

SENATE BILL 614

C8, P2

8lr3640
CF 8lr2645

By: **Senator Robinson**

Introduced and read first time: January 31, 2018

Assigned to: Education, Health, and Environmental Affairs

A BILL ENTITLED

1 AN ACT concerning

2 **State Center – Redevelopment – Requirements, Participation, and Process**

3 FOR the purpose of prohibiting the State or its reporting agency from entering into certain
4 contracts or plans related to the redevelopment of a certain project at State Center
5 unless certain criteria are met; requiring certain criteria to be included in any new
6 or modified plans for the redevelopment of a certain project; requiring the
7 participation of community associations in the process for a certain redevelopment
8 project; providing for the application of this Act; making the provisions of this Act
9 severable; and generally relating to new or modified development plans of a certain
10 project at State Center.

11 BY adding to

12 Article – State Finance and Procurement

13 Section 10A–403

14 Annotated Code of Maryland

15 (2015 Replacement Volume and 2017 Supplement)

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

18 **Article – State Finance and Procurement**

19 **10A–403.**

20 (A) **THIS SECTION APPLIES TO THE PROJECT DEVELOPMENT OF THE**
21 **28-ACRE STATE-OWNED PROPERTY IN BALTIMORE CITY BORDERED BY DOLPHIN**
22 **STREET, NORTH HOWARD STREET, MARTIN LUTHER KING BOULEVARD, AND**
23 **MADISON AVENUE, COMMONLY KNOWN AS STATE CENTER.**

24 (B) **NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE, THE STATE**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 OR ITS REPORTING AGENCY MAY NOT ENTER INTO A NEW OR MODIFIED CONTRACT
2 OR PLAN FOR THE DEVELOPMENT OF STATE CENTER UNLESS THE NEW OR
3 MODIFIED CONTRACT OR PLAN INCLUDES PROVISIONS THAT REQUIRE:

4 (1) AN ENFORCEABLE COMMUNITY BENEFITS AGREEMENT TO
5 PROVIDE FOR A CONCERTED AND COORDINATED EFFORT BY THE DEVELOPER AND
6 THE COMMUNITY THROUGHOUT THE ENTIRE PLANNING, DEVELOPMENT, AND
7 CONSTRUCTION PHASES OF THE PROJECT;

8 (2) A COMPREHENSIVE LOCAL HIRING PLAN FOR THE PROJECT THAT
9 INCLUDES GOALS FOR SHORT-TERM CONSTRUCTION JOBS, LONG-TERM
10 EMPLOYMENT OPPORTUNITIES, AND JOB TRAINING; AND

11 (3) AN ECONOMIC IMPROVEMENT PLAN FOR THE PROJECT THAT
12 INCLUDES GOALS FOR THE USE OF MINORITY- AND WOMEN-OWNED AND LOCALLY
13 OWNED BUSINESSES.

14 (C) ANY NEW OR MODIFIED DEVELOPMENT CONTRACT OR PLAN SHALL
15 INCLUDE:

16 (1) STATE AGENCIES AS THE MAJOR ANCHOR TENANT;

17 (2) SPACE FOR RETAIL, HOUSING, OFFICES, RESTAURANTS, AND
18 OTHER PRIVATE BUSINESSES;

19 (3) A HIGH-QUALITY GROCERY STORE;

20 (4) PARKING FACILITIES DESIGNED TO REDUCE PARKING IMPACTS
21 ON THE SURROUNDING COMMUNITIES;

22 (5) ELEMENTS DESIGNED TO INCREASE THE CONNECTION OF STATE
23 CENTER TO THE SURROUNDING COMMUNITIES; AND

24 (6) GREEN SPACE.

25 (D) THE STATE OR ITS REPORTING AGENCY SHALL INCLUDE THE STATE
26 CENTER NEIGHBORHOOD ALLIANCE, INC., AND ANY OTHER INTERESTED
27 COMMUNITY ASSOCIATION IN:

28 (1) ANY SELECTION PROCESS FOR A NEW DEVELOPMENT
29 CONTRACTOR; AND

30 (2) THE DEVELOPMENT OF ANY NEW PLANS FOR THE STATE CENTER

1 PROJECT OR ANY PROPOSED MODIFICATIONS TO EXISTING DEVELOPMENT
2 CONTRACTS FOR THE PROJECT.

3 (E) A DEVELOPER WHO IS A PARTY TO A NEW CONTRACT OR PLAN FOR THE
4 DEVELOPMENT OF STATE CENTER SHALL USE BEST PRACTICAL EFFORTS TO BEGIN
5 CONSTRUCTION WITHIN 18 MONTHS AFTER EXECUTION OF THE NEW CONTRACT AND
6 ANY ASSOCIATED PLANS.

7 SECTION 2. AND BE IT FURTHER ENACTED, That:

8 (a) Except as provided in subsection (b) of this section, this Act shall be construed
9 to apply only prospectively and may not be applied or interpreted to have any effect on or
10 application to any contract existing before the effective date of this Act.

11 (b) To the extent possible, this Act may be construed to apply to a modification
12 made to a contract existing before the effective date of this Act.

13 SECTION 3. AND BE IT FURTHER ENACTED, That, if any provision of this Act or
14 the application thereof to any person or circumstance is held invalid for any reason in a
15 court of competent jurisdiction, the invalidity does not affect other provisions or any other
16 application of this Act that can be given effect without the invalid provision or application,
17 and for this purpose the provisions of this Act are declared severable.

18 SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect
19 October 1, 2018.