

City of Cambridge
307 Gay Street
Cambridge, Maryland 21613

EXECUTIVE DEPARTMENT

TELEPHONE (410) 228-4020
MD RELAY (V/TTY) 711 OR 1-800-735-2258

ORDINANCE NO. 1000

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, APPROVING CERTAIN TAX CREDITS AND EXEMPTIONS FROM IMPACT FEES FOR OWNERS OF PROPERTY WHICH PROPERTY IS LOCATED WITHIN A DESIGNATED REDEVELOPMENT ZONE OF THE CITY, FOR THE PURPOSE OF PROMOTING ECONOMIC DEVELOPMENT.

WHEREAS, the Commissioners of Cambridge appointed an Economic Development Strategic Planning Committee (the "Committee") with the goal of identifying and developing policies which would encourage economic development within the City of Cambridge; and

WHEREAS, the Committee has recommended as part of its Economic Development Strategic Plan, that the Commissioners implement tax credit program for a period of four years, and an impact fee abatement program for a period of five years, within an area of the City designated as the Downtown/Waterfront Development District; and

WHEREAS, to encourage and promote economic development within the City, the Commissioners of Cambridge desire to accept the recommendation of the Committee and implement a temporary tax credit program and temporary impact fee abatement program, with a Downtown/Waterfront Development District.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of Cambridge, that the following economic development policies and incentives shall be applicable for a period of five years from the date hereof:

A. TAX CREDIT FOR INVESTMENTS MADE WITHIN THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT.

1. During the period from the effective date of this Ordinance until June 30, 2015, any and all property owners who complete at least FIFTY THOUSAND DOLLARS (\$50,000.00) of improvements to their real property which is located within the Downtown/Waterfront Development District ("qualifying improvements"), shall receive a tax credit on their municipal real property tax bill equivalent to a percentage of the tax increase generated by the increase in assessed value as a result of the said improvements. The tax credit shall be in the amounts and duration as follows:



Year 1 (tax year 7-1-2011 to 6-30-2012): The Tax Credit shall be Eighty Percent (80%) of the increase in taxes resulting from the increased assessed value following the completion of the improvements (the owner will pay twenty percent (20%) of the increase in taxes);

Year 2 (tax year 7-1-2012 to 6-3-2013): The Tax Credit shall be Sixty Percent (60%) of the increase in taxes resulting from the increased assessed value following the completion of the improvements (the owner will pay forty percent (40%) of the increase in taxes);

Year 3 (tax year 7-1-2013 to 6-30-2014): The Tax Credit shall be Forty Percent (40%) of the increase in taxes resulting from the increased assessed value following the completion of the improvements (the owner will pay sixty percent (60%) of the increase in taxes);

Year 4 (tax year 7-1-2014 to 6-30-2015): The Tax Credit shall be Twenty Percent (20%) of the increase in taxes resulting from the increased assessed value following the completion of the improvements (the owner will pay eighty percent (80%) of the increase in taxes);

Year 5 (tax year 7-1-2015 to 6-30-2016): The Tax Credit is no longer applicable and the owner shall pay one hundred percent (100%) of the taxes.

2. Any property owner who completes the qualifying improvements within the time periods stated above, shall be entitled to the municipal real property tax credit, or any remaining portion thereof, as set forth above.

B. TEMPORARY ABATEMENT OF MUNICIPAL IMPACT FEES WITHIN THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT.

1. The impact fees are hereby abated for a period of time commencing from the effective date of this Ordinance until June 30, 2015, for any and all development projects located within the Downtown/Waterfront Development District, as herein defined. To qualify for the abatement, owners/developers must obtain a building permit and must commence construction of a development project located within the Downtown/Waterfront Development District prior to June 30, 2015.
2. This impact fee abatement program shall expire on June 30, 2015.

C. DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT DEFINED.

The Downtown/Waterfront Development District is hereby defined as the area within the following boundaries: That area which is bounded on the West by High Street, bounded on the South by Washington Street, bounded on the East as follows:

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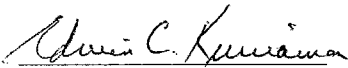



binding upon the westerly boundary line of Parcel Nos. 4985 and 4976 of Tax Map No. 303, (thereby excluding Parcel Nos. 4985 and 4976), and running in a northerly direction to Cedar Street, then binding upon the northerly side of Cedar Street in a westerly direction to the waters of Cambridge Creek, then running in a northerly direction along the mean high water line of Cambridge Creek along the westerly boundary line of Parcel No. 5046, Tax Map No. 301, Parcel No. 8013, Tax Map No. 301, Parcel No. 5068, Tax Map No. 303, Parcel Nos. 5089, 5090, 5091, 5092, 5093 and 5094, Tax Map No. 301 (thereby excluding said Parcel Nos. 5046, 8013, 5068, 5089, 5090, 5091, 5092, 5093, and 5094), until it intersects with Maryland Avenue, then binding upon Maryland Avenue in an easterly direction to Hayward Street, then binding upon Hayward Street in a northerly direction to Burn Street, then binding upon Burn Street in an easterly direction to Franklin Street, and then binding upon Franklin Street in a northerly direction to the Choptank River, and bounded on the North by the Choptank River, all as is more particularly shown and delineated upon EXHIBIT A which is attached hereto and incorporated herein by reference.

This Ordinance shall become effective the 1ST day of **September, 2010**.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE


Edwin C. Kinnamon, Clerk
and Treasurer

By: 
Victoria Jackson-Stanley, Mayor

Introduced the 26th day of **JULY, 2010**.

Adopted the 23rd day of **AUGUST, 2010**.

*City of Cambridge
Cambridge, Maryland*

