

**CITY OF BALTIMORE TIF PROJECTS REPORT  
FOR THE PERIOD ENDING JUNE 30, 2024**

**Development Districts:**

**Belvedere Square**

**Harborview Lot #2**

**Strathdale Manor**

**Clipper Mill**

**North Locust Point**

**Mondawmin Mall**

**East Baltimore Research Park**

**Harbor Point**

**Poppleton**

**Port Covington**

**NOVEMBER 21, 2024**

**PREPARED BY:**

**MUNICAP, INC.**

— PUBLIC FINANCE —

**CITY OF BALTIMORE TIF PROJECTS REPORT  
AS OF JUNE 30, 2024**

---

---

***TABLE OF CONTENTS***

---

---

<b>I. INTRODUCTION AND SUMMARY</b>	<b>1</b>
<b>I. BELVEDERE SQUARE DEVELOPMENT DISTRICT</b>	<b>8</b>
<b>II. HARBORVIEW LOT #2 DEVELOPMENT DISTRICT</b>	<b>10</b>
<b>III. STRATHDALE MANOR DEVELOPMENT DISTRICT</b>	<b>14</b>
<b>IV. CLIPPER MILL DEVELOPMENT DISTRICT</b>	<b>18</b>
<b>V. NORTH LOCUST POINT DEVELOPMENT DISTRICT</b>	<b>20</b>
<b>VI. MONDAWMIN MALL DEVELOPMENT DISTRICT</b>	<b>23</b>
<b>VII. EAST BALTIMORE RESEARCH PARK DEVELOPMENT DISTRICT</b>	<b>26</b>
<b>VIII. HARBOR POINT DEVELOPMENT DISTRICT</b>	<b>29</b>
<b>IX. POPPLETON DEVELOPMENT DISTRICT</b>	<b>36</b>
<b>X. PORT COVINGTON DEVELOPMENT DISTRICT</b>	<b>40</b>
<b>XI. APPENDIXES – PROPERTY OWNERS</b>	<b>44</b>

---

---

## ***I. INTRODUCTION AND SUMMARY***

---

---

### **City Enabling Acts and Creation of the Districts**

The Tax Increment Act provides for the creation of development districts by ordinance of the City Council of Baltimore (the “City Council”) for the purpose of financing public improvements and facilities related to the development of an industrial, commercial, or residential area. Upon approval of a development district and the passing of an authorizing ordinance, the City may issue special obligation bonds or provide for the payment by an issuer of debt service on certain State Obligations (as defined in the City Enabling Acts), the proceeds of which are to be used to finance or refinance the costs of infrastructure and other public improvements related to the development district and may create a tax increment special fund into which it shall deposit all property taxes that would normally be paid to the City and that are derived from increases in the taxable assessed value of the property from the first day of the year preceding the year in which the development district is created. The payment of principal and interest, and premium, if any, on such bonds or State Obligations can be secured by a pledge of the funds in the tax increment special fund after such funds have been appropriated by the City on an annual basis. The property tax revenues derived from such increase in the taxable assessed value of property is a portion of the general *ad valorem* tax levied on that property by the City.

The City’s development districts have, in most cases, been used in conjunction with special taxing districts. The special taxing districts are used to ensure there are sufficient funds to pay debt service should tax increment revenues be less than the development district obligations. When bonds are issued prior to the development having occurred, special taxes are an important means of ensuring there will be sufficient revenues to pay debt service. The City’s TIF policies call for using special taxes for TIF bonds when a developer is the proponent of the TIF. Special taxes are collected and secured in the same manner as general *ad valorem* taxes of the City and subject to the same penalties, procedures, and sale and lien priority in case of delinquency as general *ad valorem* taxes. Special taxes so levied and collected by the City are deposited in a special fund held by the City to be used, subject to annual appropriation, to pay debt service on such bonds or State Obligations issued to pay for the infrastructure improvements.

Pursuant to the Enabling Acts noted above, together with various ordinances passed by the City Council, the following Development Districts have been established.

- |                       |                                 |
|-----------------------|---------------------------------|
| 1. Belvedere Square   | 6. Mondawmin Mall               |
| 2. Harborview Lot #2  | 7. East Baltimore Research Park |
| 3. Strathdale Manor   | 8. Harbor Point                 |
| 4. Clipper Mill       | 9. Poppleton                    |
| 5. North Locust Point | 10. Port Covington              |

Following the establishment of these districts, bonds have also been issued to provide methods of financing certain public improvements and other costs. The majority of bond proceeds issued by the City for these Development Districts have already been expended and infrastructure improvements funded by these proceeds have been completed for the first seven projects.

## Information Included in this Report

The following information related to the development districts for the period ending June 30, 2024, is included in this report:

- a Date of the establishment of the development district.
- b Names of property owners per existing tax records.
- c Total amount of TIF bonds issued for each project.
- d Total amount of bond proceeds used to fund infrastructure as per public improvement budget submitted during the approval process. This includes any approved budget changes, amounts spent and any remaining funds.
- e The breakdown or application of bond proceeds on public improvements/infrastructure, capitalized interest, debt service reserves, costs of issuance, refunding, and administrative expenses fees.
- f Any projected issuance of other bonds.
- g Assessed real property value of the project prior to establishment of the TIF district.
- h Assessed real property value of the project as of June 30, 2024.
- i Total amount of real property taxes and special taxes (if any) due and collected for FY2024.
- j Total amount of debt service paid on the TIF bonds with revenues collected during FY2024.
- k Total amount of principal and interest still due on the outstanding bonds.
- l Estimated general fund impact for FY2024.

## Summary of Key Information

Table I provides a summary of the bonds issued, bonds issued to refund the bonds issued, and the outstanding bonds for each of the development districts.

**Table I: Summary of Bonds Outstanding**

<b>Project</b>	<b>Series</b>	<b>Issuance Date</b>	<b>Bonds Issued</b>	<b>Bonds Outstanding</b>
<b>Belvedere Square Development District</b>	2003	9/4/2003	\$2,000,000	\$241,947
<b>Harborview Lot #2 Development District</b>	2003 <sup>[1]</sup>	5/14/2003	\$7,490,000	\$0
	2015	6/11/2015	\$5,830,000	\$2,840,000
<b>Strathdale Manor Development District</b>	2003 <sup>[1]</sup>	8/20/2003	\$5,968,000	\$0
	2015	6/11/2015	\$5,230,000	\$2,845,000
<b>Clipper Mill Development District</b>	2003 <sup>[1]</sup>	8/20/2003	\$7,877,000	\$0
	2015	6/11/2015	\$6,820,000	\$4,685,000
<b>North Locust Point Development District</b>	2005 <sup>[2]</sup>	8/25/2005	\$2,977,000	\$0
	2015	6/11/2015	\$2,315,000	\$1,125,000
<b>Mondawmin Mall Development District</b>	2008	1/31/2008	\$12,200,000	\$8,328,000
	2008C <sup>[3]</sup>	5/22/2008	\$15,000,000	\$0
	2008A <sup>[4]</sup>	5/22/2008	\$39,705,000	\$0
	2008C-1	11/5/2015	\$10,680,000	\$6,980,000
<b>East Baltimore Research Park Development District</b>	2008C-2 <sup>[5]</sup>	5/22/2015	\$4,054,595	\$0
	2017	6/8/2017	\$47,685,000	\$43,955,000
	2009D	2/19/2009	\$23,595,000	\$23,047,000
Sub-total bonds outstanding				\$73,982,000
<b>Harbor Point Development District</b>	2016	12/5/2016	\$38,590,000	\$35,395,000
	2019	10/16/2019	\$47,125,000	\$44,205,000
	2022	8/8/2022	\$39,285,000	\$39,105,000
Sub-total bonds outstanding				\$118,705,000
<b>Poppleton Development District</b>	2017	1/19/2017	\$12,000,000	\$11,359,000
<b>Port Covington Development District</b>	2020	12/30/2020	\$137,485,000	\$136,160,000
<b>Total bonds outstanding</b>				<b>\$360,270,947</b>

<sup>[1]</sup>Series 2003 refunded with Series 2015 Bonds.

<sup>[2]</sup>Series 2005 refunded with Series 2015 Bonds.

<sup>[3]</sup>Series 2008C refunded with Series 2008C-1 and 2008C-2 Bonds.

<sup>[4]</sup>Series 2008A refunded with Series 2017 Bonds.

<sup>[5]</sup>Series 2008C-2 refunded with Series 2017 Bonds.

Table II provides a summary of the taxable assessed value of each development district when it was created (the base value), the current taxable assessed value, and the increment taxable assessed value for Fiscal Year 2024.

**Table II: Summary of Taxable Assessed Value (Fiscal Year 2024)**

<b>Project</b>	<b>Base Value</b>	<b>District Phased-in Value</b>	<b>Incremental Value</b>
<b>Belvedere Square Development District</b>	\$2,992,400	\$9,662,433	\$6,670,033
<b>Harborview Lot #2 Development District</b>	\$1,169,800	\$72,747,100	\$71,577,300
<b>Strathdale Manor Development District</b>	\$0	\$36,823,568	\$36,823,568
<b>Clipper Mill Development District</b>	\$823,200	\$67,927,864	\$67,104,664
<b>North Locust Point Development District</b>	\$8,598,800	\$56,393,400	\$47,794,600
<b>Mondawmin Mall Development District</b>	\$29,612,700	\$64,415,193	\$34,802,493
<b>East Baltimore Research Park Development District</b>	\$12,672,500	\$277,057,514	\$264,385,014
<b>Harbor Point Development District</b>	\$11,116,200	\$427,497,800	\$416,381,600
<b>Poppleton Development District</b>	\$1,180,400	\$34,840,100	\$33,659,700
<b>Port Covington Development District</b>	\$90,796,494	\$509,128,100	\$418,331,606
<b>Total</b>	<b>\$158,962,494</b>	<b>\$1,556,493,072</b>	<b>\$1,397,530,578</b>

Table III on the following page includes a summary of the TIF revenues collected in each development district, other revenues, which consist of payments in-lieu of taxes paid by tax-exempt entities and enterprise zone state reimbursements in the East Baltimore Research Park Development District, special taxes collected as needed in each district to apply to debt service on TIF bonds, the net debt service of the bonds, and the surplus real property taxes available to the City's general fund.

There are no deficits to the City from any of the TIF bonds. The City's TIF bonds are structured such that the City has no obligation for the repayment of the bonds beyond the real property tax increment and special tax revenues. All bonds are being paid on a current basis except for the Series 2009D bonds issued for the East Baltimore Research Park Development District, which were issued as subordinate cash flow bonds that are paid solely from available tax increment revenues. It is not a default on these bonds if current interest is not paid in the year incurred, as the bonds were structured such that interest would be paid when revenues were available to pay interest.

**Table III: Surplus Tax Revenues Available to City After Debt Service**

<b>Project</b>	<b>TIF Revenues</b>	<b>Other Revenues</b>	<b>Special Taxes</b>	<b>Total Available Revenues</b>	<b>Net Debt Service<sup>[1]</sup></b>	<b>Surplus Tax Revenues to City</b>
<b>Belvedere Square Development District</b>	\$149,942	-	\$107,000	\$256,942	(\$256,942)	\$0
<b>Harborview Lot #2 Development District</b>	\$1,521,267	-	-	\$1,521,267	(\$594,048)	\$927,219
<b>Strathdale Manor Development District</b>	\$762,733	-	-	\$762,733	(\$551,463)	\$211,270
<b>Clipper Mill Development District</b>	\$1,395,600	-	-	\$1,395,600	(\$629,085)	\$766,515
<b>North Locust Point Development District</b>	\$1,078,531	-	-	\$1,078,531	(\$274,941)	\$803,590
<b>Mondawmin Mall Development District</b>	\$782,360	-	\$74,000	\$856,360	(\$856,360)	\$0
<b>East Baltimore Research Park Development District<sup>[2]</sup></b>	\$4,159,602	\$2,058,180	-	\$6,217,782	(\$10,053,347)	\$0
<b>Harbor Point Development District</b>	\$5,467,410	-	\$1,675,000	\$7,142,410	(\$7,142,410)	\$0
<b>Poppleton Development District</b>	\$812,090	-	\$61,000	\$873,090	(\$873,090)	\$0
<b>Port Covington Development District</b>	\$5,833,144	-	\$1,198,000	\$7,031,144	(\$7,031,144)	\$0
<b>Total</b>	<b>\$21,962,679</b>		<b>\$3,115,000</b>	<b>\$27,135,859</b>	<b>(\$28,262,830)</b>	<b>\$2,708,594</b>

<sup>[1]</sup>For purposes of calculating the surplus tax revenues to the city, net debt service includes administrative expenses.

<sup>[2]</sup>Current TIF Revenues and other revenues are sufficient to cover debt service on the Series 2008C-1 Bonds and the 2017 Bonds. Revenues are insufficient to cover the outstanding accrued interest on the Series 2009D Bonds. The City is not responsible for making up the shortfall. This was expected and the bonds were purposely structured in this manner.

Table IV provides a summary of the estimated general fund revenues, expenses and net impacts for each of the Development Districts.

These general fund revenue and expense impacts are direct impacts resulting from the development within the Development Districts and do not include any indirect or induced impacts or impacts outside of the Development Districts.

**Table IV: Estimated Net General Fund Fiscal Impacts<sup>1</sup>**

<b>TIF District</b>	<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
<b>Belvedere Square Development District</b>	\$279,447	(\$243,539)	\$35,908
<b>Harborview Lot #2 Development District</b>	\$1,600,174	(\$360,177)	\$1,239,998
<b>Strathdale Manor Development District<sup>[1]</sup></b>	\$536,021	(\$881,942)	(\$345,921)
<b>Clipper Mill Development District</b>	\$1,686,261	(\$999,772)	\$686,488
<b>North Locust Point Development District</b>	\$2,684,103	(\$1,596,471)	\$1,087,632
<b>Mondawmin Mall Development District</b>	\$774,045	(\$622,934)	\$151,112
<b>East Baltimore Research Park Development District</b>	\$5,135,883	(\$4,491,524)	\$644,359
<b>Harbor Point Development District</b>	\$9,417,037	(\$5,507,636)	\$3,909,401
<b>Poppleton Development District<sup>[1]</sup></b>	\$582,459	(\$606,532)	(\$24,074)
<b>Port Covington Development District</b>	\$7,624,352	(\$3,524,560)	\$4,099,792
<b>Total</b>			<b>\$11,484,695</b>

### Notes on Development Districts Net Fiscal Impacts

*Strathdale Manor Development District:*

Strathdale Manor was a redevelopment of a failed low-income housing tax credit apartment project. The property was redeveloped with workforce housing. Most units were priced under \$200,000. There was a need for workforce housing in this neighborhood and more broadly within the City. New home construction had not occurred in this area in decades. Prospective residents camped out days ahead of time to buy houses as phases were released. Providing workforce housing served as an important public policy goal for the City. Workforce housing is not expected to generate significant positive net fiscal impacts for the City but meets an important public purpose.

*Poppleton Development District:*

Poppleton is a key component of the revitalization in West Baltimore. It is expected to yield tremendous benefits both in rebuilding the tax base and in transforming a long-suffering part of the City that often experiences disinvestment into a vibrant center for

<sup>1</sup> Revenues include but are not limited to real and personal property taxes, sales and service taxes, other local taxes, income taxes, licenses and permits, fines and forfeits, use of property and current service charges. Expenses include but are not limited to courts, finance, police, fire, health, housing and community development, liquor license board, art and culture, Baltimore city public schools, education, public works, rec and parks, transportation, and miscellaneous general expenses.



housing and employment. The apartment building in the first phase of the project suffered water damage due to a pipe failure, which resulted in delays in leasing the property. This resulted in the initial assessed value being appealed and lowered. The property was reassessed as of January 1, 2024; however, at this time the property was not fully occupied, so the assessed value does not reflect expected stabilized value.<sup>2</sup> According to the latest developer disclosure, a grocery market is expected to occupy space in Q3 2024 and another commercial tenant is in the final stages of lease negotiations. It is anticipated that upon full lease-up the project and reassessment as of January 1, 2027, the initial phase of the project will produce a positive net fiscal impact.

*Port Covington Development District:*

Port Covington (now known as Baltimore Peninsula) is in the early stages of development. The net fiscal impact in Tabel IV is estimated based on development that was complete and existing in FY2024. The Chapter 1B development, which was associated with the first series of TIF bonds issued in 2020, is complete and leasing up. Partial impacts are included in the estimate of net fiscal impact. This development is expected to stabilize in FY2025. A one-time recordation tax impact is estimated in the current fiscal impact analysis, representing the refinancing of construction loans into permanent loans.

## **Sources**

MuniCap relied on a variety of sources in the preparation of the net fiscal impact estimates. While these sources are believed to be reliable, MuniCap has not independently verified information from other sources. MuniCap held discussions with the Department of Finance and the Baltimore City Public Schools Department of Facilities Planning to determine general fund impacts.

To calculate wage impacts, MuniCap used IMPLAN software developed by IMPLAN Group, LLC. IMPLAN is an industry-accepted economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

## **Assumptions and Limitations**

Estimating fiscal impacts is inherently imprecise. There are different methods of estimating fiscal impacts and different analysts will arrive at different conclusions. The estimates in Table IV are not intended to be precise results; they are intended to represent reasonable estimates of the impacts to the city as a result of the development and the TIFs.

Questions regarding the estimates should be addressed to the Department of Finance prior to any reliance on the estimates. MuniCap is not responsible for any misuse, misunderstanding, or misapplication of the estimates.

---

<sup>2</sup> Occupancy as of 1/1/2024 80% according to CoStar, as accessed by MuniCap.

## ***I. BELVEDERE SQUARE DEVELOPMENT DISTRICT***

- a. **Date of the Establishment:** December 9, 2002
- b. **Property Owners:** Development district constitutes two commercial parcels.

Parcel	OWNER	Street Number	Street Name	Assessed Value
27-54-5133-016	Premier Belvedere, LLC	510	E Belvedere Av	\$4,799,100
27-54-5134-019	Premier Belvedere, LLC	5911	York Road	\$4,942,100
				<b>\$9,741,200</b>

- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of September 1, 2024.

Series	Issue Date	Maturity	Principal Issue	Principal Redeemed	Principal Outstanding
2003	09/04/2003	09/01/2025	\$2,000,000	\$1,758,053	\$241,947

- d. **Public Improvements Funded by Bond Proceeds:**

Public Improvements	Original Budget	Spent to Date	Percent Complete
<b>Infrastructure Improvements:</b>			
Acquisition, Renovation and Development of Parking Spaces	\$1,683,721	\$1,683,721	100%
Acquisition, Renovation and Development of Parking Facility			
Sidewalks, landscaping, and lighting			
<b>Total</b>	<b>\$1,683,721</b>	<b>\$1,683,721</b>	<b>100%</b>

- e. **Application of Series 2003 Bond Proceeds:**

Series 2003	Amount
Public Improvements	\$1,683,721
Capitalized Interest	\$146,279
Costs of Issuance	\$162,000
Administrative Expenses	\$8,000
<b>Total</b>	<b>\$2,000,000</b>

- f. **Projected Future Issuance:** Public improvements are complete and no further bonds are to be issued for the District.
- g. **District Base Year Value January 1, 2001:** \$2,992,400
- h. **District Phased-in Value July 1, 2024:** \$9,741,200
- i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$228,576	\$228,576
Special Taxes	\$107,000	\$107,000
<b>Total</b>	<b>\$335,576</b>	<b>\$335,576</b>

- j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: <i>(Bond Year Ending 9/1/24)</i>	FY2024
Interest on March 1 <sup>st</sup>	\$13,135
Interest on September 1 <sup>st</sup>	\$13,135
Principal on September 1 <sup>st</sup>	\$214,933
<b>Total debt service</b>	<b>\$241,203</b>

- k. **Principal and Interest Outstanding on Series 2003 Bonds as of September 1, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2003	09/04/2003	09/01/2025	\$241,947	\$13,912

- l. **Estimated general fund impact for FY2024:**

Revenues	Expenses	Net Fiscal Impact
\$279,447	(\$243,539)	\$35,908

---

---

## ***II. HARBORVIEW LOT #2 DEVELOPMENT DISTRICT***

---

---

- a. **Date of the Establishment:** May 16, 2002
- b. **Property Owners:** Development district constitutes 88 parcels.
  - 1. See Appendix A.
- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of June 30, 2024.

