

Department of Legislative Services  
Maryland General Assembly  
2021 Session

FISCAL AND POLICY NOTE  
Enrolled

Senate Bill 783

(Senator Hayes)

Finance

Environment and Transportation

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**Baltimore City – West North Avenue Development Authority**

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This bill establishes the West North Avenue Development Authority for the purpose of developing a comprehensive neighborhood revitalization strategy for the benefit of the “target area” and “buffer zone” in Baltimore City. The bill establishes provisions governing the membership, procedures, and duties of the authority. Authority members may not receive compensation but are entitled to reimbursement for expenses. The authority is authorized to manage appropriated funds from Baltimore City and the State. By October 1, 2023, the authority must report its comprehensive neighborhood revitalization strategy to the Governor and to the Senate Budget and Taxation and House Appropriations committees. **The bill terminates September 30, 2026.**

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**Fiscal Summary**

**State Effect:** No direct effect. It is assumed that members of the authority can provide staff and provide expense reimbursements with existing resources, as discussed below. Although the bill allows the authority to manage funds appropriated by the State, it does not require any such funds to be appropriated. Revenues are not directly affected.

**Local Effect:** Baltimore City and participating local authority members can provide staff for the authority with existing resources. Although the bill allows the authority to manage funds appropriated by Baltimore City, it does not require any such funds to be appropriated. No direct effect on Baltimore City revenues.

**Small Business Effect:** None. Small businesses are not directly affected by the establishment of the authority but could be affected by the implementation of the neighborhood revitalization strategy developed pursuant to the bill.

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## Analysis

**Bill Summary:** “Target area” means the portion of West North Avenue in Baltimore City between the 600 Block and the 3200 Block, inclusive. “Buffer zone” means the area within 250 yards of the target area. The authority may, by a majority vote of all members of the authority, modify the boundaries of the target area and the buffer zone.

The authority may receive donated services from accountants, lawyers, or other consultants as necessary to carry out the authority’s duties. The authority may also supervise, manage, and terminate staff and consultants as necessary.

The authority must support the development and approval of a comprehensive neighborhood revitalization plan in the target area and the buffer zone to benefit (1) the residents; (2) housing; (3) neighborhoods; (4) economic development; and (5) transportation, including motor vehicles and pedestrians. The authority must also work in coordination with the residents of the target area and the buffer zone to develop a comprehensive neighborhood revitalization plan.

**Current Law:** There is no relevant current law.

**State Expenditures:** The bill makes the President of Coppin State University (CSU), or the President’s designee, the chair of the authority. CSU advises that it can provide staff for the authority with existing resources, with additional support potentially provided by Baltimore City and volunteers as authorized by the bill. No State expenditures are expected to be incurred to staff the authority.

**Additional Comments:** The bill does not explicitly allow the authority to finance neighborhood improvements and economic development initiatives that are typical for development authorities. However, to the extent that it receives funds from Baltimore City and the State for those purposes, the authority may initiate those types of projects. As any such projects are contingent on funding that is not required by the bill, this analysis does not reflect any fiscal effects, such as increased debt service payments, or property tax revenues, that may result from implementing the neighborhood revitalization strategy that is developed in accordance with the bill.

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## Additional Information

**Prior Introductions:** None.

**Designated Cross File:** HB 1293 (Delegate Amprey) - Environment and Transportation.

**Information Source(s):** Department of Commerce; University System of Maryland; Department of Housing and Community Development; Maryland Department of Transportation; Department of Legislative Services

**Fiscal Note History:** rh/mcr  
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