



Port Covington TIF: BUILD Wins Historic Deal, Now We Must Fight To Keep It

Monday, Sept.12 @ 5:00 PM

City Hall

Please arrive no later than 4:15 PM. Remember your Photo ID!

Sagamore Development and BUILD have done their part to reach a historic agreement that will ensure the Port Covington development works to BUILD one Baltimore. Now it is time for the City Council to do its part and PASS the TIF legislation Monday night. A failure to do so jeopardizes the entire deal, including thousands of jobs mandated to go to Baltimore City residents and over a thousand new affordable homes.



Breaking news: Councilman Stokes Renegs on Commitment, Delays Vote

As of 11 pm Tuesday night, Chairman Stokes had committed to BUILD to pass the Port Covington TIF legislation out of committee, calling it 'a team victory.' He changed his mind at the very last minute Thursday night, passing two of the TIF bills but calling a recess before allowing a vote on the third and final bill.

Let us be clear: any councilperson who walks away from 1100+ affordable homes; tens of thousands jobs with a 30% percent mandate for local hiring; \$39 million for south Baltimore; \$25 million for workforce development; \$10 million for MWBEs; \$10 million for city-wide initiatives; \$5 million for an East Baltimore recreation center; and \$2 million for scholarships for Baltimore City students is *not* representing the citizens of Baltimore. We don't know who they are representing. What do you say to those 1100 families who would be getting a home, or the thousands of local residents who would get a job?

BUILD stands with Sagamore Development. This is the best deal for Baltimore. It is time to get this deal done. It is time for a vote--that's what we'll be calling on the city council to do on Monday night.

Background: BUILD Wins Historic Victory

After a hard fought 16 week campaign and two straight weeks of negotiation with Sagamore



Development, BUILD joined Sagamore Development, Plank Industries, Mayor Stephanie Rawlings Blake and Council President Jack Young to announce a historic agreement that will shift the development paradigm in Baltimore City. When we started this campaign, the Port Covington TIF's citywide benefits guaranteed only \$10 million for the city and 100 youth jobs for five years. By the time we finished, we had mandates for local hiring and affordable housing and a \$135 million investment into workforce development, education needs, and more. It will help BUILD's job movement, Turnaround Tuesday, put returning citizens and unemployed residents back to work; leverage funding to rebuild blighted communities like Johnston Square, Harlem Park West, Irvington, and many others; and provide recreation, after school programming and youth opportunities across the

city. Has everything we went to the table to negotiate been won? No, but significant steps have been taken that create a new development paradigm for Baltimore City. We have a long way to go, but this is a historic start.

The Baltimore Sun wrote that the deal marked 'the most serious and productive negotiation between a developer, the city and advocates on issues like affordable housing and local hiring that we have seen on a major Baltimore project in recent memory' (read full editorial at <http://www.baltimoresun.com/news/opinion/editorial/bs-ed-port-covington-20160909-story.html>). Sagamore Development should be commended for coming to the table and staying at the table. Together, we went from goals to mandates, wishful thinking to strict accountability. From this day forward, downtown developers and uptown leaders will come to the table, cast a vision, confront one another on our differences, and then work together to BUILD One Baltimore.

Further discussion of Thursday's proceedings and BUILD's role leading up to this point: <http://communityarchitectdaily.blogspot.com/2016/09/sagamore-and-baltimores-future.html>

Further details of the deal

Local hiring: 30% local hiring required on all infrastructure construction, with 12% of work reserved for apprentices; 25% of apprentices must be workers with barriers to employment; infrastructure minimum wage of \$17.48/hour with \$5.93/hour in health and pension benefits; \$25 million commitment to create workforce development center and local hiring clearing house; first source hiring commitment for all permanent jobs through workforce development center; \$10 million fund to support growth of local minority- and women-owned businesses

Affordable housing: Requirement to build affordable units equal to 20% of all units at Port Covington, with a minimum of 60% of those units to be located on the Port Covington site with the remainder being used to address housing needs throughout the city; 10% of affordable units will be reserved for those earning 30% of the Area Median Income or less and an additional 5% reserved for those earning 50% of the Area Median Income or less

Education: Sagamore development will 'neither seek nor accept TIF funds' in the absence of a state legislative fix to the current education funding formula, which can lead to a loss of funding for schools when TIF deals are enacted; Sagamore commits to devote lobbying resources to work with City and advocates in Annapolis to push for a legislative fix; \$7.68 million for education and after-school programs; \$2 million in scholarships for Baltimore City students