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Issue</b>	<b>Principal Redeemed</b>	<b>Principal Outstanding</b>
2003 <sup>[1]</sup>	5/14/2003	9/1/2033	\$7,490,000	\$7,490,000	\$0
2015	6/11/2015	6/15/2030	\$5,830,000	\$2,990,000	\$2,840,000

<sup>[1]</sup>Series 2003 refunded with Series 2015 Bonds

- d. **Public Improvements Funded by Series 2003 Bond Proceeds:**

Public Improvement	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
Marine Contractor Mobilization	\$125,000	\$74,270	\$199,270	\$199,270	100%
Test Pile Program	\$27,500	(\$27,500)	\$0	n/a	n/a
Demolition	\$533,138	(\$89,863)	\$443,275	\$443,275	100%
Stone Columns	\$0	\$795,730	\$795,730	\$795,730	100%
City Storm Outfall Extension	\$0	\$335,000	\$335,000	\$335,000	100%
Backfill, Compaction & Grading	\$750,000	\$20,000	\$770,000	\$770,000	100%
Bulkhead	\$2,750,000	(\$968,000)	\$1,782,000	\$1,782,000	100%
Riprap	\$100,000	\$148,000	\$248,000	\$248,000	100%
Walkway (Promenade Ramp)	\$0	\$152,500	\$152,500	\$152,500	100%
Promenade	\$94,080	\$0	\$94,080	\$94,080	100%
Landscaping & Planters	\$250,000	\$0	\$250,000	\$250,000	100%
Site Lighting / Furnishing	\$60,000	\$0	\$60,000	\$60,000	100%
Construction Manager Fee	\$140,692	(\$68,692)	\$72,000	\$72,000	100%
Contingency (10%) *	\$483,041	(\$204,951)	\$278,090	\$278,090	100%
Architectural & Engineering	\$278,956	(\$28,956)	\$250,000	\$250,000	100%
Landscape Architect	\$25,000	\$0	\$25,000	\$25,000	100%
Permits, Testing & Inspections	\$212,538	(\$137,538)	\$75,000	\$75,000	100%
Taxes	\$14,706	\$0	\$14,706	\$14,706	100%
Legal/Closing/Title Mortgage	\$53,134	\$0	\$53,134	\$53,134	100%
Insurance	\$63,761	\$0	\$63,761	\$63,761	100%
Development Fees	\$265,672	\$0	\$265,672	\$265,672	100%
Plans/Prints/Project Administration	\$106,269	\$0	\$106,269	\$106,269	100%
Contingency (5%)	\$51,002	\$0	\$51,002	\$51,002	100%
<b>Total</b>	<b>\$6,384,489</b>	<b>\$0</b>	<b>\$6,384,489</b>	<b>\$6,384,489</b>	<b>100%</b>
<b>Less Developer's Contribution</b>	<b>(\$1,255,369)</b>		<b>(\$1,255,369)</b>	<b>(\$1,255,369)</b>	
<b>Total Bond Funded</b>	<b>\$5,129,120</b>		<b>\$5,129,120</b>	<b>\$5,129,120</b>	<b>100%</b>

e. **Application of Series 2003 and 2015 Bond Proceeds:**

Series	2003	2015
Public Improvements	\$5,129,120	\$0
Capitalized Interest	\$1,399,795	\$0
Reserve Fund	\$635,985	\$281,000
Refunding	\$0	\$5,962,557
Costs of Issuance	\$270,000	\$108,187
Administrative Expenses	\$40,000	\$0
<b>Total</b>	<b>\$7,474,900</b>	<b>\$6,351,744</b>

f. **Projected Future Issuance:** Public improvements are complete; no further bonds will be issued for the District.

g. **District Base Year Value January 1, 2001:** \$1,169,800

h. **District Phased-in Value July 1, 2024:** \$75,065,070

i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$1,528,101	\$1,649,245
Special Taxes	\$0	\$0
<b>Total</b>	<b>\$1,528,101</b>	<b>\$1,649,245</b>

j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: (Bond Year Ending 6/15/24)	FY2024
Interest on December 15 <sup>th</sup>	\$81,000
Interest on June 15 <sup>th</sup>	\$81,000
Principal on June 15 <sup>th</sup>	\$400,000
<b>Total debt service</b>	<b>\$562,000</b>

k. **Principal and Interest Outstanding on Series 2015 Bonds as of June 30, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2015	6/11/2015	6/15/2030	\$2,840,000	\$3,933,943

1. **Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$1,600,174	(\$360,177)	\$1,239,998

---

---

### ***III. STRATHDALE MANOR DEVELOPMENT DISTRICT***

---

---

- a. **Date of the Establishment:** May 21, 2003
- b. **Property Owners:** Development district constitutes 175 parcels.
  - 1. See Appendix B.
- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of June 30, 2024.

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Issue</b>	<b>Principal Redeemed</b>	<b>Principal Outstanding</b>
2003 <sup>[1]</sup>	8/20/2003	9/1/2033	\$5,968,000	\$5,968,000	\$0
2015	6/11/2015	6/15/2030	\$5,230,000	\$2,385,000	\$2,845,000

<sup>[1]</sup>Series 2003 refunded with Series 2015 Bonds



d. Public Improvements Funded by Series 2003 Bond Proceeds:

Public Improvement	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete <sup>[1]</sup>
Demolition	\$150,000	\$1,000	\$151,000	\$151,000	100%
Dev. Agreement Permit Fees	\$297,000	\$0	\$297,000	\$252,262	100%
Land planning and Engineering	\$225,150	\$116,005	\$341,155	\$336,138	100%
<b>Site Infrastructure</b>					
Stakeout	\$75,000	\$22,270	\$97,270	\$97,270	100%
Traffic Maintenance	\$75,000	(\$33,515)	\$41,485	\$41,485	100%
Rough Grading	\$530,000	(\$40,000)	\$490,000	\$490,000	100%
Fine Grading	\$120,000	\$80,595	\$200,595	\$200,595	100%
Sediment Control	\$253,100	(\$42,100)	\$211,000	\$211,000	100%
Storm Drainage	\$420,500	\$117,155	\$537,655	\$537,655	100%
Sanitary Sewer	\$419,100	(\$45,100)	\$374,000	\$374,000	100%
Water	\$495,100	\$19,300	\$514,400	\$514,400	100%
Sawcut Paving	\$9,950	(\$8,950)	\$1,000	\$1,000	100%
Trench Repair	\$36,500	(\$36,500)	\$0	\$0	100%
Alleys	\$372,000	(\$159,450)	\$212,550	\$212,550	100%
Curb and Gutter	\$153,150	\$6,024	\$159,174	\$159,174	100%
Walks and Ramps	\$159,900	(\$122,400)	\$37,500	\$37,500	100%
Paving	\$355,500	\$66,927	\$422,427	\$422,427	100%
Pavement Repairs	\$90,000	(\$70,000)	\$20,000	\$20,000	100%
Street Light Conduit	\$32,000	\$551,350	\$583,350	\$583,350	100%
Streetlights	\$111,800	\$216,200	\$328,000	\$328,000	100%
Public Trees	\$61,000	\$0	\$61,000	\$37,120	100%
Seeding	\$110,000	\$0	\$110,000	\$104,814	100%
Contingency	\$600,000	(\$352,987)	\$247,013	\$243,037	100%
Test & Inspections	\$0	\$81,260	\$81,260	\$49,712	100%
General Conditions	\$271,071	\$79,896	\$350,967	\$350,967	100%
Overhead	\$451,786	\$0	\$451,786	\$451,786	100%
Payment and Performance Bond	\$57,500	\$0	\$57,500	\$46,594	100%
<b>Total Eligible Costs</b>	<b>\$5,932,107</b>	<b>\$446,980</b>	<b>\$6,379,087</b>	<b>\$6,253,836</b>	<b>98%</b>
<b>Less Other Funds</b>	<b>(\$2,032,107)</b>	<b>(\$446,980)</b>	<b>(\$2,479,087)</b>	<b>(\$2,626,958)</b>	
<b>Total Bond Funded Costs</b>	<b>\$3,900,000</b>	<b>\$0</b>	<b>\$3,900,000</b>	<b>\$3,626,878</b>	<b>93%</b>

<sup>[1]</sup>Budget line items shown as 100% represent public improvements completion status and not budget line item. Unspent bond proceeds not used for public improvements constructions were returned to City and used to pay debt service pursuant to the trust indenture.

e. **Application of Series 2003 and 2015 Bond Proceeds:**

Series	2003	2015
Public Improvements	\$3,900,000	\$0
Capitalized Interest	\$1,139,837	\$0
Reserve Fund	\$596,800	\$296,625
Refunding	\$0	\$5,311,237
Costs of Issuance	\$215,117	\$108,187
Administrative Expenses	\$45,000	\$0
<b>Total</b>	<b>\$5,896,753</b>	<b>\$5,716,049</b>

f. **Projected Future Issuance:** Public improvements are complete; no further bonds will be issued for the District.

g. **District Base Year Value January 1, 2002:** \$0

h. **District Phased-in Value July 1, 2024:** \$38,394,600

i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$787,927	\$791,287
Special Taxes	\$0	\$0
<b>Total</b>	<b>\$787,927</b>	<b>\$791,287</b>

j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: (Bond Year Ending 6/15/24)	FY2024
Interest on December 15 <sup>th</sup>	\$80,125
Interest on June 15 <sup>th</sup>	\$80,125
Principal on June 15 <sup>th</sup>	\$360,000
<b>Total debt service</b>	<b>\$520,250</b>

k. **Principal and Interest Outstanding on Series 2015 Bonds as of June 30, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2015	6/11/2015	6/15/2030	\$2,845,000	\$3,911,193

1. **Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$536,021	(\$881,942)	(\$345,921)

## **IV. CLIPPER MILL DEVELOPMENT DISTRICT**

- a. **Date of the Establishment:** December 2, 2003
- b. **Property Owners:** Development district constitutes 142 parcels.
  - 1. See Appendix C.
- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of June 30, 2024.

Series	Issue Date	Maturity	Principal Issue	Principal Redeemed	Principal Outstanding
2003 <sup>[1]</sup>	8/20/2003	9/1/2033	\$7,877,000	\$7,877,000	\$0
2015	6/11/2015	6/15/2033	\$6,820,000	\$2,135,000	\$4,685,000

<sup>[1]</sup>Series 2003 refunded with Series 2015 Bonds

- d. **Public Improvements Funded by Series 2003 Bond Proceeds:**

Public Improvement	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
Acquisition	\$354,000	\$0	\$354,000	\$354,000	100%
Roads	\$2,729,526	\$0	\$2,729,526	\$2,729,526	100%
Utilities	\$2,233,249	\$0	\$2,233,249	\$2,233,249	100%
Design & Consulting	\$219,591	\$0	\$219,591	\$219,591	100%
City Inspection Fees	\$250,108	\$0	\$250,108	\$250,108	100%
Payment & Performance	\$30,381	\$0	\$30,381	\$30,381	100%
Contingency	\$330,842	\$87,916	\$418,758	\$418,758	100%
Development Mgmt. Fee	\$307,385	\$0	\$307,385	\$307,385	100%
<b>Total Eligible Costs</b>	<b>\$6,455,082</b>	<b>\$87,916</b>	<b>\$6,542,998</b>	<b>\$6,542,998</b>	<b>100%</b>
<b>Less Other Funds</b>	<b>(\$955,082)</b>	<b>(\$87,916)</b>	<b>(\$1,042,998)</b>	<b>(\$1,042,998)</b>	
<b>Total Bond Funded Costs</b>	<b>\$5,500,000</b>	<b>\$0</b>	<b>\$5,500,000</b>	<b>\$5,500,000</b>	<b>100%</b>

- e. **Application of Series 2003 and 2015 Bond Proceeds:**

Series	2003	2015
Public Improvements	\$5,500,000	\$0
Capitalized Interest	\$1,154,662	\$0
Reserve Fund	\$787,700	\$362,250
Refunding	\$0	\$6,898,997
Costs of Issuance	\$235,167	\$108,187
Administrative Expenses	\$65,000	\$0
<b>Total</b>	<b>\$7,742,529</b>	<b>\$7,369,433</b>

- f. **Projected Future Issuance:** Public improvements are complete; no further bonds will be issued for the District.
- g. **District Base Year Value January 1, 2002:** \$823,200
- h. **District Phased-in Value July 1, 2024:** \$70,561,736
- i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$1,463,209	\$1,471,495
Special Taxes	\$0	\$0
<b>Total</b>	<b>\$1,463,209</b>	<b>\$1,471,495</b>

- j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: <i>(Bond Year Ending 6/15/24)</i>	FY2024
Interest on December 15 <sup>th</sup>	\$125,625
Interest on June 15 <sup>th</sup>	\$125,625
Principal on June 15 <sup>th</sup>	\$340,000
<b>Total debt service</b>	<b>\$591,250</b>

- k. **Principal and Interest Outstanding on Series 2015 Bonds as of June 30, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2015	6/11/2015	6/15/2033	\$4,685,000	\$6,895,398

- l. **Estimated general fund impact for FY2024:**

Revenues	Expenses	Net Fiscal Impact
\$1,686,261	(\$999,772)	\$686,488

## V. NORTH LOCUST POINT DEVELOPMENT DISTRICT

- a. **Date of the Establishment:** December 22, 2003
- b. **Property Owners:** Development district constitutes twelve parcels.

Parcel	OWNER	Street No	Street Name	Assessed Value
1976-001	UA LOCUST P HOLDINGS, LLC	1000	HULL ST	\$37,174,100
1982-001	UA LOCUST P HOLDINGS, LLC	1113	HULL ST	\$47,567
2024-006A	UA LOCUST HOLDINGS, LLC		SES HULL ST	\$881,633
1981B-024*	MAYOR & CITY COUNCIL	1100	HULL ST	\$93,100
1981B-026*	MAYOR & CITY COUNCIL	1101	HAUBERT ST	\$47,100
1981B-012	UA HULL STREET II, LLC	1116	HULL ST	\$376,633
1981B-008	UA HULL STREET, LLC	1134	HULL ST	\$658,833
1987B-006	P & G WAREHOUSE, LLLP	1450	BEASON ST	\$15,101,100
1987B-007	UA CHEER PARKING LOT, LLC	1100	HAUBERT ST	\$409,500
1976-004*	MAYOR & CITY COUNCIL	900	HULL ST	\$203,700
2024-007*	MD PORT ADMINISTRATION	2300	E FORT AVE	\$33,906,900
2034A-052*	MAYOR & CITY COUNCIL	1529	E FORT AVE	\$2,987,667
			<b>Total</b>	<b>\$91,887,833</b>

\*Denotes Exempt Parcel

- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of June 30, 2024.

Series	Issue Date	Maturity	Principal Issue	Principal Redeemed	Principal Outstanding
2005 <sup>[1]</sup>	8/25/2005	9/1/2033	\$2,977,000	\$2,977,000	\$0
2015	6/11/2015	6/15/2030	\$2,315,000	\$1,190,000	\$1,125,000

<sup>[1]</sup>Series 2005 refunded with Series 2015 Bonds

- d. **Public Improvements Funded by Series 2005 Bond Proceeds:**

Public Improvement	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
Study and Design	\$2,007,030	\$0	\$2,007,030	\$2,007,030	100%
Property and Easement	\$4,490,000	\$0	\$4,490,000	\$4,490,000	100%
Construction Contract	\$11,123,617	\$0	\$11,123,617	\$11,123,617	100%
CSX Construction	\$662,870	\$0	\$662,870	\$662,870	100%
Inspection	\$1,112,362	\$0	\$1,112,362	\$1,112,362	100%
Contingency	\$1,455,061	\$0	\$1,455,061	\$1,455,061	100%
<b>Total</b>	<b>\$20,850,940</b>	<b>\$0</b>	<b>\$20,850,940</b>	<b>\$20,850,940</b>	<b>100%</b>
<b>Less Other Sources</b>	<b>(\$18,251,437)</b>	<b>\$0</b>	<b>(\$18,251,437)</b>	<b>(\$18,251,437)</b>	
<b>Total Bond Funded</b>	<b>\$2,599,503</b>		<b>\$2,599,503</b>	<b>\$2,599,503</b>	<b>100%</b>

e. **Application of Series 2005 and 2015 Bond Proceeds:**

Series	2005	2015
Public Improvements	\$2,599,503	\$0
Capitalized Interest	\$2,729	\$0
Reserve Fund	\$208,395	\$112,125
Refunding	\$0	\$2,367,037
Costs of Issuance	\$150,000	\$108,187
Administrative Expenses	\$12,266	\$0
<b>Total</b>	<b>\$2,972,893</b>	<b>\$2,587,349</b>

f. **Projected Future Issuance:** Public improvements are complete; no further bonds will be issued for the District.

g. **District Base Year Value January 1, 2002:** \$8,598,800

h. **District Phased-in Value July 1, 2024:** \$91,887,833

i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$1,325,481	\$1,325,481
Special Taxes	\$0	\$0
<b>Total</b>	<b>\$1,325,481</b>	<b>\$1,325,481</b>

j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: (Bond Year Ending 6/15/24)	FY2024
Interest on December 15 <sup>th</sup>	\$32,125
Interest on June 15 <sup>th</sup>	\$32,125
Principal on June 15 <sup>th</sup>	\$160,000
<b>Total debt service</b>	<b>\$224,250</b>

k. **Principal and Interest Outstanding on Series 2015 Bonds as of June 30, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2015	6/11/2015	6/15/2030	\$1,125,000	\$1,622,770

1. **Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$2,684,103	(\$1,596,471)	\$1,087,632



---



---

## ***VI. MONDAWMIN MALL DEVELOPMENT DISTRICT***

---

- a. **Date of the Establishment:** December 22, 2003
- b. **Property Owners:** Development district constitutes three commercial parcels.

<b>Parcel</b>	<b>OWNER</b>	<b>Street Number</b>	<b>Street</b>	<b>Assessed Value</b>
15-19-3262F-001	Mondawmin Business Trust	2401	Liberty Heights Ave	\$53,862,800
15-19-3262F-005	Mondawmin Business Trust	2500	Reisterstown Road	\$51,900
15-19-3262F-006	Touchpoint E Center, LLC	3201	Tioga Pkwy	\$6,558,467
<b>Total</b>				<b>\$60,473,167</b>

- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of September 1, 2024.

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Issue</b>	<b>Principal Redeemed</b>	<b>Principal Outstanding</b>
2008	1/31/2008	9/1/2039	\$12,200,000	\$3,872,000	\$8,328,000

d. **Public Improvements Funded by Series 2008 Bond Proceeds:**

<b>Description</b>	<b>Budgeted Costs</b>	<b>Percent Complete</b>
011-01050: On Site - Construction Stakeout	\$12,000	100%
011-01530: On Site - Temporary Construction	\$30,130	100%
011-02060: On Site - Demolition	\$118,500	100%
011-02200: On Site - Earthwork	\$70,094	100%
011-02201: On Site - Rock Removal	\$3,610	100%
011-02210: On Site - Grading & Excavation	\$1,262,685	100%
011-02215: On Site - Sediment and Erosion Control	\$47,570	100%
011-02510: On Site -Asphalt Pavement	\$969,619	100%
011-02515: On Site - Brick Pavers	\$199,835	100%
011-02522: On Site - Curb and Gutters	\$74,433	100%
011-02525: On Site - Sidewalks	\$51,329	100%
011-02550: On Site - Concrete Retaining Wall	\$485,249	100%
011-02700: On Site - Sewerage & Drainage	\$1,450,157	100%
011-02720: On Site - Storm Drain System	\$57,337	100%
011-02730: On Site - Sanitary Sewerage	\$169,680	100%
011-02840: On Site - Handicap Parking Signage	\$5,680	100%
011-02900: On Site - Landscaping	\$86,000	100%
035-01530: Big Box Site Work - Temporary Construction	\$140,225	100%
035-02060: Big Box Site Work - Building Demolition	\$1,317,891	100%
035-02200: Big Box Site Work - Grading and Excavation	\$5,414,891	100%
035-02215: Big Box Site Work - Sediment and Erosion Control	\$71,696	100%
035-02510: Big Box Site Work -Asphalt Pavement & Markings	\$930,165	100%
035-02515: Big Box Site Work - Pavers	\$98,957	100%
035-02521: Big Box Site Work - Curb & Gutters	\$84,500	100%
035-02525: Big Box Site Work - Sidewalks	\$168,494	100%
035-02550: Big Box Site Work - Concrete Retaining Wall	\$385,106	100%
035-02665: Big Box Site Work - Water System	\$165,946	100%
035-02720: Big Box Site Work - Storm Drain System	\$778,634	100%
035-02730: Big Box Site Work - Sanitary	\$553,332	100%
035-02900: Big Box Site Work - Landscaping	\$609,603	100%
035-02950: Big Box Site Work - Street Lighting	\$550,841	100%
<b>Total</b>	<b>\$16,364,189</b>	<b>100%</b>
<b>Less Other Sources</b>	<b>(\$4,364,189)</b>	
<b>Total Bond Funded</b>	<b>\$12,000,000</b>	<b>100%</b>

e. **Application of Series 2008 Bond Proceeds:**

<b>Series</b>	<b>2008</b>
Public Improvements	\$12,000,000
Costs of Issuance	\$200,000
<b>Total</b>	<b>\$12,200,000</b>

- f. **Projected Future Issuance:** Public improvements are complete; no further bonds will be issued for the District.
- g. **District Base Year Value January 1, 2005:** \$29,612,700
- h. **District Phased-in Value July 1, 2024:** \$60,473,167
- i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$1,423,239	\$1,519,420
Special Taxes	\$74,000	\$74,000
<b>Total</b>	<b>\$1,497,239</b>	<b>\$1,593,420</b>

- j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: <i>(Bond Year Ending 9/1/24)</i>	FY2024
Interest on March 1 <sup>st</sup>	\$242,928
Interest on September 1 <sup>st</sup>	\$242,928
Principal on September 1 <sup>st</sup>	\$348,000
<b>Total debt service</b>	<b>\$833,856</b>

- k. **Principal and Interest Outstanding on Series 2008 Bonds as of September 1, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2008	1/31/2008	9/1/2039	\$8,328,000	\$13,196,448

- l. **Estimated general fund impact for FY2024:**

Revenues	Expenses	Net Fiscal Impact
\$774,045	(\$622,934)	\$151,112

## **VII. EAST BALTIMORE RESEARCH PARK DEVELOPMENT DISTRICT**

a. **Date of the Establishment:**

<b>District</b>	<b>Date</b>
Phase I	June 23, 2004
Phase II-A & II-B Sub-Districts	November 8, 2007

b. **Property Owners:** Development district constitutes 542 parcels.

