

**Major Baltimore Economic Development and Neighborhood Redevelopment Projects
by Lawrence Brown**

ID	Project Name	Location	Government or tax mechanism	Project Cost	Property value	Annual taxes paid	Human cost and loss to General Fund (GF)
1	Marriott Waterfront Hotel ³	Harbor East	PILOT		\$155 million	\$1 a year for 25 years	annual loss to GF: \$2.8M
2	Lockwood Place ³	Downtown	PILOT		\$58 million		annual loss to GF: \$854k
3	Zenith luxury apartments ²	W. Pratt St.	PILOT		\$40 million	pays 15% of property taxes	annual loss to GF: \$914k
4	Canton Crossing ⁶	Canton	PILOT		\$65 million		annual loss to GF: unknown
5	Hippodrome Theater & FMPAC	Downtown	PILOT			\$1 a year	annual loss to GF: unknown
6	Amazon warehouse ⁶	SE Baltimore	PILOT + \$35.3M EZ		\$141 million	\$400,000 (\$2.3M tax break)	lost \$1.4M to BCPSS
7	Legg Mason building	Inner Harbor	PILOT		\$164 million		loss to GF \$3,998,160
8	Hilton Baltimore CC/Hotel	Downtown	\$301M in revenue bonds			\$3.5 million annually	
9	Harbor Point: Exelon et al	Harbor East	TIF \$107M + \$169M EZ et al	\$1.8 billion		taxes diverted to TIF	no CBA 4 Perkins Homes
10	Wexler/UM BioPark	Poppleton	TIF \$17.5 million				Poe Terraces excluded
11	EBDI (proxy for JHMI)	Middle East	TIF \$78M (\$212.6M overall)	\$1.5 billion		taxes diverted to TIF	732 families displaced
12	Sagamore Development	Port Covington	TIF \$660M + \$760.4M credits	\$5.5 billion		taxes diverted to TIF	no fair/affordable housing
13	Project CORE (by State of Maryland)	citywide	demolition & redevelopment	\$700 million		not applicable	helps finance turnover
14	Park Heights Renaissance	Park Heights	demolition; relocation				25 PM+62 fams displaced
15	Innovation Village	Reservoir Hill	demolition; relocation; \$2M	\$120 million		none yet; not built yet	186 MPNA fams displaced
16	Oldtown Mall Redevelopment	Oldtown	demolition; relocation			not built yet	200+ SC fams displaced
17	The Redevelopment Fund	Oliver & EBDI	Vacants to Values?				possible gentrification
18	Central Baltimore Partnership/JHU	Center of city	Live Near Your Work (LNYW)	\$60 million			gentrification
19	Remington Row & R House	Remington	apartment tax credit? LYNW				gentrification
20	Skyline Development (40 homes)	Hoes Heights	apartment tax credit?				disregarded Hoes Heights
21	Horseshoe Casino Baltimore	South Bmore	casino impact fund		\$360 million	\$22 million	lost \$3.6M to BCPSS
22	Northwood Shopping Plaza	Northwood	none yet; discussing RIZE \$\$\$				Marble Hall Apartments?
23	Wallbrook Mill	Coppin Heights	\$2 million from Project CORE	\$20.2M phase 1			possible gentrification

PILOT = payment in lieu of taxes (a tax credit) EZ = Enterprise Zone tax credits TIF = Tax Increment Financing (tax diversion) GF= General Fund for city spending
BCPSS = Baltimore City Public School System LNYW = Live Near Your Work (public/private housing subsidy) CBA = community benefits agreement MPNA = Madison Park North Apartments