE;~~

~~(3) ACCEPT LOANS, GRANTS, OR ASSISTANCE OF ANY KIND FROM THE FEDERAL OR STATE GOVERNMENT, A LOCAL GOVERNMENT, A COLLEGE OR UNIVERSITY, OR A PRIVATE SOURCE;~~

~~(4) ENTER INTO CONTRACTS AND OTHER LEGAL INSTRUMENTS;~~

~~(5) RETAIN, EMPLOY, OR HIRE AN INDEPENDENT FIRM FOR THE PURPOSES OF RENOVATING, REVITALIZING, MAINTAINING, AND MANAGING THE BALTIMORE CONVENTION SITE, AUTHORITY OWNED REAL PROPERTY ASSETS, AND ANY OTHER CONTIGUOUS OR NEARBY REAL PROPERTY ASSET THAT THE AUTHORITY IDENTIFIES AND OVER WHICH THE AUTHORITY OBTAINS SITE CONTROL;~~

~~(6) SUE OR BE SUED;~~

~~(7) ACQUIRE, PURCHASE, HOLD, LEASE AS LESSEE, AND USE ANY REAL, PERSONAL, MIXED, TANGIBLE, OR INTANGIBLE PROPERTY;~~

~~(8) SELL, LEASE AS LESSOR, TRANSFER, LICENSE, ASSIGN, OR DISPOSE OF PROPERTY OR A PROPERTY INTEREST THAT IT ACQUIRES;~~

~~(9) CHARGE FOR SERVICES AND RESOURCES THE AUTHORITY PROVIDES OR MAKES AVAILABLE;~~

~~(10) CREATE, OWN, CONTROL, OR BE A MEMBER OF A CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP, OR OTHER ENTITY, WHETHER OPERATED FOR PROFIT OR NOT FOR PROFIT;~~

~~(11) EXERCISE POWER USUALLY POSSESSED BY A PRIVATE CORPORATION IN PERFORMING SIMILAR FUNCTIONS UNLESS TO DO SO WOULD CONFLICT WITH STATE LAW; AND~~

~~(12) DO ALL THINGS NECESSARY AND CONVENIENT TO CARRY OUT THE POWERS GRANTED BY THIS SUBTITLE.~~

~~12-1208.~~

~~(A) THE AUTHORITY IS EXEMPT:~~

~~(1) FROM TAXATION BY STATE AND LOCAL GOVERNMENT;~~

~~(2) EXCEPT AS PROVIDED IN TITLE 12, SUBTITLE 4 AND TITLE 14, SUBTITLE 3 OF THE STATE FINANCE AND PROCUREMENT ARTICLE, FROM DIVISION II OF THE STATE FINANCE AND PROCUREMENT ARTICLE;~~

~~(3) FROM § 15-112 OF THE STATE FINANCE AND PROCUREMENT ARTICLE; AND~~

~~(4) FROM THE PROVISIONS OF DIVISION I OF THE STATE PERSONNEL AND PENSIONS ARTICLE THAT GOVERN THE STATE PERSONNEL MANAGEMENT SYSTEM.~~

~~(B) (1) THE AUTHORITY IS SUBJECT TO:~~

~~(i) THE PUBLIC INFORMATION ACT; AND~~

~~(ii) THE OPEN MEETINGS ACT.~~

~~(2) FOR PURPOSES OF THE OPEN MEETINGS ACT, A PROJECT SITE VISIT OR EDUCATIONAL FIELD TOUR MAY NOT BE CONSIDERED A MEETING OF THE AUTHORITY IF NO ORGANIZATIONAL BUSINESS IS CONDUCTED.~~

~~(C) THE MEMBERS OF THE AUTHORITY AND ITS EMPLOYEES ARE SUBJECT TO THE PUBLIC ETHICS LAW.~~

~~12-1209.~~

~~(A) (1) AS SOON AS PRACTICABLE AFTER THE CLOSE OF THE FISCAL YEAR, AN INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT SHALL AUDIT THE FINANCIAL BOOKS, RECORDS, AND ACCOUNTS OF THE AUTHORITY.~~