<b>District</b>	<b>Parcels</b>	<b>Year Value</b>
Phase I	91	\$223,647,899
Phase II-A Sub-District	84	\$206,130,296
Phase II-B Sub-District	367	\$54,873,487
<b>Total</b>	<b>542</b>	<b>\$484,651,682</b>

1. See Appendix D for detailed ownership.

c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of September 15, 2024.

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Issue</b>	<b>Principal Redeemed</b>	<b>Principal Outstanding</b>
2008C <sup>[1]</sup>	5/22/2008	9/1/2038	\$15,000,000	\$15,000,000	\$0
2008A <sup>[2]</sup>	5/22/2008	9/1/2038	\$39,705,000	\$39,705,000	\$0
2008C-1	11/5/2015	9/1/2033	\$10,680,000	\$3,700,000	\$6,980,000
2008C-2 <sup>[3]</sup>	5/22/2015	9/1/2033	\$4,054,595	\$4,054,595	\$0
2017	6/8/2017	9/1/2038	\$47,685,000	\$3,730,000	\$43,955,000
2009D	2/19/2009	9/15/2039	\$23,595,000	\$548,000	\$23,047,000
<b>Total</b>					<b>\$73,982,000</b>

<sup>[1]</sup>Series 2008C refunded with Series 2008C-1 and 2008C-2 Bonds.

<sup>[2]</sup>Series 2008A refunded with Series 2017 Bonds.

<sup>[3]</sup>Series 2008C-2 refunded with Series 2017 Bonds.

d. **Public Improvements Funded by Bond Proceeds:**

Public Improvement	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
<b><u>Series 2008A Bonds</u></b>					
Acquisition	\$8,191,301	(\$3,743,841)	\$4,447,460	\$4,447,460	100%
Relocation	\$6,888,699	(\$2,705,346)	\$4,183,353	\$4,183,353	100%
Demolition and Infrastructure	\$9,920,000	(\$3,384,415)	\$6,535,585	\$6,535,585	100%
New School Project	\$0	\$7,250,681	\$7,250,681	\$7,250,681	100%
Temporary School	\$0	\$2,582,921	\$2,582,921	\$2,582,921	100%
Developer's fee	\$2,100,000	\$0	\$2,100,000	\$2,100,000	100%
<b>Total Series 2008</b>	<b>\$27,100,000</b>	<b>\$0</b>	<b>\$27,100,000</b>	<b>\$27,100,000</b>	<b>100%</b>
<b><u>Series 2008C Bonds</u></b>					
Repayment of 2004 Loan*	\$15,000,000	\$0	\$15,000,000	\$15,000,000	100%
<b>Total Series 2008C</b>	<b>\$15,000,000</b>	<b>\$0</b>	<b>\$15,000,000</b>	<b>\$15,000,000</b>	<b>100%</b>
<b><u>Series 2009 Bonds</u></b>					
Relocation Costs	\$22,862,080	\$0	\$22,862,080	\$22,862,080	100%
<b>Total Series 2009</b>	<b>\$22,862,080</b>	<b>\$0</b>	<b>\$22,862,080</b>	<b>\$22,862,080</b>	<b>100%</b>
<b>Total Bonds Funded</b>	<b>\$64,962,080</b>		<b>\$64,962,080</b>	<b>\$64,962,080</b>	<b>100%</b>

e. **Application of Bond Proceeds:**

Series	2008C	2008A	2009D	2008C-1	2008C-2	2017
Public Improvements	\$15,000,000	\$27,100,000	\$22,862,080	\$0	\$0	\$0
Capitalized Interest	\$0	\$7,344,159	\$0	\$0	\$0	\$0
Reserve Fund	\$0	\$3,970,500	\$0	\$0	\$0	\$4,768,500
Refunding or Remarketing	\$0	\$0	\$0	\$9,822,127	\$4,162,481	\$43,249,416
Costs of Issuance	\$0	\$794,029	\$732,920	\$779,599	\$0	\$367,047
Administrative Expenses	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$15,000,000</b>	<b>\$39,208,688</b>	<b>\$23,595,000</b>	<b>\$10,601,726</b>	<b>\$4,162,481</b>	<b>\$48,384,963</b>

f. **Projected Future Issuance:** Public improvements are complete; no further bonds will be issued for the District.

g. **District Base Year Values:**

District	Base Year Date	Base Year Value
Phase I	1/1/2003	\$2,040,800
Phase II-A Sub-District	1/1/2006	\$514,200
Phase II-B Sub-District	1/1/2006	\$10,117,500
<b>Total</b>		<b>\$12,672,500</b>

**h. District Phased-in Assessed Value July 1, 2024:**

<b>District</b>	<b>Assessed Value</b>
Phase I	\$223,647,899
Phase II-A Sub-District	\$206,130,296
Phase II-B Sub-District	\$54,873,487
<b>Total</b>	<b>\$484,651,682</b>

**i. Real Property Taxes (Total City and State), Other Revenues and Special Taxes (if any) Due and Collected in FY2024:**

<b>Revenues</b>	<b>Amount Due</b>	<b>Amount Collected</b>
Real Property Taxes	\$4,754,784	\$4,776,608
Pledged Revenues	\$2,043,658	\$2,043,658
Special Taxes	\$0	\$0
<b>Total</b>	<b>\$6,798,442</b>	<b>\$6,820,266</b>

**j. Debt Service Payments with Revenues Collected for FY2024:**

<b>Debt Service: (Bond Year Ending 9/1/24)</b>	<b>2008C-1</b>	<b>2017</b>	<b>2009D</b>
Interest on March 1 <sup>st</sup>	\$205,388	\$1,072,313	\$0
Interest on September 1 <sup>st</sup>	\$205,388	\$1,072,313	\$4,850,331
Principal on September 1 <sup>st</sup>	\$530,000	\$1,110,000	\$792,000
<b>Total debt service</b>	<b>\$940,776</b>	<b>\$3,254,626</b>	<b>\$5,642,331</b>

**k. Principal and Interest Outstanding on Bonds as of September 15, 2024:**

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Outstanding</b>	<b>Projected Interest through Maturity</b>
2008C-1	11/5/2015	9/1/2033	\$6,980,000	\$2,113,455
2017	6/8/2017	9/1/2038	\$43,955,000	\$19,590,299
2009D	2/19/2009	9/15/2039	\$23,047,000	\$30,970,349

**l. Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$5,135,883	(\$4,491,524)	\$644,359

## VIII. HARBOR POINT DEVELOPMENT DISTRICT

- a. **Date of the Establishment:** December 13, 2010
- b. **Property Owners:** Development district constitute fifteen parcels.

Account Number	Unit	Owner Name	Street Number	Property Street Name	July 1, 2024 Assessed Value
1825-001	1	1300 Thames St Office, LLC	1300	Thames St	\$97,582,800
1825-002	2	BSA Borrower LLC	1300	Thames St	\$65,522,567
1825-003	3	Wills Street Pier LLC	1300	Thames St	\$1,000
1825-005A	4	Wills Street Pier LLC	1300	Thames St	\$19,349,800
1825-005B	5	Wills Street Pier LLC	1300	Thames St	\$52,313,967
1825-005C	6	Wills Street Pier LLC	1300	Thames St	\$3,562,767
1825-006		Ferndale Fence & Awn	1404	Thames St	\$434,200
1815-001	1	Harbor Point Parcel 1 Holdings	1000	Wills St	\$7,190,067
1815-002	2	Harbor Point Parcel 2 Holdings	1000	Wills St	\$180,918,067
1815-003	3	Harbor Point Parcel 3 Holdings	1000	Wills St	\$7,907,367
1815-004	4	Harbor Point Parcel 4 Holdings	1000	Wills St	\$3,715,333
1815-004C	4	Harbor Point Parcel 4 Hotel, LLC	1000	Wills St	\$992,600
1815-004B	4	Harbor Point Open Space Corp	1000	Wills St	\$0
1815-005	5	Harbor Point Garage LLC	1000	Wills St	\$4,222,500
1815-004A	4A	Harbor Point Open Space Corp	1000	Wills St	\$1,345,800
1816-001		Mayor & City Council	810	S Caroline St	\$8,291,333
<b>Total</b>					<b>\$453,350,168</b>

- c. **Bonds:** The table below outlines the amount of bonds issued and the amounts outstanding as of June 30, 2024.

Series	Issue Date	Maturity	Principal Issue	Principal Redeemed	Principal Outstanding
2014 <sup>[1]</sup>	4/3/2014	NA	\$36,000,000	\$36,000,000	\$0
2016A <sup>[2]</sup>	7/28/2016	NA	\$36,720,333	\$36,720,333	\$0
2016	12/5/2016	6/1/2043	\$38,590,000	\$3,195,000	\$35,395,000
2019	10/16/2019	6/1/2046	\$47,125,000	\$2,780,000	\$44,345,000
2022	8/8/2022	6/1/2051	\$39,285,000	\$180,000	\$39,105,000
<b>Total</b>					<b>\$118,845,000</b>

<sup>[1]</sup>Series 2014 refunded with Series 2016 Bonds.

<sup>[2]</sup>Series 2016A refunded with Series 2019 Bonds.

d. Public Improvements Funded by Bond Proceeds:

Improvements - Series 2014	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
<b>HP DEVELOPMENT PROJECT</b>					
Dock Street	\$5,765,460		\$5,765,460	\$5,765,460	100%
Point Street	\$646,932	\$1,260,517	\$1,907,449	\$1,907,449	100%
Wills Street	\$1,755,996		\$1,755,996	\$1,755,996	100%
Central Square	\$17,713,121	\$4,969,692	\$22,682,813	\$22,682,813	100%
<b>Subtotal</b>	<b>\$25,881,509</b>	<b>\$6,230,209</b>	<b>\$32,111,718</b>	<b>\$32,111,718</b>	<b>100%</b>
<b>CITY BRIDGE PROJECT</b>					
3 Span Option (Abutment to Abutment)	\$4,650,000	(\$4,650,000)	\$0	\$0	N/A
Bulkhead & Lancaster Bridge Modification	\$851,984	(\$851,984)	\$0	\$0	N/A
Traffic Signals/Pavement Markings	\$189,900	(\$189,900)	\$0	\$0	N/A
30% Engineering/Design	\$349,268	(\$16,856)	\$332,412	\$332,412	100%
Permitting (Noise Study, Etc.)	\$50,000	(\$50,000)	\$0	\$0	N/A
Construction Inspection	\$100,000	(\$100,000)	\$0	\$0	N/A
Contingency	\$371,469	(\$371,469)	\$0	\$0	N/A
<b>Subtotal</b>	<b>\$6,562,621</b>	<b>(\$6,230,209)</b>	<b>\$332,412</b>	<b>\$332,412</b>	<b>100%</b>
<b>SCHOOL PROJECT</b>					
Proceeds of the Series 2014 Bonds	\$2,000,000		\$2,000,000	\$2,000,000	100%
Baltimore City Housing Grant Agreement	\$170,000		\$170,000	\$170,000	100%
Edward St. John Foundation grant	\$700,000		\$700,000	\$700,000	100%
Edward St. John Foundation in-kind donation	\$300,000		\$300,000	\$300,000	100%
<b>Subtotal</b>	<b>\$3,170,000</b>	<b>\$0</b>	<b>\$3,170,000</b>	<b>\$3,170,000</b>	<b>100%</b>
<b>Total Public Improvements</b>	<b>\$35,614,130</b>	<b>\$0</b>	<b>\$35,614,130</b>	<b>\$35,614,130</b>	<b>100%</b>
<b>Less: Private Contributions</b>	<b>(\$1,170,000)</b>	<b>\$0</b>	<b>(\$1,170,000)</b>	<b>(\$1,170,000)</b>	<b>100%</b>
<b>Total Bond Funded Costs</b>	<b>\$34,444,130</b>	<b>\$0</b>	<b>\$34,444,130</b>	<b>\$34,444,130</b>	<b>100%</b>



<b>Improvements financed with the Series 2016A Bonds</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Spent to Date</b>	<b>Remaining Budget</b>	<b>Percent Spent</b>
<b>HP DEVELOPMENT PROJECT</b>						
Phase 1 Additional Land & Soft Costs	\$1,052,966		\$1,052,966	\$1,052,966	\$0	100%
Phase 1 Additional Construction Costs	\$720,828		\$720,828	\$720,828	\$0	100%
Force Main	\$979,940		\$979,940	\$979,940	\$0	100%
Point Street Infrastructure	\$3,003,728		\$3,003,728	\$3,003,728	\$0	100%
Wills Street Extension	\$524,380		\$524,380	\$524,380	\$0	100%
South Plaza/Park	\$1,592,722		\$1,592,722	\$1,592,722	\$0	100%
Garage & Service Area costs	\$818,854		\$818,854	\$818,854	\$0	100%
Contingency (Point Street & Force Main)	\$429,881		\$429,881	\$429,881	\$0	100%
Soft Costs Contingency	\$2,753,952		\$2,753,952	\$2,753,952	\$0	100%
<b>Subtotal</b>	<b>\$11,877,251</b>	<b>\$0</b>	<b>\$11,877,251</b>	<b>\$11,877,251</b>	<b>\$0</b>	<b>100%</b>
<b>CITY BRIDGE PROJECT</b>						
Project Cost	\$10,067,588		\$10,067,588	\$10,067,588	\$0	100%
<b>Subtotal</b>	<b>\$10,067,588</b>	<b>\$0</b>	<b>\$10,067,588</b>	<b>\$10,067,588</b>	<b>\$0</b>	<b>100%</b>
<b>WILL STREET PROJECT</b>						
Pump Station	\$1,013,690	\$1,529,495	\$2,543,185	\$2,457,064	\$86,121	97%
Wills St. Extension	\$5,323,122	(\$361,616)	\$4,961,506	\$4,807,795	\$153,711	97%
South Plaza/Park	\$2,178,665	\$0	\$2,178,665	\$2,110,490	\$68,175	97%
Garage & Service Area Costs to Public Plaza	\$609,829	\$0	\$609,829	\$590,746	\$19,083	97%
Wills Promenade Pier Structure	\$250,000	\$0	\$250,000	\$242,177	\$7,823	97%
Hard Cost Contingency	\$578,197	(\$378,197)	\$200,000	\$195,358	\$4,642	98%
Project Soft Costs & Contingency	\$3,237,823	(\$789,682)	\$2,448,141	\$2,374,909	\$73,232	97%
<b>Subtotal<sup>[1]</sup></b>	<b>\$13,191,326</b>	<b>\$0</b>	<b>\$13,191,326</b>	<b>\$12,778,540</b>	<b>\$412,786</b>	<b>97%</b>
<b>Total Public Improvements</b>	<b>\$35,136,165</b>	<b>\$0</b>	<b>\$35,136,165</b>	<b>\$34,723,379</b>	<b>\$412,786</b>	<b>99%</b>
<b>Less: Private Contributions</b>						
<b>Total Bond Funded Costs</b>	<b>\$35,136,165</b>	<b>\$0</b>	<b>\$35,136,165</b>	<b>\$34,723,379</b>	<b>\$412,786</b>	<b>99%</b>

<sup>[1]</sup> Unspent Will Street Project budgeted costs ( \$412,786) were reallocated to Phase III project following issuance of Series 2019B Bonds on October 16, 2019.

<b>Improvements financed with the Series 2019B Bonds</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Spent to Date 6-30-23</b>	<b>Remaining Budget</b>	<b>Percent Spent</b>
<b>HP DEVELOPMENT PROJECT</b>						
Phase 1 Additional Land & Soft Costs	\$527,306	\$0	\$527,306	\$527,306	\$0	100%
Point Street Infrastructure	\$36,931	\$0	\$36,931	\$36,931	\$0	100%
<b>Subtotal</b>	<b>\$564,237</b>	<b>\$0</b>	<b>\$564,237</b>	<b>\$564,237</b>	<b>\$0</b>	<b>100%</b>
<b>MARINA RELOCATION PROJECT</b>						
Project Cost	\$200,000	\$0	\$200,000	\$200,000	\$0	100%
<b>Subtotal</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>100%</b>
<b>WILL STREET PROJECT</b>						
Additional Costs - Pump Station	\$87,750	(\$19,245)	\$68,505	\$50,417	\$18,088	74%
Additional Costs - Wills St & Plaza	\$3,082,299	(\$676,012)	\$2,406,287	\$1,770,933	\$635,355	74%
Pavers & Landscaping - Dock Street	\$352,615	(\$77,336)	\$275,279	\$202,595	\$72,685	74%
Pavers & Landscaping - Central Plaza	\$299,750	(\$65,741)	\$234,009	\$172,221	\$61,787	74%
Pavers & Landscaping - Parcel 4	\$333,377	\$206,884	\$540,261	\$397,611	\$142,650	74%
Caroline Park & Relocate Pump Station	\$521,456	\$635,634	\$1,157,090	\$851,573	\$305,517	74%
Pavers & Landscaping - Parcel 3	\$418,743	\$188,161	\$606,904	\$446,657	\$160,247	74%
Soft Costs & Contingency	\$664,803	\$220,441	\$885,244	\$651,506	\$233,738	74%
<b>Subtotal</b>	<b>\$5,760,793</b>	<b>\$412,786</b>	<b>\$6,173,579</b>	<b>\$4,543,513</b>	<b>\$1,630,066</b>	<b>74%</b>
<b>Total Public Improvements</b>	<b>\$6,525,030</b>	<b>\$412,786</b>	<b>\$6,937,816</b>	<b>\$5,307,750</b>	<b>\$1,630,066</b>	<b>77%</b>
<b>Less: Private Contributions</b>						
<b>Total Bond Funded Costs</b>	<b>\$6,525,030</b>	<b>\$412,786</b>	<b>\$6,937,816</b>	<b>\$5,307,750</b>	<b>\$1,630,066</b>	<b>77%</b>

Improvements financed with the Series 2022 Bonds	Original Budget	Budget Changes	Revised Budget	Spent to Date 6-30-23	Remaining Budget	Percent Spent
<b>PARCEL 3 PROJECT</b>						
Construction Costs	\$10,595,652	\$0	\$10,595,652	\$4,761,606	\$5,834,046	45%
Architectural & Engineering Costs	\$530,244	\$0	\$530,244	\$238,288	\$291,956	45%
Other Soft Costs	\$649,184	(\$40,358)	\$608,826	\$291,738	\$317,088	48%
Construction Costs Contingency	\$953,600	\$0	\$953,600	\$428,541	\$525,059	45%
Soft Costs Contingency	\$40,000	\$0	\$40,000	\$17,976	\$22,024	45%
<b>Subtotal</b>	<b>\$12,768,680</b>	<b>(\$40,358)</b>	<b>\$12,728,322</b>	<b>\$5,738,149</b>	<b>\$6,990,173</b>	<b>45%</b>
<b>PARCEL 4 PROJECT</b>						
Construction Costs	\$2,560,000	\$0	\$2,560,000	\$520,894	\$2,039,106	20%
Architectural & Engineering Costs	\$1,819	\$0	\$1,819	\$370	\$1,449	20%
Other Soft Costs	\$154,403	(\$10,570)	\$143,833	\$31,417	\$112,416	22%
Construction Costs Contingency	\$223,994	\$0	\$223,994	\$45,577	\$178,417	20%
Soft Costs Contingency	\$4,000	\$0	\$4,000	\$814	\$3,186	20%
<b>Subtotal</b>	<b>\$2,944,216</b>	<b>(\$10,570)</b>	<b>\$2,933,646</b>	<b>\$599,072</b>	<b>\$2,334,574</b>	<b>20%</b>
<b>POINT PARK PROJECT</b>						
Construction Costs	\$14,817,847	\$0	\$14,817,847	\$4,012,992	\$10,804,855	27%
Architectural & Engineering Costs	\$1,612,851	\$0	\$1,612,851	\$436,795	\$1,176,056	27%
Other Soft Costs	\$1,204,039	(\$61,321)	\$1,142,718	\$326,080	\$816,638	29%
Construction Costs Contingency	\$1,333,600	\$0	\$1,333,600	\$361,168	\$972,432	27%
Soft Costs Contingency	\$113,000	\$0	\$113,000	\$30,603	\$82,397	27%
<b>Subtotal</b>	<b>\$19,081,337</b>	<b>(\$61,321)</b>	<b>\$19,020,016</b>	<b>\$5,167,638</b>	<b>\$13,852,378</b>	<b>27%</b>
<b>Total Public Improvements</b>	<b>\$34,794,233</b>	<b>(\$112,249)</b>	<b>\$34,681,984</b>	<b>\$11,504,859</b>	<b>\$23,177,125</b>	<b>33%</b>
<b>Less: Private Contributions</b>						
<b>Total Bond Funded Costs</b>	<b>\$34,794,233</b>	<b>(\$112,249)</b>	<b>\$34,681,984</b>	<b>\$11,504,859</b>	<b>\$23,177,125</b>	<b>33%</b>

e. **Application of Bond Proceeds:**

Series	2014	2016A	2016	2019	2022
Public Improvements	\$33,916,800	\$35,570,205	\$0	\$6,938,016	\$34,681,984
Capitalized Interest	\$799,612	\$698,070	\$0	\$0	\$0
Reserve Fund	\$0	\$0	\$3,525,427	\$3,583,143	\$3,455,330
Refunding	\$0	\$0	\$34,419,216	\$36,169,935	\$0
Costs of Issuance	\$765,032	\$300,960	\$402,065	\$397,972	\$862,869
Administrative Expenses	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$35,481,444</b>	<b>\$36,569,235</b>	<b>\$38,346,708</b>	<b>\$47,089,066</b>	<b>\$39,000,184</b>

f. **Projected Future Issuance:** All bonds approved for the construction of public improvements in the District have been issued. Public Improvements for Phase III of Development are currently under construction. No further bonds are expected to be issued for the District.

g. **District Base Year Values:** \$11,116,200

h. **District Phased-in Assessed Value July 1, 2024:** \$453,350,168

i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected in FY2024:**

Revenues	Amount Due	Amount Collected
Real Property Taxes	\$5,637,145	\$5,637,145
Special Taxes	\$1,675,000	\$1,675,000
<b>Total</b>	<b>\$7,312,145</b>	<b>\$7,312,145</b>

j. **Debt Service Payments with Revenues Collected for FY2024:**

Debt Service: (Bond Year Ending 6/1/24)	2016	2019	2022
Interest on June 1 <sup>st</sup>	\$898,400	\$785,845	\$963,922
Interest on December 1 <sup>st</sup>	\$898,400	\$785,845	\$963,922
Principal on December 1 <sup>st</sup>	\$675,000	\$830,000	\$180,000
<b>Total debt service</b>	<b>\$2,471,800</b>	<b>\$2,401,690</b>	<b>\$2,107,844</b>

k. **Principal and Interest Outstanding on Bonds as of June 30, 2024:**

Series	Issue Date	Maturity	Principal Outstanding	Projected Interest through Maturity
2016	12/5/2016	6/1/2043	\$35,395,000	\$24,059,627
2019	10/16/2019	6/1/2046	\$44,345,000	\$22,162,961
2022	8/8/2022	6/1/2051	\$39,105,000	\$36,797,606

1. **Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$9,417,037	(\$5,507,636)	\$3,909,401

---

## ***IX. POPPLETON DEVELOPMENT DISTRICT***

---

- a. **Date of the Establishment:** June 24, 2015
- b. **Property Owners:** Phase IA Development constitutes three parcels.

<b>Parcel</b>	<b>OWNER</b>	<b>Street Number</b>	<b>Street Name</b>	<b>Assessed Value</b>
18-11-0187-053A	Park Square Homes I LLC	101	N. Schroeder	\$17,840,800
18-12-0172-001	Park Square Homes I LLC	201	N. Schroeder	\$8,364,900
18-11-0187-090	Park Square Homes I LLC	127	N. Amity	\$83,300
<b>Total</b>				<b>\$26,289,000</b>

- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of June 30, 2024.

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Issue</b>	<b>Principal Redeemed</b>	<b>Principal Outstanding</b>
2017	1/19/2017	6/1/2043	\$12,000,000	\$641,000	\$11,539,000

d. Public Improvements Funded by Series 2017 Bond Proceeds:

Budget Class	Public Improvement	Original Budget	Budget Changes	Revised Budget	Spent to Date	Remaining Budget
Div 1	General Conditions	\$421,206	\$101,923	\$523,129	\$523,129	\$0
	Overhead (2%)	\$115,852		\$115,852	\$96,040	\$19,812
	Profit (5%)	\$295,421		\$295,421	\$240,243	\$55,178
	Contingency	\$221	\$91,197	\$91,418	\$63,091	\$28,327
Div 2	Utilities (SWM System)	\$458,848	\$355,013	\$813,861	\$813,861	\$0
	Paving/Sidewalks for City	\$786,884	\$0	\$786,884	\$786,884	\$0
	Poe Park Sitework	\$317,460	(\$242,460)	\$75,000	\$75,000	\$0
	Poe Park Landscaping	\$255,235	\$0	\$255,235	\$255,235	\$0
	Dog Park Sitework	\$344,708	(\$175,000)	\$169,708	\$53,447	\$116,261
	Excavation Support & Protection	\$250,496	\$0	\$250,496	\$250,496	\$0
	Underground Irrigation System	\$55,265	\$0	\$55,265	\$55,265	\$0
	Drain Tile	\$29,155	\$0	\$29,155	\$29,155	\$0
Div 3	Retaining Walls	\$648,480	\$14,980	\$663,460	\$663,454	\$6
	Sand Filter Structures (SWM)	\$210,400		\$210,400	\$210,400	\$0
Div 7	SWM Roof System	\$137,260	\$69,308	\$206,568	\$206,568	\$0
Div 12	Poe Park & Dog Park Furnishings	\$223,867	(\$150,000)	\$73,867	\$43,064	\$30,803
Div 15	Pumps & Equipment	\$20,000	\$154,485	\$174,485	\$174,485	\$0
Div 16	City Electrical Ductbank	\$1,248,316	(\$276,036)	\$972,280	\$972,280	\$0
	City Street Site Lighting	\$385,000	\$56,590	\$441,590	\$441,590	\$0
<b>Subtotal Hard Costs</b>		<b>\$6,204,074</b>	<b>\$0</b>	<b>\$6,204,074</b>	<b>\$5,953,687</b>	<b>\$250,387</b>
	Retainage 5%	\$0	\$0	\$0	(\$503,764)	
<b>Total Hard Costs</b>		<b>\$6,204,074</b>	<b>\$0</b>	<b>\$6,204,074</b>	<b>\$5,449,923</b>	<b>\$250,387</b>
<b>Soft Costs</b>						
	City Inspection Fees	\$65,000	\$0	\$65,000	\$47,051	\$17,949
	Architect/Design/Engineers/Planning	\$546,445	\$0	\$546,445	\$546,445	\$0
	Development Management Fees	\$404,422	\$0	\$404,422	\$404,422	\$0
<b>Total</b>		<b>\$7,219,941</b>	<b>\$0</b>	<b>\$7,219,941</b>	<b>\$6,447,841</b>	<b>\$268,336</b>

e. **Table below shows application of Series 2017 Bond Proceeds:**

<b>Series</b>	<b>2017</b>
Public Improvements	\$7,219,720
Capitalized Interest	\$1,607,022
Reserve Fund	\$1,200,000
Costs of Issuance	\$1,732,361
Administrative Expenses	\$91,812
<b>Total</b>	<b>\$11,850,915</b>

f. **Projected Future Issuance:** Public improvements for Phase IA Development are complete. Plans are under way to issue bonds for Phase IB Development. The amount to be issued to be determined.

g. **District Base Year Value January 1, 2014:** \$1,180,400

h. **District Phased-in Value July 1, 2024:** \$26,289,000

i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

<b>Revenues</b>	<b>Amount Due</b>	<b>Amount Collected</b>
Real Property Taxes	\$820,260	\$868,308
Special Taxes	\$61,000	\$61,000
<b>Total</b>	<b>\$881,260</b>	<b>\$929,308</b>

j. **Debt Service Payments with Revenues Collected for FY2024:**

<b>Debt Service: (Bond Year Ending 6/1/24)</b>	<b>FY2024</b>
Interest on December 1 <sup>st</sup>	\$324,385
Interest on June 1 <sup>st</sup>	\$324,385
Principal on June 1 <sup>st</sup>	\$177,000
<b>Total debt service</b>	<b>\$825,770</b>

k. **Principal and Interest Outstanding on Series 2017 Bonds as of June 30, 2024:**

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Outstanding</b>	<b>Projected Interest through Maturity</b>
2017	1/19/2017	6/1/2043	\$11,359,000	\$20,242,756



1. **Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$582,459	(\$606,532)	(\$24,074)

---

---

## ***X. PORT COVINGTON DEVELOPMENT DISTRICT***

---

- a. **Date of the Establishment:** September 22, 2016
- b. **Property Owners:** There is ongoing consolidation and subdivision of parcels within the District. For FY2024, development consisted of 72 parcels.
  - 1. See Appendix E for detailed ownership.
- c. **Bonds:** The table below outlines the amount of bonds issued and the amount outstanding as of September 1, 2024.

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Issue</b>	<b>Principal Redeemed</b>	<b>Principal Outstanding</b>
2020	12/30/2020	9/1/2050	\$137,485,000	\$1,325,000	\$136,160,000

- d. **Public Improvements Funded by Series 2020 Bond Proceeds:**

<b>Public Improvement</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Spent to Date</b>	<b>Remaining Budget</b>
<b>Soft Costs</b>					
Engineering and Architecture Fees	\$10,696,078	(\$3,280,860)	\$7,415,218	\$6,103,864	\$1,311,354
Surveys, Testing, & Inspections	\$1,445,189	(\$584,469)	\$860,720	\$669,448	\$191,272
Legal & Accounting	\$994,602	\$0	\$994,602	\$863,915	\$130,687
Permit and Inspection Fees	\$2,084,275	\$43,495	\$2,127,770	\$2,127,770	\$0
Payment and Performance Bond Premium	\$273,691	\$0	\$273,691	\$273,691	\$0
Permit Fees In Addition to DPW 9% Fee	\$450,000	\$238,976	\$688,976	\$685,549	\$3,427
SWM Bond Premium	\$205,537	\$0	\$205,537	\$144,459	\$61,078
Development & Construction Management Fee	\$4,827,249	\$0	\$4,827,249	\$4,747,420	\$79,829
Insurance	\$450,000	\$641,953	\$1,091,953	\$1,062,982	\$28,971
Triangle Park	\$749,449	\$0	\$749,449	\$749,449	\$0
Cromwell Street Park	\$949,086	(\$113,898)	\$835,188	\$807,024	\$28,164
Sanitary Storage Tank	\$700,000	\$8,000	\$708,000	\$708,000	\$0
Cost Certifications and Inspections (TIF)	\$150,000	\$0	\$150,000	\$80,697	\$69,303
Soft Cost Contingency	\$1,200,000	(\$1,095,923)	\$104,077	\$0	\$104,077
<b>TOTAL SOFT COSTS</b>	<b>\$25,175,156</b>	<b>(\$4,142,727)</b>	<b>\$21,032,429</b>	<b>\$19,024,268</b>	<b>\$2,008,162</b>
<b>Hard Costs</b>					
Preconstruction	\$443,738	\$0	\$443,738	\$443,738	\$0
Site Preparation	\$13,597,519	(\$2,255,695)	\$11,341,825	\$11,335,831	\$5,994
Dry Utilities	\$7,624,409	\$295,676	\$7,920,085	\$7,920,085	(\$0)
Wet Utilities	\$14,099,326	\$1,044,563	\$15,143,889	\$15,143,889	\$0
Site Improvements (Roads, Sidewalks)	\$10,054,727	\$259,352	\$10,314,079	\$10,314,079	\$0
Landscape & Amenities	\$6,128,518	\$450,237	\$6,578,755	\$6,578,755	\$0
Bulkhead	\$4,940,827	(\$1,494,941)	\$3,445,886	\$3,445,887	\$0
Bike Path	\$1,557,660	(\$756,547)	\$801,113	\$801,113	\$0
General Conditions & Requirements, Fee, Insurance, Contingency	\$10,969,939	\$5,612,765	\$16,582,704	\$16,582,317	\$387
Whiting-Turner (GC) Discretionary Fee	\$250,000	\$0	\$250,000	\$250,000	\$0
Construction Management Software and Tools	\$175,000	\$0	\$175,000	\$148,095	\$26,905
Utility Fees	\$756,064	\$261,116	\$1,017,180	\$992,876	\$24,304
Triangle Park	\$4,492,863	\$647,251	\$5,140,114	\$5,140,114	\$0
Cromwell Street Park	\$2,731,717	(\$526,240)	\$2,205,477	\$2,205,477	\$0
Sanitary Storage Tank	\$3,500,000	\$6,283,853	\$9,783,853	\$9,783,853	\$0
Construction Contingency	\$5,751,980	(\$5,678,664)	\$73,316	\$73,316	\$0
<b>TOTAL HARD COSTS</b>	<b>\$87,074,287</b>	<b>\$4,142,727</b>	<b>\$91,217,014</b>	<b>\$91,086,106</b>	<b>\$57,592</b>
<b>Total</b>	<b>\$112,249,444</b>	<b>\$0</b>	<b>\$112,249,443</b>	<b>\$110,110,374</b>	<b>\$2,065,755</b>

e. **Table below shows application of Series 2020 Bond Proceeds:**

<b>Series</b>	<b>2020</b>
Public Improvements	\$112,249,443
Capitalized Interest	\$12,555,242
Reserve Fund	\$10,613,852
Costs of Issuance	\$1,919,657
Administrative Expenses	\$146,806
<b>Total</b>	<b>\$137,485,000</b>

f. **Projected Future Issuance:** Public improvements for Chapter 1B Development are currently under construction. Bonds in an aggregate principal amount not to exceed \$660,000,000 to finance public improvements in the District have been approved. Future issuance in the Development will be subject to a number of conditions and Board of Finance approval. The full amount of authorized bonds may not be issued as a result of changes in proposed development. Bonds will be issued only to the extent supported by development.

g. **District Base Year Value January 1, 2018:** \$90,796,494

h. **District Phased-in Value July 1, 2024:** \$489,408,196

i. **Real Property Taxes (Total City and State) and Special Taxes (if any) Due and Collected FY2024:**

<b>Revenues</b>	<b>Amount Due</b>	<b>Amount Collected</b>
Real Property Taxes	\$7,286,511	\$7,286,511
Special Taxes	\$1,198,000	\$1,198,000
<b>Total</b>	<b>\$8,484,511</b>	<b>\$8,484,511</b>

j. **Debt Service Payments with Revenues Collected for FY2024:**

<b>Debt Service: (Bond Year Ending 9/1/24)</b>	<b>FY2024</b>
Interest on March 1 <sup>st</sup>	\$2,699,919
Interest on September 1 <sup>st</sup>	\$2,699,919
Principal on September 1 <sup>st</sup>	\$1,325,000
<b>Total debt service</b>	<b>\$6,724,838</b>

k. **Principal and Interest Outstanding on Series 2020 Bonds as of September 1, 2024:**

<b>Series</b>	<b>Issue Date</b>	<b>Maturity</b>	<b>Principal Outstanding</b>	<b>Projected Interest through Maturity</b>
2020	12/30/2020	9/1/2050	\$136,160,000	\$94,626,261

l. **Estimated general fund impact for FY2024:**

<b>Revenues</b>	<b>Expenses</b>	<b>Net Fiscal Impact</b>
\$7,624,352	(\$3,524,560)	\$4,099,792

---

---

***XI. APPENDIXES – PROPERTY OWNERS***

---

- A. Harborview Lot #2 Development District**
- B. Strathdale Manor Development District**
- C. Clipper Mill Development District**
- D. East Baltimore Research Park Development District**
- E. Port Covington Development District**

## Appendix A

### City of Baltimore Harborview Lot #2 Special Taxing District Fiscal Year 2024-2025

OWNER	Street Number	Street Name	July 1, 2024 Assessed
HARBORVIEW MARINA AND YACHT CLUB	1101	KEY HIGHWAY	\$1,000
SAUNAITIS TAMARA L & ARVYDAS	901	Valencia Court	\$637,267
PATEL JAYKUMAR H	903	Valencia Court	\$609,100
CANZONIERO JAMES M & JENNA V	905	Valencia Court	\$602,067
TUAN-MACLEAN KATHERINE MACLEAN SCOT	911	Valencia Court	\$694,800
BALLOU KENNETH B	909	Valencia Court	\$607,833
TSEGAY ZEWDI	907	Valencia Court	\$603,000
HURVITZ JULIE	1021	Pier Pointe Landing	\$598,900
RICH PRESTON	1023	Pier Pointe Landing	\$476,300
LACOVARA PHILIP A (TR) & MADELINE E (TR)	1025	Pier Pointe Landing	\$598,900
NEWBY PATRICIA A & HOSEA J	1027	Pier Pointe Landing	\$596,433
NICHOLSON DONTSESE J	1029	Pier Pointe Landing	\$592,200
CHIANG RYAN KOZLOWSKI NICOLE MARIE	1031	Pier Pointe Landing	\$597,667
BURTON GARY B	1033	Pier Pointe Landing	\$595,400
LUCIANO MARK G & GINA M	1036	Pier Pointe Landing	\$572,467
UEMATSU KEN D	1034	Pier Pointe Landing	\$566,267
HERRFELDT JR WILLIAM F & CASEY BOCCIA	1032	Pier Pointe Landing	\$567,500
ALIOUA ACHRAF REKIK INHEL	1030	Pier Pointe Landing	\$576,800
HWANG GRACE M	1028	Pier Pointe Landing	\$585,667
MCINTOSH PHAIROD & EVERIL	1026	Pier Pointe Landing	\$585,467
MEDELLIN JESS	1024	Pier Pointe Landing	\$580,500
BLAKENEY DAMAN C	1022	Pier Pointe Landing	\$581,133
WATTS MEREDITH ROE-RANZENBACH	1020	Pier Pointe Landing	\$633,800
SEIDL BRIAN GONZALEZ ELVIS ALEXIS CAMILO	914	Valencia Court	\$781,400
BOYD DARRIC N GREEN GRENDA LOUISE	912	Valencia Court	\$581,867
DENNISON MOLLY	910	Valencia Court	\$559,000
JALOTA DIVYA	908	Valencia Court	\$594,000
LI LI (TR) LU LIJUN (TR)	906	Valencia Court	\$715,400
CRUZ MICHAEL HOFSTAEDTER CASEY	900	Valencia Court	\$625,633
NAIK AMI	902	Valencia Court	\$590,867
STURM BRIAN L & ERINNE THELEN	904	Valencia Court	\$718,667
CHEN LAWRENCE	600	Ponte Villas North	\$742,000
O'NEIL III THOMAS F & NANCY DOERR	602	Ponte Villas North	\$912,567
DIPALO DINA PALMA	604	Ponte Villas North	\$1,065,900
DORNIC YVONNE	606	Ponte Villas North	\$1,063,367
HESS NORMAN J KOHLI ARCHANA	608	Ponte Villas North	\$704,533
SARRAF HAIDER	610	Ponte Villas North	\$701,200
BARADARAN PASHNEHSAZ & AMIR SOHEIL	612	Ponte Villas North	\$711,633
DEBELLA TORE T & DEBORAH F	614	Ponte Villas North	\$1,066,833
EFIOM-EKAHA DANIEL	616	Ponte Villas North	\$1,064,300
GROENKE STEVEN W & KATHRYN K	618	Ponte Villas North	\$1,178,800
GODEY JAMES	620	Ponte Villas North	\$1,565,933
CLEAR TOASTER, LLC	622	Ponte Villas North	\$5,047,133
NDUKWU AZUWUIKE H & KRYSTAL	621	Ponte Villas North	\$1,564,433

OWNER	Street Number	Street Name	July 1, 2024 Assessed
KIJESKY MICHAEL A & BRENDA H	619	Ponte Villas North	\$1,066,200
THOMAS JR ROBERT J & KATHERINE MILLER	617	Ponte Villas North	\$1,066,200
WALTHER SR JOHN DANIEL & PATRICIA LYNN	615	Ponte Villas North	\$1,066,833
HARBORVIEW LIMITED PARTNERSHIP NO. 2	613	Ponte Villas North	\$665,567
BARADARAN AMIR SOHEIL & LAILA PASHNEH	611	Ponte Villas North	\$655,300
PEDE JOHN P (TR) WESCHLER-PEDE DEBORAH	609	Ponte Villas North	\$703,267
PERRELL JOEL & PATRICIA	607	Ponte Villas North	\$931,467
MILLER CAROLE B (TR)	605	Ponte Villas North	\$1,065,900
MCGEE JR EMMETT F & KAREN P	603	Ponte Villas North	\$913,033
BONDROFF BRAD D & COURTNEY	601	Ponte Villas North	\$746,867
HUSSAIN IQBAL & NABI L	624	Ponte Villas South	\$714,167
OWEH ODAFE JAYSON	626	Ponte Villas South	\$670,500
HEMMER MICHAEL	628	Ponte Villas South	\$675,467
VERG ENTERPRISES LLC	630	Ponte Villas South	\$675,467
WHALEN PATRICK JOHN & BARBARA DOVE	632	Ponte Villas South	\$1,041,200
PAIGE, DAVID M. & P, NANCY E.	634	Ponte Villas South	\$666,733
PAGE BERNARD P ROSS KIMBERLY W	636	Ponte Villas South	\$0
NUDELMAN ILYA	638	Ponte Villas South	\$713,667
WELLS BRADLEY M PARKER WHITNEY E	640	Ponte Villas South	\$1,095,700
MONAHAN JR THOMAS V & CYNTHIA T	642	Ponte Villas South	\$1,094,467
YOUNG MICHAEL J & BARBARA J	644	Ponte Villas South	\$1,085,367
VAKA VIKRAM KUMAR REDDY GUPTA SUJASH	646	Ponte Villas South	\$942,333
BUTTNER, MICHAEL & HARRIS, GLENN	648	Ponte Villas South	\$927,167
UNITED ATLANTIC LLC	650	Ponte Villas South	\$1,517,333
GORDON MITCHEL M & ELISE A	652	Ponte Villas South	\$1,623,067
MILLIN MICHAEL G & AMY S	653	Ponte Villas South	\$1,620,533
ESKANDER LAURA E	637	Ponte Villas South	\$693,533
ATKINSON RODERICK & CATHERINE	639	Ponte Villas South	\$712,167
SOHN JUNGSAN (TR) LIN EMILY (TR)	641	Ponte Villas South	\$1,093,200
SPIEGEL PAUL VERVERS MIJA TESSE CORA	643	Ponte Villas South	\$1,090,700
CALABRESE JAMES L & COLLEEN M	645	Ponte Villas South	\$1,085,367
DADE, RODNEY & DADE, TERESA	647	Ponte Villas South	\$1,086,300
GANZ III WILLIAM J	649	Ponte Villas South	\$926,933
BAKER, SHAQUWANDA	651	Ponte Villas South	\$1,517,000
TSAMOUTALIS DESPENEATHENA	625	Ponte Villas South	\$714,167
BRUCHEY RYAN & ANN-MAIRE	627	Ponte Villas South	\$670,500
YOO HWAN & YEOJUNG REGINA	629	Ponte Villas South	\$670,500
ZACARIASSEN CHRISTIAN	631	Ponte Villas South	\$675,467
PERRELL JOEL & JACQUELINE	633	Ponte Villas South	\$950,600
KOHLI ARCHANA HESS NORMAN J	635	Ponte Villas South	\$649,400
LEWIS TIMOTHY D & MARGARET F	915	Valencia Court	\$754,000
BLITZSTEIN ROBERT J & DORI J	917	Valencia Court	\$691,200
HARBORVIEW LIMITED PARTNERSHIP NO 2	919	Valencia Court	\$735,933
RALEY JR THOMAS J (TR) & KIMBERLY A (TR)	921	Valencia Court	\$788,367
			<b>\$75,065,070</b>