~~(2) THE AUDIT SHALL INCLUDE REVENUE AND EXPENSE DETAIL FOR EACH OF THE OPERATING FACILITIES OF THE AUTHORITY.~~

~~(3) THE AUTHORITY SHALL SELECT AN ACCOUNTANT TO CONDUCT THE AUDIT WHO:~~

~~(I) IS LICENSED TO PRACTICE ACCOUNTANCY IN THE STATE;~~

~~(II) IS EXPERIENCED AND QUALIFIED IN THE ACCOUNTING AND AUDITING OF PUBLIC ENTITIES; AND~~

~~(III) DOES NOT HAVE A DIRECT OR INDIRECT PERSONAL INTEREST IN THE FISCAL AFFAIRS OF THE AUTHORITY.~~

~~(4) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH, ON OR BEFORE NOVEMBER 1 AFTER EACH FISCAL YEAR, THE ACCOUNTANT SHALL REPORT THE RESULTS OF THE AUDIT, INCLUDING THE ACCOUNTANT'S UNQUALIFIED OPINION OF THE PRESENTATION OF THE FINANCIAL POSITION OF THE FUNDS OF THE AUTHORITY, INDIVIDUAL FINANCIAL DETAIL FOR EACH OF THE OPERATING FACILITIES OF THE AUTHORITY, AND THE RESULTS OF THE FINANCIAL OPERATIONS OF THE AUTHORITY.~~

~~(II) IF THE ACCOUNTANT CANNOT EXPRESS AN UNQUALIFIED OPINION, THE ACCOUNTANT SHALL EXPLAIN IN DETAIL THE REASONS FOR THE QUALIFICATIONS, DISCLAIMERS, OR OPINIONS, INCLUDING RECOMMENDATIONS FOR CHANGES THAT COULD MAKE FUTURE UNQUALIFIED OPINIONS POSSIBLE.~~

~~(B) THE STATE MAY AUDIT THE BOOKS, RECORDS, AND ACCOUNTS OF THE AUTHORITY.~~

~~12-1210.~~

~~(A) ON OR BEFORE OCTOBER 1, 2026, AND EACH OCTOBER 1 THEREAFTER, THE AUTHORITY SHALL SUBMIT A REPORT TO THE GOVERNOR, THE MAYOR OF BALTIMORE CITY, AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.~~

~~(B) THE REPORT SHALL INCLUDE A COMPLETE OPERATING AND FINANCIAL STATEMENT AND SUMMARIZE THE ACTIVITIES OF THE AUTHORITY DURING THE PRECEDING FISCAL YEAR.~~

~~SECTION 2. AND BE IT FURTHER ENACTED, That the terms of the initial members of the Baltimore Convention and Tourism Redevelopment and Operating Authority shall expire as follows:~~

~~(1) five members in 2027, including one member described under § 12-1203(a)(6) and one member described under § 12-1203(a)(3);~~

~~(2) five members in 2028, including one member described under § 12-1203(a)(1) and one member described under § 12-1203(a)(4); and~~

~~(3) five members in 2029, including one member described under § 12-1203(a)(6) and one member described under § 12-1203(a)(2).~~

Chapter 635 of the Acts of 2024

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

(g) The Task Force shall:

(1) study the establishment of 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) IDENTIFY FUNDING SOURCES AND MECHANISMS TO:

(I) RENOVATE, REVITALIZE, AND DEVELOP 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; AND

(II) ESTABLISH AND SUSTAIN THE OPERATIONS OF A BALTIMORE CONVENTION AND TOURISM REDEVELOPMENT AND OPERATING AUTHORITY; AND

(3) make recommendations on:

(i) the membership of any recommended entity;

(ii) the 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, and take title to the property in the name of the 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;

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

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

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

(iii) THE FUNDING SOURCES AND MECHANISMS IDENTIFIED IN ACCORDANCE WITH ITEM (2) OF THIS SUBSECTION; AND

(IV) any other matter the Task Force deems necessary for the establishment and implementation of an effective entity or strategy.

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

(2) ON OR BEFORE DECEMBER 1, 2025, THE TASK FORCE SHALL REPORT ITS FINDINGS AND RECOMMENDATIONS ON FUNDING SOURCES AND MECHANISMS MADE IN ACCORDANCE WITH SUBSECTION (G)(3)(III) OF THIS SECTION TO THE MAYOR OF BALTIMORE CITY, THE GOVERNOR, AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2024. It shall remain effective for a period of [1 year] **2 YEARS** and, at the end of June 30, [2025] **2026**, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.

SECTION ~~2.~~ 2. AND BE IT FURTHER ENACTED, That this Act shall take effect ~~July~~ June 1, 2025.

Approved by the Governor, April 22, 2025.