**Appendix B**  
**City of Baltimore**  
**Strathdale Manor Special Taxing District**  
**Fiscal Year 2024-2025**

Parcel	OWNER	Street Number	Street	July 1, 2024 Assessed Value
26-20-6048-176	ROYAL ANNA	5900	Frankford Ave	\$223,200
26-20-6048-181	LEONARD TANIS & TERR	5902	Frankford Ave	\$184,300
26-20-6048-182	WILLIAMS KAE S	5904	Frankford Ave	\$211,200
26-20-6048-183	FARABEE JENNIFER B	5906	Frankford Ave	\$165,700
26-20-6048-184	WAINWRIGHT SHIRLEY	5908	Frankford Ave	\$206,400
26-20-6048-185	SIMON MARVA	5910	Frankford Ave	\$161,600
26-20-6048-186	WILSON ALICIA LYNN	5912	Frankford Ave	\$216,800
26-20-6048-187	RIGBY DANIELLE	5914	Frankford Ave	\$196,300
26-20-6048-188	WRIGHT SR BARRY R PR	5916	Frankford Ave	\$197,100
26-20-6048-189	BROWN TYESHA	5918	Frankford Ave	\$183,100
26-20-6048-190	MONROE NATHERA C	5920	Frankford Ave	\$216,100
26-20-6048-191	GUYTON, EMMETT	5922	Frankford Ave	\$191,600
26-20-6048-192	MITCHELL-TRACEY PATR	5924	Frankford Ave	\$203,200
26-20-6048-193	OWENS THELMA	5400	Frankford Est. DR	\$252,900
26-20-6048-194	JOHNSON DIANA LEE	5402	Frankford Est. DR	\$199,500
26-20-6048-195	BUTLER SARAI E	5404	Frankford Est. DR	\$158,000
26-20-6048-196	LOVE SR TERRY W	5406	Frankford Est. DR	\$192,800
26-20-6048-197	GILLIAM JUANITA D	5408	Frankford Est. DR	\$208,200
26-20-6048-198	FRANKS ROBERT S & PA	5410	Frankford Est. DR	\$278,000
26-20-6048-199	PINK KEVIN	5412	Frankford Est. DR	\$272,200
26-20-6048-200	HARRIS SHARHONDA	5414	Frankford Est. DR	\$242,600
26-20-6048-201	BARNES CHRISTOPHER	5416	Frankford Est. DR	\$254,400
26-20-6048-202	BROWN, LORRAINE	5418	Frankford Est. DR	\$198,400
26-20-6048-203	TAYLOR LENNY	5420	Frankford Est. DR	\$166,500
26-20-6048-204	DURHAM-BRAXTON LEIGH	5422	Frankford Est. DR	\$170,400
26-20-6048-205	NKOROKEN NENUBARI PE	5424	Frankford Est. DR	\$159,800
26-20-6048-206	MATTHEWS SHARELL A	5426	Frankford Est. DR	\$165,000
26-20-6048-207	ROBERTS MOSES F	5428	Frankford Est. DR	\$172,000
26-20-6048-208	TAYLOR, ANDREA M	5430	Frankford Est. DR	\$212,100
26-20-6048-209	MCSTERLING VALERIE &	5432	Frankford Est. DR	\$175,100
26-20-6048-210	CAMPER DOMINIQUE & T	5434	Frankford Est. DR	\$204,500
26-20-6048-211	BROWN JOSHULYN (TR)	5436	Frankford Est. DR	\$272,600
26-20-6048-212	DUNCAN DONALD & CHAN	5438	Frankford Est. DR	\$287,200
26-20-6048-213	ARRINGTON DESIREE	5901	Furley Way	\$194,200
26-20-6048-214	ONYEABO CHINYELU	5903	Furley Way	\$188,700
26-20-6048-215	JONES ANJANETTE L	5905	Furley Way	\$223,200
26-20-6048-216	SYKES ROBERT S & LOR	5907	Furley Way	\$255,300
26-20-6048-217	FURLEY 5909 LLC	5909	Furley Way	\$272,500
26-20-6048-218	SMITH JR MELVIN DUNC	5911	Furley Way	\$270,700
26-20-6048-219	PARKER MARJORIE M	5913	Furley Way	\$235,700
26-20-6048-220	GYEKE-AMOAKO ALBERT	5915	Furley Way	\$235,900
26-20-6048-221	LEE LORETTA E	5415	Force Road	\$196,600
26-20-6048-222	DILLARD CAROLYN D	5417	Force Road	\$187,900
26-20-6048-223	HOLMES DWAYNE R	5419	Force Road	\$193,300

Parcel	OWNER	Street Number	Street	July 1, 2024 Assessed Value
26-20-6048-224	EGGLESTON JR WILLIE	5401	Sinclair Greens	\$274,600
26-20-6048-225	ARCILA CARLOS	5403	Sinclair Greens	\$221,300
26-20-6048-226	ROBINSON, TANIKA DENEEN	5405	Sinclair Greens	\$206,600
26-20-6048-227	YORK DURRELL A	5407	Sinclair Greens	\$212,800
26-20-6048-228	SAWYER SR CARL E & S	5409	Sinclair Greens	\$212,600
26-20-6048-229	BUTLER VICTOR E & RA	5411	Sinclair Greens	\$209,900
26-20-6048-230	GARRETT ANTHONY J JO	5413	Sinclair Greens	\$201,400
26-20-6048-231	DAVIS SHADONNA	5415	Sinclair Greens	\$211,300
26-20-6048-232	HAYWARD KYLE	5417	Sinclair Greens	\$215,200
26-20-6048-233	RIOUS JARRETT X	5419	Sinclair Greens	\$224,800
26-20-6048-234	JOHNSON, CARON M	5421	Sinclair Greens	\$199,200
26-20-6048-235	CARTER CLARASTEEN	5501	Sinclair Greens	\$198,100
26-20-6048-236	YOUNG NATHAN	5503	Sinclair Greens	\$202,500
26-20-6048-237	BAYLIS LISA	5505	Sinclair Greens	\$186,000
26-20-6048-238	MCBRIDE NORMAN L & C	5507	Sinclair Greens	\$166,900
26-20-6048-239	BARR WARREN & YVONNE	5509	Sinclair Greens	\$281,000
26-20-6048-240	BROWN SERRICA N	5400	Sinclair Greens	\$199,100
26-20-6048-241	SOMERVILLE SEAN & WE	5402	Sinclair Greens	\$191,300
26-20-6048-242	MOSES RACQUEL	5404	Sinclair Greens	\$205,900
26-20-6048-243	STRONG MICHELE N	5406	Sinclair Greens	\$205,400
26-20-6048-244	FELDER, SHANELL	5408	Sinclair Greens	\$224,600
26-20-6048-245	CORBIN CHAKUSOLA A	5410	Sinclair Greens	\$229,000
26-20-6048-246	ADUM-BAWUAH NANA	5412	Sinclair Greens	\$209,100
26-20-6048-247	JACKS HOLDINGS LLC	5414	Sinclair Greens	\$160,000
26-20-6048-248	WOODEN STANLEY	5416	Sinclair Greens	\$278,300
26-20-6048-249	ANDOH ALEX	5500	Sinclair Greens	\$292,000
26-20-6048-250	HUDSON HARRY O & ELI	5502	Sinclair Greens	\$199,100
26-20-6048-251	HENDERSON JOEY L & T	5504	Sinclair Greens	\$207,600
26-20-6048-252	VSP ORLANDO LLC	5506	Sinclair Greens	\$215,000
26-20-6048-253	HARRIS-BELL SANDRA H	5508	Sinclair Greens	\$213,000
26-20-6048-254	MARSHALL, LAKEYSHA ANTIONETTE	5510	Sinclair Greens	\$240,900
26-20-6048-255	MORAVIA PARK DEV.CORP INC	5512	Sinclair Greens	\$178,200
26-20-6048-256	DOW JAMIE & JAMES RE	5514	Sinclair Greens	\$289,500
26-20-6048-257	MAYNARD LARICA A	5516	Sinclair Greens	\$247,600
26-20-6048-258	WANDJI KETCHIOZO	5518	Sinclair Greens	\$275,400
26-20-6048-259	LEWIS-BROWN YOLANDA EARLICE	4602	Moravia Run Way	\$279,500
26-20-6048-260	BUSH LA PORSH T	4604	Moravia Run Way	\$195,400
26-20-6048-261	ELLIS IRENERENETTE &	4606	Moravia Run Way	\$274,200
26-20-6048-262	TYLER LESLIE SALISBU	4608	Moravia Run Way	\$212,400
26-20-6048-263	LEVINE NATOSHA	4610	Moravia Run Way	\$269,400
26-20-6048-264	SHAHZADI IRAM	4702	Moravia Run Way	\$198,600
26-20-6048-265	MCNAIR QUATANJA	4704	Moravia Run Way	\$218,300
26-20-6055-001	LAKELAND VINES LLC	6102	Frankford Ave	\$120,000
26-20-6055-002	MARTIN, STEPHANIE	6100	Frankford Ave	\$237,800
26-20-6055-017	GARRETT TRACEY L	6104	Frankford Ave	\$158,100
26-20-6055-018	SINGLETON GAIL B	6106	Frankford Ave	\$166,300
26-20-6055-019	HOLLOMAN SHELIA D	6108	Frankford Ave	\$198,500
26-20-6055-020	SINGH TONI M	6110	Frankford Ave	\$159,400
26-20-6055-021	SMALLS JONATHAN	6112	Frankford Ave	\$157,400
26-20-6055-022	ASH YVETTE V	6114	Frankford Ave	\$196,100
26-20-6055-023	TOHNYA TANYIFOR	6116	Frankford Ave	\$189,000
26-20-6055-024	DUNCAN JANICE E	6118	Frankford Ave	\$162,000

Parcel	OWNER	Street Number	Street	July 1, 2024 Assessed Value
26-20-6055-025	MORAVIA PARK COMMUNI	6120	Frankford Ave	\$197,300
26-20-6055-026	LITTLE TAFFY	6101	Furley Way	\$199,300
26-20-6055-027	TAFAH SIMON	6103	Furley Way	\$228,500
26-20-6055-028	BARNES DENINE	6105	Furley Way	\$162,600
26-20-6055-029	HANDY GLORIA	6107	Furley Way	\$157,400
26-20-6055-030	CROMWELL MARNIE	6109	Furley Way	\$198,700
26-20-6055-031	JIMENEZ, OSCAR MARIO	6111	Furley Way	\$293,700
26-20-6055-032	JONES MICHAEL & BERN	6113	Furley Way	\$243,800
26-20-6055-033	SMOTHERS DERK S & SU	5401	Frankford Est. DR	\$278,600
26-20-6055-034	BAILEY KENNETH M	5403	Frankford Est. DR	\$282,500
26-20-6055-035	CURTIS NEHEMIAH M	5405	Frankford Est. DR	\$207,400
26-20-6055-036	THORNTON ELMIRA	5407	Frankford Est. DR	\$157,400
26-20-6055-037	CLAPP SADIE	5409	Frankford Est. DR	\$194,300
26-20-6055-038	BOONE CHARLES & DONN	5411	Frankford Est. DR	\$252,300
26-20-6055-039	ROGERS SR KEVIN & PA	5413	Frankford Est. DR	\$279,500
26-20-6055-040	JACKSON BARBARA J	5415	Frankford Est. DR	\$279,800
26-20-6055-041	PITTMAN FRANK SMITH	5417	Frankford Est. DR	\$279,000
26-20-6055-042	WHITLEY KEVIN & SUSAN	5419	Frankford Est. DR	\$209,300
26-20-6055-043	HENRIQUES TRECIA	5421	Frankford Est. DR	\$201,700
26-20-6055-044	WEBB RAQUEL L & JR J	5423	Frankford Est. DR	\$211,600
26-20-6055-045	MCSTERLING NIA M	5425	Frankford Est. DR	\$163,300
26-20-6055-046	GBELEYE KAYODE	5427	Frankford Est. DR	\$163,300
26-20-6055-047	AGUGUO CHIGOZIE HENR	5429	Frankford Est. DR	\$172,900
26-20-6055-048	JOHNSON SR CARL L &	5431	Frankford Est. DR	\$145,200
26-20-6055-049	ZHENG WU	5433	Frankford Est. DR	\$251,400
26-20-6055-050	SOLEFACK BLANDINE &	5435	Frankford Est. DR	\$285,700
26-20-6055-051	DIALLO JOANN STRAUGH	5500	Frankford Est. DR	\$257,600
26-20-6055-052	WASHINGTON JR CARROL	5502	Frankford Est. DR	\$279,400
26-20-6055-053	BOWEN DION K & SHERR	5504	Frankford Est. DR	\$271,300
26-20-6055-054	BELNAVIS DENISE	5506	Frankford Est. DR	\$266,900
26-20-6055-055	HOBBS MARSHALL K & A	5501	Frankford Est. DR	\$289,500
26-20-6055-056	DOW JR JAMES H	5503	Frankford Est. DR	\$280,200
26-20-6055-057	MANSFIELD JR CHARLES	5505	Frankford Est. DR	\$253,300
26-20-6055-058	BARNES NAKIA	5507	Frankford Est. DR	\$251,400
26-20-6055-059	JOHNSON WAYNE	5509	Frankford Est. DR	\$252,000
26-20-6055-060	PASCHALL MITCHELL L	4501	Moravia Run Way	\$232,500
26-20-6055-061	MOORE KHARI & TAYA	4503	Moravia Run Way	\$207,500
26-20-6055-062	WHARTON GEORGE L & D	4603	Moravia Run Way	\$267,300
26-20-6055-063	MORRIS III CLARENCE	4605	Moravia Run Way	\$255,900
26-20-6055-064	BISHOP LACHAUON	4607	Moravia Run Way	\$284,300
26-20-6055-065	WAINWRIGHT FELISA F	4609	Moravia Run Way	\$318,000
26-20-6055-066	ROBINSON TONI MATTHE	4701	Moravia Run Way	\$224,900
26-20-6055-067	THOMPSON ANGEL J	4703	Moravia Run Way	\$186,700
26-20-6055-068	MURPHY III WILLIAM O	4705	Moravia Run Way	\$210,400
26-20-6055-069	LUCAS DONNELL	4707	Moravia Run Way	\$195,400
26-20-6055-070	STEPHENS ANTWON E	4709	Moravia Run Way	\$242,800
26-20-6055-071	DORSEY TIFFANY C	4711	Moravia Run Way	\$193,600
26-20-6055-072	DEANS, SHERVONE BERTINA	4713	Moravia Run Way	\$212,700
26-20-6055-073	FLOYD RODNEY & MARY	4600	Denview Way	\$321,700
26-20-6055-074	DOUGLAS KARL & MICHE	4602	Denview Way	\$315,200
26-20-6055-075	FOSTER THOMAS ANDREW	4604	Denview Way	\$259,400
26-20-6055-076	FITZGERALD DEBRIS A	4700	Denview Way	\$332,600

Parcel	OWNER	Street Number	Street	July 1, 2024 Assessed Value
26-20-6055-077	COLBERT RICHARD J HO	4702	Denview Way	\$273,900
26-20-6055-078	IJIYEMI OLUWASEGUN A	4704	Denview Way	\$284,800
26-20-6055-079	WRIGHT JR MELVIN R &	5400	Parkside Place	\$272,000
26-20-6055-080	NOBLE LLOYDYBERT MCF	5402	Parkside Place	\$283,400
26-20-6055-081	ELLERBE TERRON H	5404	Parkside Place	\$266,200
26-20-6055-082	MIDWAY EXCHANGE BORROWER 1, L	5406	Parkside Place	\$276,100
26-20-6055-083	AIME MORIAM O	5408	Parkside Place	\$270,200
26-20-6055-084	DOMINION RENTAL HOLD	5410	Parkside Place	\$230,000
26-20-6055-085	ROBERTS CANDICE A	5412	Parkside Place	\$295,300
26-20-6055-086	NEGIYA TEKLU GEBRE Y	5414	Parkside Place	\$266,200
26-20-6055-087	WELLS TERRY & CHERYL	5416	Parkside Place	\$269,200
26-20-6055-088	LITTLEJOHN LISA	5401	Parkside Place	\$203,500
26-20-6055-089	SMITH JR TIMOTHY FIT	5403	Parkside Place	\$239,300
26-20-6055-090	ROBINSON TERRENCE L	5405	Parkside Place	\$199,300
26-20-6055-091	THOMAS CAROL	5407	Parkside Place	\$210,100
26-20-6055-092	EASTON ODAI	5409	Parkside Place	\$261,500
26-20-6055-093	LEE, HOWARD R	5411	Parkside Place	\$288,800
26-20-6055-094	SMITH JAMES	5413	Parkside Place	\$243,100
26-20-6055-095	CHASE NATHAN & ANNIE	5415	Parkside Place	\$235,800
26-20-6055-096	BREWINGTON STARLETTA	5417	Parkside Place	\$280,300
26-20-6055-097	COUPLIN NAOMI OLOHIGBE	5419	Parkside Place	\$261,300
26-20-6055-098	ASKIA ANTWAN	5421	Parkside Place	\$294,400
26-20-6055-098A	FRANKFORD ESTATES HOA	5418	Parkside Place	\$100
26-20-6055-098B	FRANKFORD ESTATES HOA	4512	Moravia Run Way	\$100
26-20-6055-098C	FRANKFORD ESTATES HOA	4511	Moravia Run Way	\$100
26-20-6055-098D	FRANKFORD ESTATES HOA	NWS	Denview Way	\$100
26-20-6048-265A	FRANKFORD ESTATES HOA	0	Furley Way 110ft	\$100
<b>TOTAL</b>				<b>\$38,394,600</b>

**Appendix C**  
**City of Baltimore**  
**Clipper Special Taxing District**  
**Fiscal Year 2024-2025**

<b>Parcel</b>	<b>OWNER</b>	<b>Street Number</b>	<b>Street Name</b>	<b>July 1, 2024 Assessed Value</b>
3-04-3390B-053	HOMES AT CLIPPER MILL HOMEOWNERS ASS	3515	Parkdale AV	\$1,600
3-04-3390B-054	BAFFOUR ERIC	3519	Balmar Mews	\$375,933
3-04-3390B-055	QUDDUSI HAMDAD TARIQ NASEER AMINA N	3517	Balmar Mews	\$359,867
3-04-3390B-056	EMMONS BRENDA W (TR)	3515	Balmar Mews	\$375,933
3-04-3390B-057	HICKS ANTHONY B RODEN-HICKS KRISTEN A	3520	Balmar Mews	\$399,100
3-04-3390B-058	MAYER KEVIN A & KATHERINE	3518	Balmar Mews	\$359,867
3-04-3390B-059	COWLEY HANNAH	3516	Balmar Mews	\$382,667
3-04-3390B-060	BARABAN EZRA GALBRECHT ELIZABETH	3519	Foundry Mews	\$375,733
3-04-3390B-061	MCMAHON SHAWN P	3517	Foundry Mews	\$359,667
3-04-3390B-062	BOLAND THOMAS J & KAREN A	3515	Foundry Mews	\$387,333
3-04-3390B-063	TROUT LINDA S & GEORGE E	3520	Foundry Mews	\$387,333
3-04-3390B-064	MCCABE III CURTIS G CHIN MICHELLE D	3518	Foundry Mews	\$364,433
3-04-3390B-065	DAVIDOFF-GORE ALENA HADASS MORALES /	3516	Foundry Mews	\$382,467
3-04-3390B-066	SEKAR PRIYA	2050	Clipper Park RD	\$382,467
3-04-3390B-067	GIRARD MELISSA MASSEY JASON	2052	Clipper Park RD	\$394,967
3-04-3390B-068	MOSS JOSEPH DANIEL & PAMELA SULLIVAN	2054	Clipper Park RD	\$364,333
3-04-3390B-069	GROTH BYRON NICHOLAS	2056	Clipper Park RD	\$389,933
3-04-3390B-070	DALIVA AGNES L CAPULI JOSEPH R	2062	Clipper Park RD	\$375,733
3-04-3390B-071	ROACH AMY LYNN	2064	Clipper Park RD	\$359,667
3-04-3390B-072	O'HANLON ELIZABETH KARP-O'HANLON NINA	2066	Clipper Park RD	\$366,533
3-04-3390B-073	BLUMENFELD IAN & NICOLE LADZER ODOTE	2068	Clipper Park RD	\$364,333
3-04-3390B-074	MALJOVEC CHRISTOPHER J PETERSEN BRANI	2070	Clipper Park RD	\$375,733
3-04-3390B-075	SINOFSKY MARC	2072	Clipper Park RD	\$375,733
3-04-3390B-076	MIKHAYLOV YEVGENIY	2074	Clipper Park RD	\$359,667
3-04-3390B-077	FERRELL CLAUDIA J ZIEGLER ROBIN E	2076	Clipper Park RD	\$375,733
3-04-3390B-078	LOVE MARY T NUGENT ROSEANNA	2082	Clipper Park RD	\$382,467
3-04-3390B-079	BIGGS MICHAEL	2084	Clipper Park RD	\$380,933
3-04-3390B-080	WHIPPS CHRISTOPHER LATINA JACQUELINE	2086	Clipper Park RD	\$392,933
3-04-3390B-081	HORNSTEIN JONATHAN W & ERIKA B R	2088	Clipper Park RD	\$359,667
3-04-3390B-082	LYNCH CAROLYN	2090	Clipper Park RD	\$371,133
3-04-3390B-083	COOPER ANGELO M (LIFE)	2092	Clipper Park RD	\$375,733
3-04-3390B-084	PIETRZAK TRACY KUNIEGA & JEFFREY KENN	2093	Clipper Park RD	\$375,733
3-04-3390B-085	POLLIN TONI I	2091	Clipper Park RD	\$359,667

<b>Parcel</b>	<b>OWNER</b>	<b>Street Number</b>	<b>Street Name</b>	<b>July 1, 2024 Assessed Value</b>
3-04-3390B-086	PHILLIPS CRAIG	2089	Clipper Park RD	\$366,333
3-04-3390B-087	WABEKE KAREN	2087	Clipper Park RD	\$399,367
3-04-3390B-088	CLIPPER MILL HOA	3446	Woodberry AV	\$4,900
3-04-3390B-089	MCB WOODBERRY DEVELOPER LLC	2081	Clipper Park RD	\$1,144,167
-04-3390B-089B	MCB WOODBERRY DEVELOPER LLC	2002	Clipper Park RD	\$5,889,333
3-04-3390B-090	MCB WOODBERRY DEVELOPER LLC	2010	Clipper Park RD	\$5,560,333
	MCB WOODBERRY DEVELOPER LLC	2010	\$0	
	MCB WOODBERRY DEVELOPER LLC	2031	\$0	
	MCB WOODBERRY DEVELOPER LLC	2031	\$0	
3-04-3390B-092	HOMES AT CLIPPER MILL HOA	3441	Woodberry AV	\$22,900
-04-3390B-094A	MCB WOODBERRY DEVELOPER LLC	2023	Clipper Park RD	\$2,534,500
3-04-3390B-095	MCB WOODBERRY DEVELOPER LLC	2039	Clipper Park RD	\$488,367
3-04-3390B-096	MCB WOODBERRY DEVELOPER LLC	2063	Clipper Park RD	\$346,200
3-04-3390B-097	DELUCIA VITTORIA	2066	Eric Shaefer Way	\$795,133
3-04-3390B-099	FULTON RODNEY L	2072	Eric Shaefer Way	\$656,467
3-04-3390B-100	SMITH ELANA	2074	Eric Shaefer Way	\$667,967
3-04-3390B-101	CHOPRA SHAWN & MORGAN	2076	Eric Shaefer Way	\$695,500
3-04-3390B-102	FRIEDMAN MARGARET G & MARK H	2078	Eric Shaefer Way	\$648,833
3-04-3390B-103	SMITH STEVEN QUINN ROSEMARY	2080	Eric Shaefer Way	\$756,667
3-04-3390B-104	PROMISLOFF STEVEN C & ELLEN L	2082	Eric Shaefer Way	\$751,800
-04-3390B-104A	SCHUSTER STEPHEN C & SUSAN D	3407	Woodberry AV	\$797,800
-04-3390B-104B	PYKE GRANTLEY W HAZEN ELIZABETH B	3409	Woodberry AV	\$743,900
-04-3390B-104C	SAWYER MELINDA DALE MARUTHUR NISA M	3413	Woodberry AV	\$757,900
-04-3390B-104D	GOLD JANA SINHA SHOUNOK	3417	Woodberry AV	\$700,900
-04-3390B-104E	EDWARDS TISHA S	3421	Woodberry AV	\$629,500
-04-3390B-104F	GARCIA-BUNUEL ELIZABETH & MARTIN L	3425	Woodberry AV	\$609,133
3-04-3390B-105	PHILLIPS CRAIG R WAIT SUSAN B	3427	Woodberry AV	\$617,567
3-04-3390B-106	CLARK MICHAEL ROBERT	3429	Woodberry AV	\$659,133
3-04-3390B-107	HUTCHINS JR ARGIN M & MIRIAM B	3410	Woodberry AV	\$696,767
3-04-3390B-108	JULIO MARTA	3412	Woodberry AV	\$704,967
3-04-3390B-109	RIFKIN SCOTT A & KRISTINE G	3414	Woodberry AV	\$597,900
3-04-3390B-110	HALLE MARGO	3416	Woodberry AV	\$723,200
-04-3390B-110A	ROWLES KRISTIN L FERRARO PAUL J	3411	Woodberry AV	\$713,300
-04-3390B-110B	RAYMOND MARGARET	3415	Woodberry AV	\$766,467
-04-3390B-110C	FOO GILLIAN H C	3419	Woodberry AV	\$752,433
-04-3390B-110D	GREENWALD BENJAMIN K	3423	Woodberry AV	\$717,300
3-04-3390B-111	BRADFORD WILLIAM A KUSAKABE ALAN O	3418	Woodberry AV	\$756,500
3-04-3390B-112	YOLKEN ROBERT H DICKERSON FAITH B	3420	Woodberry AV	\$777,533
3-04-3390B-113	DOYON SUZANNE WELSH CHRISTOPHER	3422	Woodberry AV	\$731,800
3-04-3390B-114	MCKENZIE MICHAEL D & LEE H	3424	Woodberry AV	\$768,200

<b>Parcel</b>	<b>OWNER</b>	<b>Street Number</b>	<b>Street Name</b>	<b>July 1, 2024 Assessed Value</b>
3-04-3390B-115	EXPOSITO PATRICIA	3426	Woodberry AV	\$616,200
3-04-3390B-116	ROUSE LUCINDA MYERS	3428	Woodberry AV	\$724,200
3-04-3390B-117	BONNER KEVIN G & JANICE A	3430	Woodberry AV	\$641,667
3-04-3390B-118	KLEINMAN L M & KATHLEEN ROSS	3432	Woodberry AV	\$625,400
3-04-3390B-119	LEFENFELD BENJAMIN & AMY	3434	Woodberry AV	\$610,700
3-04-3390B-120	BROWN CHRISTOPHER	3436	Woodberry AV	\$604,200
3-04-3390B-121	VU DANG H	3438	Woodberry AV	\$568,800
3-04-3390B-122	CHUN JULIAN QUICK PHILIP JR	3440	Woodberry AV	\$680,367
3-04-3390B-123	OPARA CLAY C	3442	Woodberry AV	\$711,567
3-04-3390B-124	POERNOMO BENJAMIN A LEE JIN YI	3444	Woodberry AV	\$744,100
3-04-3390B-125	Anderson-Parente, J. K	2007	Clipper Park RD	\$248,833
3-04-3390B-126	BUTCHART JULIE	2007	Clipper Park RD	\$248,833
3-04-3390B-127	AITZ PROPERTIES LLC	2007	Clipper Park RD	\$259,733
3-04-3390B-128	PONGRATZ NINA	2007	Clipper Park RD	\$191,167
3-04-3390B-129	KALB DAVID W (TR) & THERESA M (TR)	2007	Clipper Park RD	\$197,900
3-04-3390B-130	HENSON EDWARD D	2007	Clipper Park RD	\$204,167
3-04-3390B-131	CORRADETTI ANTHONY A	2007	Clipper Park RD	\$186,000
3-04-3390B-132	GALLAGHER LAURENCE H	2007	Clipper Park RD	\$246,367
3-04-3390B-133	VALERO CELIAN	2007	Clipper Park RD	\$241,333
3-04-3390B-134	BURT SANDRA J CESEWSKI WALTER P	2007	Clipper Park RD	\$323,567
3-04-3390B-135	LULIE RICHARD WAYNE	2007	Clipper Park RD	\$323,567
3-04-3390B-136	CASHMAN DANIEL J PARIAN ALYSSA M	2007	Clipper Park RD	\$320,333
3-04-3390B-137	PREIS MARY LOUISE (TR)	2007	Clipper Park RD	\$153,000
3-04-3390B-138	MCCORKLE ERIC L (TR)	2007	Clipper Park RD	\$258,367
3-04-3390B-139	DEVLIN DAMIEN	2007	Clipper Park RD	\$204,167
3-04-3390B-140	RAINVILLE BRIAN LIM ELISABETH	2007	Clipper Park RD	\$186,000
3-04-3390B-141	ORLOVE DEBRA	2007	Clipper Park RD	\$269,067
3-04-3390B-142	NATELLI JONATHAN G	2007	Clipper Park RD	\$258,667
3-04-3390B-143	GOBRIAL WAFIK W & EVEIT	2007	Clipper Park RD	\$258,667
3-04-3390B-144	PADUSSIS JOHN	2007	Clipper Park RD	\$189,967
3-04-3390B-145	JACKSON DERRICK K	2007	Clipper Park RD	\$199,100
3-04-3390B-146	MCKENZIE STANLEY & VASHTI MURPHY	2007	Clipper Park RD	\$201,600
3-04-3390B-147	NASEER AMINA NASIR	2007	Clipper Park RD	\$187,000
3-04-3390B-148	REGNER LINDA M	2007	Clipper Park RD	\$237,667
3-04-3390B-149	VANMETER ROBERTA	2007	Clipper Park RD	\$237,667
3-04-3390B-150	SWEET J MICHAEL & CATHARINE GAMBOA	2007	Clipper Park RD	\$324,167
3-04-3390B-151	DEVOS JENNIFER LYNNE	2007	Clipper Park RD	\$320,733
3-04-3390B-152	BOEHM CORINNE D	2007	Clipper Park RD	\$318,600
3-04-3390B-153	MAZZUCA SEBASTIAN L	2007	Clipper Park RD	\$316,833

Parcel	OWNER	Street Number	Street Name	July 1, 2024 Assessed Value
3-04-3390B-154	TINNEY AILEEN MCSHEA	2007	Clipper Park RD	\$346,133
3-04-3390B-155	CHIU REMI YU HON	2007	Clipper Park RD	\$258,867
3-04-3390B-156	PREIS MICHAEL & MARGARET T	2007	Clipper Park RD	\$258,167
3-04-3390B-157	BLOCK JARED T	2007	Clipper Park RD	\$310,000
3-04-3390B-158	KARIMIAN YASMIN	2007	Clipper Park RD	\$268,867
3-04-3390B-159	KARIMIAN YASMIN & AMIR	2007	Clipper Park RD	\$257,300
3-04-3390B-160	GUTHRIE JACQUELINE (ETAL)	2007	Clipper Park RD	\$257,500
3-04-3390B-161	COBIA KENNETH A	2007	Clipper Park RD	\$190,567
3-04-3390B-162	HURST K THOMAS GALLAGHER AMY M	2007	Clipper Park RD	\$198,100
3-04-3390B-163	LEPMAN CHANA SHOSHANA (LIFE)	2007	Clipper Park RD	\$201,200
3-04-3390B-164	Weitscher, Craig & L	2007	Clipper Park RD	\$187,700
3-04-3390B-165	DANIELS JOHN D (TR)	2007	Clipper Park RD	\$240,467
3-04-3390B-166	TRACY ROBERT GREGG & WINIFRED ANNE	2007	Clipper Park RD	\$233,900
3-04-3390B-167	FRAZIER SHAUN BERLIN ROBERTA	2007	Clipper Park RD	\$325,900
3-04-3390B-168	KILBERG JARED A	2007	Clipper Park RD	\$316,433
3-04-3390B-169	DEBORAH KINTZING & MARC SAMET LT	2007	Clipper Park RD	\$319,467
3-04-3390B-170	Johnson III, John F	2007	Clipper Park RD	\$320,333
3-04-3390B-171	STAPLE ALAN H	2007	Clipper Park RD	\$346,933
3-04-3390B-172	SLEITH MARK ALAN	2007	Clipper Park RD	\$257,500
3-04-3390B-173	RATIGAN BRIAN & MAURA	2007	Clipper Park RD	\$257,767
3-04-3390B-174	NOURBAKHS MOHSEN	2007	Clipper Park RD	\$308,033
3-04-3390B-175	GOOLSBY SANDRA B	2007	Clipper Park RD	\$251,967
3-04-3390B-176	HAYDEN ELLEN J & RUSSELL S	2007	Clipper Park RD	\$254,833
3-04-3390B-177	O'BRIEN J J MONTALI ALEXANDRA E	2007	Clipper Park RD	\$228,967
3-04-3390B-178	SWIDERSKY PAUL C & EIKENBERG M BETH	2007	Clipper Park RD	\$246,367
3-04-3390B-179	MEYER BONITA & FRANK	2007	Clipper Park RD	\$234,367
3-04-3390B-180	COBIA KENNETH ALAN KANG JINYOUNG	2007	Clipper Park RD	\$319,867
3-04-3390B-181	SALDITCH MARK MARSCHALL MADOLYN	2007	Clipper Park RD	\$331,900
3-04-3390B-182	LIU XIAOMING LU LINLING	2007	Clipper Park RD	\$317,900
3-04-3390B-183	HARPOLD JAMES HAWES JEAN K	2007	Clipper Park RD	\$312,533
3-04-3390B-184	GAO TIGER Y	2007	Clipper Park RD	\$255,300
3-04-3390B-185	KEN OAK ROAD LLC	2007	Clipper Park RD	\$254,633
3-04-3390B-186	GLANCY JR THOMAS X STIVERS CHARLOTTE	2007	Clipper Park RD	\$305,700
<b>TOTAL</b>				<b>\$70,561,736</b>



## Appendix D

### City of Baltimore, Maryland East Baltimore Research Park Project Fiscal Year 2024-2025

#### Phase I

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1564-028	SORRELL, LEDORA	1703 E. Chase	\$320,000
1564-029	Chetty, Anastacia N	1705 E. Chase	\$220,000
1564-030	Hynson, Paulette	1707 E. Chase	\$220,000
1564-031	Massey, Kia-Michelle	1709 E. Chase	\$220,000
1564-032	Park Henry H	1711 E. Chase	\$220,000
1564-032A	East Baltimore Development Inc.	1704 E. Chase	\$2,000
1564-033	POE, STEPHEN	1042 McDonogh	\$320,000
1564-034	Guynn, Marcus J	1040 McDonogh	\$320,000
1564-035	Myers, Leslie E	1038 McDonogh	\$320,000
1564-036	Whitener, Lakeeva G	1036 McDonogh	\$320,000
1564-037	Jones, Theo J	1034 McDonogh	\$320,000
1564-038	Dean, Lorraine T	1032 McDonogh	\$320,000
1564-039	Whyte, Della Marie	1030 McDonogh	\$320,000
1564-040	YOUNG, JEFFREY HUNTER	1028 McDonogh	\$280,000
1564-041	Lokko, Rosemary	1026 McDonogh	\$320,000
1564-042	Lokko, Kojo A	1024 McDonogh	\$320,000
1564-043	Hundt, John D	1022 McDonogh	\$250,000
1564-044	Harston, Katrina F	1020 McDonogh	\$320,000
1564-045	Wood Sonja	1018 McDonogh	\$220,000
1564-046	Pekarek, Evan James	1016 McDonogh	\$260,000
1564-047	YOUNG, SAMANTHA R	1014 McDonogh	\$320,000
1564-048	WOOLCOCK, ORAN	1012 McDonogh	\$320,000
1564-049	Oberdier, Matt T	1010 McDonogh	\$320,000
1564-050	HOUSTON, DEBRA	1008 McDonogh	\$320,000
1564-051	Straub, Richard Eric	1006 McDonogh	\$320,000
1564-052	Elleby, Herman Everay	1004 McDonogh	\$320,000
1564-053	East Baltimore Development Inc.	1002 McDonogh	\$500
1564-053A	Luo, Xun	1700 E. Eager	\$162,700
1564-053B	Cooper, Reuben E	1702 E. Eager	\$190,300
1564-053C	DUN, CHEN	1704 E. Eager	\$214,767
1564-053D	Eugene, Yoldy	1706 E. Eager	\$190,300
1564-053E	MAGENTA CAPITAL LLC	1708 E. Eager	\$162,700
1565-001	Choi, Helena	1710 E. Eager	\$320,000
1565-002	Curlee, Alycia	1712 E. Eager	\$320,000
1565-003	Kang, Esther	1714 E. Eager	\$320,000
1565-004	Patterson, Shanell L	1716 E. Eager	\$320,000
1565-005	Goel, Rajiv	1718 E. Eager	\$320,000
1565-006	Seopaul, Shannon	1720 E. Eager	\$320,000
1565-007	Taylor, Tara	1722 E. Eager	\$320,000
1565-008	Salas, J M & Mananzan, M	1724 E. Eager	\$320,000
1565-009	Lee, Ta-Ya	1726 E. Eager	\$320,000
1565-010	Javier, Ana Liza P & J, Nino	1728 E. Eager	\$320,000
1565-011	Takhtani, Deepak & T, Shobha	1730 E. Eager	\$320,000
1565-012	Morra, Gl & Mendoza, May	1732 E. Eager	\$280,000
1565-013	Ishanzai, Rahiba	1734 E. Eager	\$320,000
1565-014	Hill, Alex. Charlotte	1001 McDonogh	\$320,000
1565-015	Smith, Nikia	1003 McDonogh	\$320,000

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1565-016	Showell, Nakiya	1005 McDonogh	\$320,000
1565-017	Schreck, Julia	1007 McDonogh	\$320,000
1565-018	PINEDO, IRIS AIMEE	1009 McDonogh	\$320,000
1565-019	Franco, Sonia	1017 McDonogh	\$320,000
1565-020	EGHRARI, ALLEN OMID	1021 McDonogh	\$320,000
1565-039	MAYOR AND CITY COUNCIL OF BALTIMORE	1731 E. Chase	\$1,497,133
1565-039A	Zheng, Haopeng Howi	1000 Rutland	\$320,000
1565-040	Burns Carole J	1002 Rutland	\$320,000
1565-041	Morton Rosem & Ian	1004 Rutland	\$320,000
1565-042	Zurka Natalie	1006 Rutland	\$320,000
1565-043	POROSNICU RODRIGUEZ, KORI A	1008 Rutland	\$320,000
1565-044	Mulkay Travis & Reyes Alan C	1014 Rutland	\$320,000
1565-045	Castillo Marifi	1020 Rutland	\$320,000
1565-046	Segres Shannon	1712 Lantern Mews	\$320,000
1565-047	Shu Ching Hsien Lee (Tr)	1714 Lantern Mews	\$320,000
1565-048	Lee Jing-Fun (Tr)	1716 Lantern Mews	\$320,000
1565-049	TRAN, LAUREN	1718 Lantern Mews	\$320,000
1565-050	Marini Abdel Latif	1720 Lantern Mews	\$280,000
1565-051	DAVIS, AMBER	1722 Lantern Mews	\$320,000
1565-052	Clark Kelley N	1724 Lantern Mews	\$320,000
1565-053	Ribeiro Monica Anne	1726 Lantern Mews	\$320,000
1565-054	Buric Ira	1728 Lantern Mews	\$320,000
1565-055	YI, PAUL & JULIE	1730 Lantern Mews	\$320,000
1565-056	Rwakazina Charlotte	1732 Lantern Mews	\$320,000
1565-057	Gajwani, Prateek	1713 Lantern Mews	\$320,000
1565-058	Scott Todd	1715 Lantern Mews	\$320,000
1565-059	Lee, Chun Hao	1717 Lantern Mews	\$320,000
1565-060	Huang, Qiong	1719 Lantern Mews	\$320,000
1565-061	Helmore, Andrew	1721 Lantern Mews	\$320,000
1565-062	CHUA, POH CHUAN & CLAIRE	1723 Lantern Mews	\$320,000
1565-063	Noraky Azar	1725 Lantern Mews	\$320,000
1565-064	Amiel Marie	1727 Lantern Mews	\$320,000
1565-065	GANG, JIANAN	1729 Lantern Mews	\$320,000
1565-066	Sebestyen Krisztian	1731 Lantern Mews	\$320,000
1565-067	Wonodi, C & W, Rumundaka	1733 Lantern Mews	\$320,000
1565-067A	Gei Windemere LLC	Lantern Mews	\$40,000
1581-001	Ashland Park View LLLP	1705 E. Eager	\$1,824,433
1582-001	Ashland LLLP	1715 E. Eager	\$3,158,700
1584-001	Maryland Economic Development Corporation	1716 E. Eager	\$123,369,400
1584-002	East Baltimore Development Inc.	1717 E. Eager	\$1,692,233
1584-002B	East Baltimore Development Inc.	1718 E. Eager	\$100
1585-001	East Baltimore Development Inc.	1719 E. Eager	\$3,102,600
1585-001A	VTR LS 1812 ASLAND, LLC	1720 E. Eager	\$64,231,933
1585-001B	East Baltimore Development Inc.	1721 E. Eager	\$878,100
<b>Phase I sub-total</b>			<b>\$223,647,899</b>

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
<b>Phase II-A</b>			
1566-001	East Baltimore Development Inc.	1000 N. Wolfe	\$968,700
1566-001A	East Baltimore Development Inc.	1704 E. Chase	\$172,500
1566-021	MOORE, ANGELA & M JR, JAMES	1001 Rutland	\$324,700
1566-022	SHAH, NEAL B	1003 RUTLAND	\$310,800
1566-023	MUGAR ANTOINETTE MAR	1005 RUTLAND	\$310,800
1566-024	SHI, SOPHIE	1007 RUTLAND	\$310,800
1566-025	PIASKOWSKI, JENNIFER	1009 RUTLAND	\$310,800
1566-026	HUANG SHANSHAN YU JI	1011 RUTLAND	\$321,500
1566-027	OAKES NEKIA ROBINSON	1013 RUTLAND	\$321,700
1566-028	WU BEIWEN	1015 RUTLAND	\$315,200
1566-029	IRVING JR LAWRENCE	1017 RUTLAND	\$310,800
1566-030	THOMAS, KIEARA	1019 RUTLAND	\$313,600
1566-031	COMMODORE-MENSAH YVO	1021 RUTLAND	\$310,800
1566-032	MOK YE JIN HWANG JIH	1023 RUTLAND	\$321,700
1566-042	MANGOLD, BETHANY NICOLE	1801 CHASE	\$404,600
1566-043	FORIO, ALLAN REY ANASTACIO	1803 CHASE	\$389,300
1566-044	NICHOLAS W. & KATHLEEN B. MORELAND	1805 CHASE	\$389,300
1566-045	MATTHEW & RACHEL KALFOGLOU	1807 CHASE	\$323,100
1566-046	MARY RAINEY	1809 CHASE	\$404,600
1566-134	WHITE CATHERINE	1000 N DURHAM	\$395,600
1566-135	GAMBLE III GRANT C & ROBBIE	1002 N DURHAM	\$381,100
1566-136	PENSCO TRUST COMPANY	1004 N DURHAM	\$371,600
1566-137	BLANCHARD KAREN HICK	1006 N DURHAM	\$371,600
1566-138	SINGEL MICHAEL	1008 N DURHAM	\$373,900
1566-139	DUNKLEY KISHA	1010 N DURHAM	\$394,700
1566-140	SPENCER, HARVEY A	1012 N DURHAM	\$398,900
1566-141	MANALO, ROGELIO BARCELONA	1014 N DURHAM	\$385,800
1566-142	MUKOKO, REBECCA EPOSI	1016 N DURHAM	\$385,800
1566-143	OBROU, AKOU	1018 N DURHAM	\$385,800
1566-144	ADAMS, RACHEL	1020 N DURHAM	\$385,800
1566-145	DANIEL, EPHREM & ZEWDE, NIGIST	1022 N DURHAM	\$398,900
1566-146	YE BINGQIING LI TUO	1800 EAGER	\$321,300
1566-147	DOUGLASS JACQUELINE	1802 EAGER	\$313,200
1566-148	LOLIES MAEGAN STEWAR	1804 EAGER	\$315,300
1566-149	TAYLOR BRANDEN	1806 EAGER	\$371,600
1566-150	DANILO & PATRICIA G. S. FLORISSI	1808 EAGER	\$394,700
1566-150-A	GEI WINDEMERE LLC	SEC E. CHASE ST & RUTLAND	\$0
1566-150-B	East Baltimore Development Inc.	1808 1/2 E EAGER ST	\$346,700
1567-001	Penrose East Baltimore Rental, LLC	1006 - 1010 N. Washington	\$1,574,167
1567-019	Penrose East Baltimore Rental, LLC	1933 E. Chase	\$66,867
1567-020	Penrose East Baltimore Rental, LLC	1931 E. Chase	\$59,100
1567-021	Penrose East Baltimore Rental, LLC	1929 E. Chase	\$63,767
1567-022	Penrose East Baltimore Rental, LLC	1927 E. Chase	\$51,567
1567-023	Penrose East Baltimore Rental, LLC	1925 E. Chase	\$46,733
1567-024	Penrose East Baltimore Rental, LLC	1923 E. Chase	\$56,500
1567-025	Penrose East Baltimore Rental, LLC	1921 E. Chase	\$59,400
1567-026	Penrose East Baltimore Rental, LLC	1919 E. Chase	\$59,400
1567-026A	Penrose East Baltimore Rental, LLC	1917.5 E. Chase	\$100
1567-027	Penrose East Baltimore Rental, LLC	1917 E. Chase	\$52,500
1567-028	Penrose East Baltimore Rental, LLC	1915 E. Chase	\$52,200
1567-029	Penrose East Baltimore Rental, LLC	1913 E. Chase	\$56,433
1567-030	Penrose East Baltimore Rental, LLC	1911 E. Chase	\$56,500
1567-031	Penrose East Baltimore Rental, LLC	1909 E. Chase	\$45,133

<b>Block/Lot</b>	<b>Owner</b>	<b>Address</b>	<b>July 1, 2024 Assessed Value</b>
1567-032	Penrose East Baltimore Rental, LLC	1907 E. Chase	\$57,433
1567-033	Penrose East Baltimore Rental, LLC	1905 E. Chase	\$59,800
1567-034	Penrose East Baltimore Rental, LLC	1903 E. Chase	\$52,100
1567-037	Penrose East Baltimore Rental, LLC	1039 N. Wolfe	\$53,900
1567-038	Penrose East Baltimore Rental, LLC	1037 N. Wolfe	\$42,067
1567-039	Penrose East Baltimore Rental, LLC	1035 N. Wolfe	\$57,433
1567-040	Penrose East Baltimore Rental, LLC	1033 N. Wolfe	\$43,267
1567-041	Penrose East Baltimore Rental, LLC	1031 N. Wolfe	\$50,500
1567-042	Penrose East Baltimore Rental, LLC	1029 N. Wolfe	\$50,833
1567-043	Penrose East Baltimore Rental, LLC	1027 N. Wolfe	\$50,300
1567-044	Penrose East Baltimore Rental, LLC	1025 N. Wolfe	\$43,267
1567-045	Penrose East Baltimore Rental, LLC	1023 N. Wolfe	\$50,833
1567-046	Penrose East Baltimore Rental, LLC	1021 N. Wolfe	\$55,567
1567-047	Penrose East Baltimore Rental, LLC	1019 N. Wolfe	\$56,433
1567-048	Penrose East Baltimore Rental, LLC	1017 N. Wolfe	\$42,200
1567-049	Penrose East Baltimore Rental, LLC	1015 N. Wolfe	\$56,433
1567-050	Penrose East Baltimore Rental, LLC	1013 N. Wolfe	\$49,167
1567-051	Penrose East Baltimore Rental, LLC	1011 N. Wolfe	\$59,400
1567-051A	East Baltimore Development Inc.	1900 E. Eager	\$390,300
1586-001	VTR LS 900 WASHINGTON LLC	900 N. Washington	\$1,707,300
1586-001A	VTR LS 900 WASHINGTON LLC	900 N. Washington	\$8,722,633
1586-001B	MHHE FACILITIES AUTHORITY	900 N. Washington	\$9,255,500
1586-001C	VTR LS 900 WASHINGTON LLC	900 N. Washington	\$1,823,600
1586-002	EAGER PLACE, LLC	1901 E. Eager	\$832,000
1586-003	JOHNS HOPKINS UNIVERSITY	929 N. Wolfe	\$856,330
1602-001	East Baltimore Development Inc.	1800 E Madison	\$518,033
1602-002	LSH GE GATEWAY 2, LLC	800 N WOLFE ST	\$25,794,500
1602-041	Johns Hopkins University	1809 Ashland	\$693,300
1603-001	855 N. WOLFE STREET LLC	855 N. Wolfe	\$133,052,733
1603-027	KC ASHLAND, LLC	1923 Ashland	\$5,491,567
1603-046	East Baltimore Development Inc.	1928 E Madison	\$233,600
<b>Phase II-A sub-total</b>			<b>\$206,130,296</b>

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
<b>Phase II-B (Taxable Only)</b>			
1513001	EAST BALTIMORE HISTORIC II LLC	1301 N BROADWAY	\$141,667
1513002	BAC CONTRACTORS INC	1303 N BROADWAY	\$88,833
1513003	BARNES CLAUDETTE	1305 N BROADWAY	\$78,400
1513004	EAST SIDE PARTNERS, LLC	1307 N BROADWAY	\$12,800
1513005	MC COY ALVIN	1309 N BROADWAY	\$141,667
1513006	HANKINS CHUN S	1311 N BROADWAY	\$78,400
1513007	DESIMONE ADAM J	1313 N BROADWAY	\$141,667
1513008	WHEELER-COOPER SCHERRBORA L.	1315 N BROADWAY	\$12,800
1513009	R TAYLOR PROPERTIES, LLC	1317 N BROADWAY	\$12,800
1513010	MCCOY JR ALVIN	1319 N BROADWAY	\$78,400
1513020	EAST SIDE PARTNERS, LLC	1702 E PRESTON ST	\$2,667
1513021	EAST SIDE PARTNERS, LLC	1704 E PRESTON ST	\$2,667
1513022	EAST BALTIMORE HISTORIC III, LLC	1706 E PRESTON ST	\$200,000
1513023	EAST BALTIMORE HISTORIC III, LLC	1708 E PRESTON ST	\$200,000
1513024	EAST BALTIMORE HISTORIC III, LLC	1710 E PRESTON ST	\$200,000
1513025	EAST BALTIMORE HISTORIC II LLC	1712 E PRESTON ST	\$118,400
1513026	EAST BALTIMORE HISTORIC II LLC	1714 E PRESTON ST	\$118,400
1513027	EAST BALTIMORE HISTORIC II LLC	1716 E PRESTON ST	\$118,400
1513028	EAST BALTIMORE HISTORIC II LLC	1718 E PRESTON ST	\$118,400
1513029	EAST BALTIMORE HISTORIC II LLC	1720 E PRESTON ST	\$118,400
1513030	EAST BALTIMORE HISTORIC II LLC	1722 E PRESTON ST	\$118,400
1513039	EAST BALTIMORE HISTORIC II LLC	1740 E PRESTON ST	\$141,667
1513040	EAST BALTIMORE HISTORIC II LLC	1742 E PRESTON ST	\$102,000
1513041	EAST BALTIMORE HISTORIC II LLC	1744 E PRESTON ST	\$141,667
1513042	EAST BALTIMORE HISTORIC II LLC	1746 E PRESTON ST	\$141,667
1513043	EAST BALTIMORE HISTORIC II LLC	1748 E PRESTON ST	\$141,667
1513044	EAST BALTIMORE HISTORIC II LLC	1750 E PRESTON ST	\$141,667
1513045	EAST BALTIMORE HISTORIC II LLC	1752 E PRESTON ST	\$141,667
1513046	EAST BALTIMORE HISTORIC II LLC	1754 E PRESTON ST	\$141,667
1513047	EAST BALTIMORE HISTORIC II LLC	1756 E PRESTON ST	\$141,667
1529010	MASUKU, TEMVELO	1218 N GAY ST	\$200,000
1529011	WALDEN, CHIMERE A	1220 N GAY ST	\$200,000
1529012	FORD, WASHINA	1222 N GAY ST	\$200,000
1529013	GRANT, ANTOINE DONNAVAN	1224 N GAY ST	\$200,000
1529014	BARNES, TIARA S	1226 N GAY ST	\$200,000
1529015	GANGAPERSAD, SHEQUILLE	1228 N GAY ST	\$200,000
1529016	MCMILLAN, SHANEISHA	1230 N GAY ST	\$200,000
1529017	DELONEY, AMALIA C.	1232 N GAY ST	\$200,000
1529018	BUTTERWORTH, REBECCA	1234 N GAY ST	\$175,000
1529019	EAST BALTIMORE HISTORIC II LLC	1236 N GAY ST	\$141,667
1529020	EAST BALTIMORE HISTORIC II LLC	1238 N GAY ST	\$141,667
1529021	EAST BALTIMORE HISTORIC II LLC	1240 N GAY ST	\$141,667
1529022	ESAT BALTIMORE HISTORIC II LLC	1242 N GAY ST	\$141,667
1529023	EAST BALTIMORE HISTORIC II LLC	1244 N GAY ST	\$141,667
1529024	EAST BALTIMORE HISTORIC II LLC	1246 N GAY ST	\$141,667
1529025	EAST BALTIMORE HISTORIC II LLC	1248 N GAY ST	\$141,667
1529026	EAST BALTIMORE HISTORIC II LLC	1250 N GAY ST	\$141,667
1529029	EAST BALTIMORE HISTORIC II LLC	1759 E PRESTON ST	\$211,300
1529030	EAST BALTIMORE HISTORIC II LLC	1757 E PRESTON ST	\$141,667
1529031	EAST SIDE PARTNERS, LLC	1755 E PRESTON ST	\$12,800
1529032	EAST SIDE PARTNERS, LLC	1753 E PRESTON ST	\$12,800
1529033	EAST BALTIMORE HISTORIC II LLC	1751 E PRESTON ST	\$141,667
1529034	EAST BALTIMORE HISTORIC II LLC	1749 E PRESTON ST	\$141,667

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1529035	EAST BALTIMORE HISTORIC II LLC	1747 E PRESTON ST	\$141,667
1529036	EAST BALTIMORE HISTORIC II LLC	1745 E PRESTON ST	\$141,667
1529037	EAST BALTIMORE HISTORIC II LLC	1743 E PRESTON ST	\$141,667
1529038	EAST BALTIMORE HISTORIC II LLC	1741 E PRESTON ST	\$141,667
1529039	EAST BALTIMORE HISTORIC II LLC	1739 E PRESTON ST	\$141,667
1529040	EAST BALTIMORE HISTORIC III, LLC	1737 E PRESTON ST	\$200,000
1529041	EAST BALTIMORE HISTORIC III, LLC	1735 E PRESTON ST	\$200,000
1529042	EAST BALTIMORE HISTORIC I LLC	1733 E PRESTON ST	\$141,667
1529043	EAST BALTIMORE HISTORIC I LLC	1731 E PRESTON ST	\$141,667
1529044	EAST BALTIMORE HISTORIC I LLC	1729 E PRESTON ST	\$141,667
1529045	EAST BALTIMORE HISTORIC I LLC	1727 E PRESTON ST	\$141,667
1529046	EAST BALTIMORE HISTORIC I LLC	1725 E PRESTON ST	\$141,667
1529047	EAST BALTIMORE HISTORIC III, LLC	1723 E PRESTON ST	\$141,667
1529048	EAST BALTIMORE HISTORIC I LLC	1721 E PRESTON ST	\$141,667
1529049	EAST BALTIMORE HISTORIC I LLC	1719 E PRESTON ST	\$141,667
1529050	EAST BALTIMORE HISTORIC I LLC	1717 E PRESTON ST	\$141,667
1529051	EAST BALTIMORE HISTORIC I LLC	1715 E PRESTON ST	\$141,667
1529052	EAST BALTIMORE HISTORIC I LLC	1713 E PRESTON ST	\$141,667
1529053	EAST SIDE PARTNERS, LLC	1711 E PRESTON ST	\$12,800
1529054	EAST SIDE PARTNERS, LLC	1709 E PRESTON ST	\$12,800
1529055	EAST SIDE PARTNERS, LLC	1707 E PRESTON ST	\$12,800
1529056	EAST SIDE PARTNERS, LLC	1705 E PRESTON ST	\$12,800
1529059	EAST BALTIMORE HISTORIC I LLC	1253 N BROADWAY	\$141,667
1529060	EAST BALTIMORE HISTORIC I LLC	1251 N BROADWAY	\$141,667
1529061	EAST BALTIMORE HISTORIC I LLC	1249 N BROADWAY	\$141,667
1529062	EAST BALTIMORE HISTORIC I LLC	1247 N BROADWAY	\$141,667
1529063	THE MASTER'S CONSTRUCTION LLC	1245 N BROADWAY	\$200,000
1529064	QML DEVELOPMENT, LLC	1243 N BROADWAY	\$1,000
1529065	QML DEVELOPMENT, LLC	1241 N BROADWAY	\$1,000
1529066	EAST BALTIMORE HISTORIC I LLC	1239 N BROADWAY	\$141,667
1529067	EAST BALTIMORE HISTORIC I LLC	1237 N BROADWAY	\$141,667
1529068	EAST BALTIMORE HISTORIC I LLC	1235 N BROADWAY	\$141,667
1529069	ROBERTS JAMES DONNELL	1233 N BROADWAY	\$30,000
1529070	PEEP EYE CORPORATION	1231 N BROADWAY	\$78,400
1529071	ALLEN NICOLE	1229 N BROADWAY	\$78,400
1529072	DANIELS JAMES	1227 N BROADWAY	\$30,000
1529073	EAST BALTIMORE HISTORIC I LLC	1225 N BROADWAY	\$141,667
1529074	ROSS DOROTHY L	1223 N BROADWAY	\$78,400
1529075	BARNES ERROL G	1221 N BROADWAY	\$78,400
1529076	BARNES ERROLL	1219 N BROADWAY	\$78,400
1529077	PARKER NAYAWIYYANH MUYAH	1217 N BROADWAY	\$30,000
1529083	TRF DP HOLDINGS LLC	1205 N BROADWAY	\$1,000
1529084	TRF DP HOLDINGS LLC	1203 N BROADWAY	\$1,000
1529084A	REBUILD METRO HOLDINGS, LLC	1201.5 N BROADWAY	\$1,000
1529085	TRF DP HOLDINGS LLC	1201 N BROADWAY	\$7,300
1530001	JOHNSON PAUL C	1201 N GAY ST	\$3,000
1530003	TWELVE O FIVE, LLC	1205 N GAY ST	\$321,367
1530004	LEON-ALSINA JR, KEVIN MARCUS	1207 N GAY ST	\$323,933
1530005	EAST BALTIMORE HISTORIC III LLC	1209 N GAY ST	\$200,000
1530006	EAST BALTIMORE HISTORIC III LLC	1211 N GAY ST	\$200,000
1530007	EAST BALTIMORE HISTORIC III LLC	1213 N GAY ST	\$200,000
1530008	EAST BALTIMORE HISTORIC III LLC	1215 N GAY ST	\$200,000
1530009	EAST BALTIMORE HISTORIC III LLC	1217 N GAY ST	\$200,000
1530010	EAST BALTIMORE HISTORIC III LLC	1219 N GAY ST	\$200,000
1530011	EAST BALTIMORE HISTORIC III LLC	1221 N GAY ST	\$200,000

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1530012	EAST BALTIMORE HISTORIC III LLC	1223 N GAY ST	\$141,667
1530013	EAST BALTIMORE HISTORIC III LLC	1225 N GAY ST	\$141,667
1530014	EAST BALTIMORE HISTORIC III LLC	1227 N GAY ST	\$141,667
1530015	EAST BALTIMORE HISTORIC III LLC	1229 N GAY ST	\$141,667
1530016	EAST BALTIMORE HISTORIC III LLC	1231 N GAY ST	\$141,667
1531021	EAST BALTIMORE DEVELOPMENT INC	1840 E BIDDLE ST	\$1,000
1547001	PARRISH TIMOTHY M	1712 E CHASE ST	\$130,000
1547002	RICE SYLVIA L	1710 E CHASE ST	\$130,000
1547003	JOHNSON GAVIN	1708 E CHASE ST	\$180,000
1547005	EAST BALTIMORE DEVELOPMENT INC	1704 E CHASE ST	\$141,667
1547009	KINLOCK BALLINGTON LLOYD	1109 N BROADWAY	\$200,000
1547010	BAYLOR SR BEN	1111 N BROADWAY	\$78,400
1547011	BAYLOR SR BENJAMIN	1115 N BROADWAY	\$1,000
1547012	BAYLOR SR BENJAMIN	1117 N BROADWAY	\$1,000
1547013	TRF DP HOLDINGS LLC	1119 N BROADWAY	\$1,000
1547017	LOTS LLC	1111 N GAY ST	\$1,000
1547018	LOTS LLC	1113 N GAY ST	\$1,000
1547020	LOTS LLC	1117 N GAY ST	\$1,000
1547022	LOTS LLC	1121 N GAY ST	\$1,000
1547023	LOTS LLC	1123 N GAY ST	\$1,000
1547027	LOTS LLC	1131 N GAY ST	\$1,000
1547030	MATEUS-ARIZA, HECTOR HORACIO	1120 MCDONOGH ST	\$200,000
1547031	WISE, THOMAS	1118 MCDONOGH ST	\$200,000
1547032	FIORIELLO RAYMOND	1116 MCDONOGH ST	\$200,000
1547033	AKUCHE JOI H	1114 MCDONOGH ST	\$200,000
1547034	WOODS TERRENCE MICHAEL	1112 MCDONOGH ST	\$141,667
1547035	COFFMAN VANESSA RENEE	1110 MCDONOGH ST	\$141,667
1547036	ROBERTS REGINALD MARLON	1108 MCDONOGH ST	\$200,000
1547037	DORCEUS, MARC E	1106 MCDONOGH ST	\$200,000
1547038	GRAHAM, KATE	1104 MCDONOGH ST	\$200,000
1547039	WHITFIELD DENISE COLEMAN	1102 MCDONOGH ST	\$141,667
1547040	BAYLOR REGINALD	0 WS 10 FT ALLEY 1ST W OF	\$1,000
1548001	WAITHE, SHAWN A (ETAL)	1746 E CHASE ST	\$308,500
1548003	JOSEPH-BROWN DEBORAH	1742 E CHASE ST	\$78,400
1548004	BURRIS ETHEL	1740 E CHASE ST	\$78,400
1548005	GOLDEN CHAD DARNELL	1738 E CHASE ST	\$78,400
1548006	WHITE FONDA	1736 E CHASE ST	\$78,400
1548007	SCOTT RANDOLPH	1734 E CHASE ST	\$78,400
1548008	LINDSAY MARGARET (LIFE)	1732 E CHASE ST	\$78,400
1548009	ALOE CHARLES M	1730 E CHASE ST	\$141,667
1548010	MUSE JAMES J	1728 E CHASE ST	\$141,667
1548011	REBHZOLZ, CHELSEA M	1726 E CHASE ST	\$200,000
1548012	PARKER, DEWAYNE ALPHONZO	1724 E CHASE ST	\$200,000
1548013	JAMES LILLIE	1722 E CHASE ST	\$78,400
1548014	ALLEN BERTHA (ETAL)	1720 E CHASE ST	\$78,400
1548015	ROBERTSON JACQUELINE	1718 E CHASE ST	\$78,400
1548016	JONES NIA S	1716 E CHASE ST	\$262,067
1548018	BAYLOR II BENJAMIN	1105 MCDONOGH ST	\$283,333
1548020	COLEMAN JOHNNY	1109 MCDONOGH ST	\$400,000
1548021	MORRA GABRIEL A	1111 MCDONOGH ST	\$141,667
1548022	TAYLOR JERRY LEE	1113 MCDONOGH ST	\$141,667
1548024	FRANCIS LISA	1117 MCDONOGH ST	\$200,000
1548026	WILSON CURTIS	1121 MCDONOGH ST	\$400,000
1548027	GRESHAM DONALD	1123 MCDONOGH ST	\$141,667
1548030	MAYOR AND CITY COUNCIL OF BALTIMORE	1709 E BIDDLE ST	\$1,000

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1548031	MAYOR AND CITY COUNCIL OF BALTIMORE	1711 E BIDDLE ST	\$1,000
1548032	MAYOR AND CITY COUNCIL OF BALTIMORE	1713 E BIDDLE ST	\$1,000
1548033	MAYOR AND CITY COUNCIL OF BALTIMORE	1715 E BIDDLE ST	\$1,000
1548036	SMITHSON, TAMICKA	1721 E BIDDLE ST	\$225,133
1548037	EAST SIDE PARTNERS, LLC	1723 E BIDDLE ST	\$217,533
1548038	EAST SIDE PARTNERS, LLC	1725 E BIDDLE ST	\$217,533
1548039	LIPKE, MITCHELL J.	1727 E BIDDLE ST	\$231,067
1548040	BELLO, ALICIA E (TR)	1729 E BIDDLE ST	\$217,533
1548041	SMITH, JAMES ROBERT	1731 E BIDDLE ST	\$217,533
1548042	MINOR, ROBERTA	1733 E BIDDLE ST	\$221,267
1548044	BAYLOR SR BENJAMIN (ETAL)	1120 RUTLAND AVE	\$135,333
1548045	BAYLOR II BENJAMIN	1118 RUTLAND AVE	\$16,200
1548046	BAYLOR REGINALD	1116 RUTLAND AVE	\$70,000
1548047	MONTEGO BAY PROPERTIES LLC	1114 RUTLAND AVE	\$269,200
1548048	PENMAR INVESTMENTS, LLC	1112 RUTLAND AVE	\$269,100
1548049	PENMAR INVESTMENTS, LLC	1110 RUTLAND AVE	\$267,100
1548050	PENMAR INVESTMENTS, LLC	1108 RUTLAND AVE	\$237,000
1548051	RODGERS LYNN	1106 RUTLAND AVE	\$141,667
1548054	VEAL TIMOTHY T	1100 RUTLAND AVE	\$141,667
1548055	BAYLOR ANTHONY	0 WS 14 FT ALLEY 1ST	\$1,000
1548056	BAYLOR II ETAL BENJAMIN F	1717 HENNEMAN AVE	\$87,333
1551001	1103 NORTH WASHINGTON	1103 N WASHINGTON ST	\$654,933
1551009	HOEN INFRASTRUCTURE LLC	E BIDDLE ST	\$5,000
1551014	HOEN INFRASTRUCTURE LLC	E BIDDLE ST	\$158,933
1551047	1100 BRIAN DAILY, LLC	N CHESTER ST	\$1,375,733
1564001	TRF DP HOLDINGS LLC	1001 N BROADWAY	\$220,000
1564002	TELAHUN YOFTAHE M	1003 N BROADWAY	\$220,000
1564003	BROADWAY NORTH LIMITED	1005 N BROADWAY	\$40,000
1564004	BROADWAY NORTH LIMITED	1007 N BROADWAY	\$40,000
1564005	BROADWAY NORTH LIMITED	1009 N BROADWAY	\$25,000
1564006	BROADWAY NORTH LIMITED	1011 N BROADWAY	\$40,000
1564007	BROADWAY NORTH LIMITED	1013 N BROADWAY	\$40,000
1564008	BROADWAY NORTH LIMITED	1015 N BROADWAY	\$40,000
1564009	BROADWAY NORTH LIMITED	1017 N BROADWAY	\$40,000
1564010	BROADWAY NORTH LIMITED	1019 N BROADWAY	\$40,000
1564011	BROADWAY NORTH LIMITED	1021 N BROADWAY	\$40,000
1564012	BROADWAY NORTH LIMITED	1023 N BROADWAY	\$40,000
1564013	SPENCER, KELLY I	1025 N BROADWAY	\$320,000
1564014	MATTHEWS JR, DAVID	1027 N BROADWAY	\$220,000
1564015	ROBINSON DEBORAH	1029 N BROADWAY	\$40,000
1564016	WILLIAMS RILEY	1031 N BROADWAY	\$40,000
1564017	BALTIMORE SFR PORTFOLIO I, LLC	1033 N BROADWAY	\$40,000
1564018	NICKENS SHONDA	1035 N BROADWAY	\$40,000
1564019	DAVIS JR KEVIN J	1037 N BROADWAY	\$40,000
1564020	MCCANN, ROBERT	1039 N BROADWAY	\$220,000
1564021	MASSEY KIA MICHELLE	1041 N BROADWAY	\$40,000
1564022	BURTON UNA	1043 N BROADWAY	\$40,000
1564023	LAWRENCE AYANNA	1045 N BROADWAY	\$40,000
1564024	WELLS III MILTON L	1047 N BROADWAY	\$25,000
1564025	MOORE ANJOHNETTE	1049 N BROADWAY	\$40,000
1564026	HUBBARD PHYLLIS	1051 N BROADWAY	\$40,000
1564027	RYAN KATHLEEN ANNA	1053 N BROADWAY	\$320,000
1568001	WILLIAMS ASHLEY A	1001 N WASHINGTON ST	\$220,000
1568003	CURTIS CORA	1005 N WASHINGTON ST	\$220,000
1568004	JONES, CRISTELLE GLAPHIRA	1007 N WASHINGTON ST	\$220,000



Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1568005	JAYES-GREEN JONATHAN	1009 N WASHINGTON ST	\$320,000
1568006	SHERN JULIUS	1011 N WASHINGTON ST	\$220,000
1568007	BOTCHEY ISAAC	1015 N WASHINGTON ST	\$320,000
1568008	CARTER JR ROBERT E	1017 N WASHINGTON ST	\$220,000
1568009	EPPS MICHELE	1019 N WASHINGTON ST	\$220,000
1568010	ONASANYA OLUWADAMILOLA OLADIPUPO	1021 N WASHINGTON ST	\$220,000
1568011	EDWARDS SONYA	1023 N WASHINGTON ST	\$220,000
1568012	SMITH JR CALVIN LEON	1025 N WASHINGTON ST	\$320,000
1568013	BILLINGSLEY, JORDAN	1027 N WASHINGTON ST	\$320,000
1568014	RANSOM, BRENDA (LIFE)	1029 N WASHINGTON ST	\$220,000
1568015	MOLOCK MARY	1031 N WASHINGTON ST	\$220,000
1568028	TEN TEN CHESTER, LLC	1010 N CHESTER ST	\$855,200
1568033	CASTLE STREET DEVELOPMENT, LLC	1004 N CHESTER ST	\$7,000
1583010	BROADWAY FINANCIAL LLC	925 N BROADWAY	\$1,013,500
1603027	KC ASHLAND, LLC	1923 ASHLAND AVE	\$5,491,567
1603029	NELSON JAMES	832 N WASHINGTON ST	\$29,000
1603030	SMM PROPERTIES LLC	830 N WASHINGTON ST	\$141,667
1603031	TUAN, NGUYEN NGOC	828 N WASHINGTON ST	\$141,667
1603032	WRIGHT CAROLYN J	826 N WASHINGTON ST	\$121,700
1603033	TAURUS INDUSTRIES LLC	824 N WASHINGTON ST	\$87,033
1603034	WILSON TANYA C	822 N WASHINGTON ST	\$87,033
1603035	LEE JUANA L	820 N WASHINGTON ST	\$87,033
1603036	ZHAO, TIANNA	818 N WASHINGTON ST	\$98,000
1603037	LU, PENG	816 N WASHINGTON ST	\$180,000
1603038	STEVENSON ENTERPRISES LLC	814 N WASHINGTON ST	\$31,000
1603039	ANDRES ROBERT	812 N WASHINGTON ST	\$87,033
1603040	BETHEA, FOLUSHO A	810 N WASHINGTON ST	\$273,333
1603041	ORTIZ, CARLOS EDUARDO ARISMENDI	808 N WASHINGTON ST	\$121,700
1603043	BALTIMORE SFR PORTFOLIO 1C,	804 N WASHINGTON ST	\$80,000
1603044	HUTTON MELVIN J	802 N WASHINGTON ST	\$87,033
1603045	HODL ST INVESTMENT COMPANY	800 N WASHINGTON ST	\$87,033
1603046	EAST BALTIMORE DEVELOPMENT INC	1928 E MADISON ST	\$233,600
1604001	NELSON ARCHIE W	801 N WASHINGTON ST	\$87,033
1604002	CARTER, TOWANDA	803 N WASHINGTON ST	\$87,033
1604003	PARRISH, ARIANA	805 N WASHINGTON ST	\$141,667
1604004	TIMMONS, ALICIA	807 N WASHINGTON ST	\$87,033
1604005	HUTCHINSON, DOROTHY	809 N WASHINGTON ST	\$29,000
1604006	WESSON, LASHAUNDA	811 N WASHINGTON ST	\$87,033
1604007	LIVINGSTON, EDWARD (LIFE ESTATE)	813 N WASHINGTON ST	\$29,000
1604008	WASHINGTON, REGINALD C.	815 N WASHINGTON ST	\$29,000
1604009	REDD JEROME	817 N WASHINGTON ST	\$29,000
1604010	GIBBS CHARLES M	819 N WASHINGTON ST	\$29,000
1604011	BOLES JAMILE	821 N WASHINGTON ST	\$29,000
1604012	IGUADE, MAURICE	823 N WASHINGTON ST	\$21,000
1604013	JOHNSON, ORLINE (LIFE)	825 N WASHINGTON ST	\$141,667
1604014	ASBELL, THOMAS	827 N WASHINGTON ST	\$29,000
1604015	HACKLEY SAMUEL D	829 N WASHINGTON ST	\$87,033
1604016	SWANKE, DAVID	831 N WASHINGTON ST	\$141,667
1604017	NELSON CLYDE JEROME	833 N WASHINGTON ST	\$87,033
1604018	TERP PROPERTY MANAGEMENT LLC	835 N WASHINGTON ST	\$29,000
1604019	BATES JULIA (LIFE)	837 N WASHINGTON ST	\$29,000
1604020	CARTER IDA E (LIFE)	839 N WASHINGTON ST	\$29,000
1604021	EGHRARI ALLEN OMID	841 N WASHINGTON ST	\$141,667
1604022	EGHRARI ALLEN	843 N WASHINGTON ST	\$7,000
1604025	JOHNS HOPKINS UNIVERSITY	2005 ASHLAND AVE	\$7,000

Block/Lot	Owner	Address	July 1, 2024 Assessed Value
1604028	JOHNS HOPKINS UNIVERSITY THE	2011 ASHLAND AVE	\$7,000
1604030	JOHNS HOPKINS UNIVERSITY THE	2015 ASHLAND AVE	\$7,000
1604031	JOHN HOPKINS UNIVERSITY THE	2017 ASHLAND AVE	\$7,000
1604036	JOHNS HOPKINS UNIVERSITY	836 N CHESTER ST	\$7,000
1604037	JOHNS HOPKINS UNIVERSITY	834 N CHESTER ST	\$7,000
1604038	JOHNS HOPKINS UNIVERSITY THE	832 N CHESTER ST	\$7,000
1604044A	JOHN HOPKINS UNIVERSITY, THE	2018 E MADISON ST	\$24,600
1604045	JOHNS HOPKINS UNIVERSITY THE	2012 E MADISON ST	\$7,000
1604046	JOHNS HOPKINS UNIVERSITY	2010 E MADISON ST	\$7,000
1604047	JOHNS HOPKINS UNIVERSITY	2008 E MADISON ST	\$7,000
1604048	WORLDWIDE PROPERTIES & SERVICES	2006 E MADISON ST	\$18,700
1604050	JOHNS HOPKINS UNIVERSITY	2002 E MADISON ST	\$7,000
1604053	JOHNS HOPKINS UNIVERSITY THE	802 N CASTLE ST	\$7,000
1604054	JOHNS HOPKINS UNIVERSITY	804 N CASTLE ST	\$7,000
1604062	MAYOR AND CITY COUNCIL	820 N CASTLE ST	\$7,000
1604064	JOHNS HOPKINS UNIVERSITY	819 N CASTLE ST	\$7,000
1604065	JOHNS HOPKINS UNIVERSITY THE	817 N CASTLE ST	\$7,000
1604069	JOHNS HOPKINS UNIVERSITY	809 N CASTLE ST	\$7,000
1604070	JOHN HOPKINS UNIVERSITY	807 N CASTLE ST	\$7,000
1604071	JOHNS HOPKINS UNIVERSITY	805 N CASTLE ST	\$7,000
1604072	JOHN HOPKINS UNIVERSITY	803 N CASTLE ST	\$7,000
1605001	STARLOK ENTERPRISES, LLC	801 N CHESTER ST	\$14,000
1605003	PARKER, LAUREN J.	805 N CHESTER ST	\$220,000
1605004	CLARK, MICHAEL JAMES	807 N CHESTER ST	\$220,000
1605005	QUINN, CIARAN GERARD	809 N CHESTER ST	\$220,000
1605006	HARDISON, DEREK	811 N CHESTER ST	\$220,000
1605007	GRAY, AMBER DAWN	813 N CHESTER ST	\$220,000
1605008	LAWRENCE, JENNIFER	815 N CHESTER ST	\$220,000
1605009	DOGGETT, FREDERICK	817 N CHESTER ST	\$220,000
1605010	UNITED HEATH INVESTMENTS, LLC	N CHESTER ST	\$390,700
1605012	ULMAN CANCER FUND FOR YOUNG	2120 E MADISON ST	\$108,333
1605020	HOPKINS SALLY A	2104 E MADISON ST	\$206,667
1605021	UNITED HEATH INVESTMENTS, LLC	E MADISON ST	\$1,578,400
1606001	BABALADE, OLUWASEGUN	803 N COLLINGTON AVE	\$168,367
1606003	LETSCHIN FRANK E	805 N COLLINGTON AVE	\$87,033
1606004	HIGGS, MONICA	807 N COLLINGTON AVE	\$220,000
1606005	GRAHAM RHONDA P.	809 N COLLINGTON AVE	\$141,667
1606006	MAJESTIC PROPERTY MANAGEMENT, LLC	811 N COLLINGTON AVE	\$87,033
1606007	TYAGI RICHA	813 N COLLINGTON AVE	\$87,033
1606008	STERLING, NATALIE	815 N COLLINGTON AVE	\$280,000
1606009	CEDARPOINT ENTERPRISES, LLC	817 N COLLINGTON AVE	\$141,667
1606010	MOUNTAINEER PROPERTY GROUP, LLC	819 N COLLINGTON AVE	\$87,033
1606011	SUTHERLAND CARLINGTON & KINLOCK ROXA	821 N COLLINGTON AVE	\$87,033
1606012	DIVERSIFIED RESIDENTIAL HOMES	823 N COLLINGTON AVE	\$168,367
1606013	LANE JR, ANDRE	825 N COLLINGTON AVE	\$141,667
1606014	TYAGI, RICHA	827 N COLLINGTON AVE	\$141,667
1606015	GOINES MONICA	829 N COLLINGTON AVE	\$87,033
1606016	TINSLEY THOMAS W	831 N COLLINGTON AVE	\$87,033
1606017	MALIKA F. WASEEM M.D. 401(K)	833 N COLLINGTON AVE	\$87,033
1606018	RIGGLE ANNE R	835 N COLLINGTON AVE	\$141,667
1606019	SPRUILL, KENNETH	837 N COLLINGTON AVE	\$141,667
1606020	BALTIMORE LOLA V	839 N COLLINGTON AVE	\$73,667
1606021	BRYANT LOUIS	841 N COLLINGTON AVE	\$206,667
1606022	JAMISON DARRELL	843 N COLLINGTON AVE	\$87,033
1606023	EGHRARI ALLEN O	845 N COLLINGTON AVE	\$206,667

<b>Block/Lot</b>	<b>Owner</b>	<b>Address</b>	<b>July 1, 2024 Assessed Value</b>
1606024	SKYBALT HOLDINGS, LLC	847 N COLLINGTON AVE	\$58,067
1606025	HENDERSON CROSSING, LLC	2201 ASHLAND AVE	\$7,000
1606026	HENDERSON CROSSING, LLC	2203 ASHLAND AVE	\$7,000
1606027	HENDERSON CROSSING, LLC	2205 ASHLAND AVE	\$7,000
1606029	HENDERSON CROSSING, LLC	2209 ASHLAND AVE	\$7,000
1606030	HENDERSON CROSSING, LLC	2211 ASHLAND AVE	\$7,000
1606031	JOHNSON, DERRICK	844 N PATTERSON PARK AVE	\$168,367
1606032	COMBS, ANTHONY MICHAEL	842 N PATTERSON PARK AVE	\$270,733
1606033	DAVIS JANET L	840 N PATTERSON PARK AVE	\$141,667
1606034	AMUKELE, ZANENI	838 N PATTERSON PARK AVE	\$262,667
1606035	ROCK JEAN PIERRE	836 N PATTERSON PARK AVE	\$18,700
1606036	BANKS, RYAN	834 N PATTERSON PARK AVE	\$281,933
1606037	DICKSON, IMANI ABRAHAM	832 N PATTERSON PARK AVE	\$304,133
1606038	GEORGE, GRETCHEN	830 N PATTERSON PARK AVE	\$288,900
1606039	YOUNG, KIMYETTA	828 N PATTERSON PARK AVE	\$298,533
1606040	JONES, ANDRE CHRISTOPHER	826 N PATTERSON PARK AVE	\$326,600
1606041	PIERRE, FRANCIA	824 N PATTERSON PARK AVE	\$287,467
1606042	CUTRONA, AMPARO	822 N PATTERSON PARK AVE	\$310,467
1606043	WHITE, SELMA	820 N PATTERSON PARK AVE	\$278,100
1606044	KIMBLE, LEAH	818 N PATTERSON PARK AVE	\$298,533
1606045	KHAN, MOHAMMAD J	816 N PATTERSON PARK AVE	\$281,300
1606046	HENDERSON CROSSING, LLC	814 N PATTERSON PARK AVE	\$191,367
1606047	HARRELL LILLIAN	812 N PATTERSON PARK AVE	\$141,667
1606048	TESEMMA, NAOMI	810 N PATTERSON PARK AVE	\$191,367
1606049	AKUCHIE, DESIREE	808 N PATTERSON PARK AVE	\$191,367
1606050	DIGGS WILLIAM HENRY	806 N PATTERSON PARK AVE	\$141,667
1606051	SAMUEL LAURA	804 N PATTERSON PARK AVE	\$141,667
1606053	JOHNSON SAMUEL	800 N PATTERSON PARK AVE	\$141,667
1606054	HENDERSON CROSSING, LLC	2232 E MADISON ST	\$3,667
1606055	HENDERSON CROSSING, LLC	2230 E MADISON ST	\$3,667
1606056	HENDERSON CROSSING, LLC	2228 E MADISON ST	\$4,000
1606057	HENDERSON CROSSING, LLC	2226 E MADISON ST	\$4,000
1606058A	HENDERSON CROSSING, LLC	799 N MADEIRA ST	\$2,000
1606059	HENDERSON CROSSING, LLC	2222 E MADISON ST	\$21,000
1606060	HENDERSON CROSSING, LLC	2220 E MADISON ST	\$18,700
1606061	HENDERSON CROSSING, LLC	2218 E MADISON ST	\$18,700
1606062	HENDERSON CROSSING, LLC	2216 E MADISON ST	\$14,100
1606064	BCW PROPERTIES LLC	2212 E MADISON ST	\$18,700
1606064A	CHAPMAN, MICHAEL DEVON	2200 E MADISON ST	\$220,000
			<b>\$54,873,487</b>

**Appendix E**  
**City of Baltimore, Maryland**  
**Port Covington**  
**Fiscal Year 2024-2025**

<b>Account Identifier</b>	<b>Owner</b>	<b>Property Address</b>	<b>July 1, 2024 Assessed Value</b>
<b>Undeveloped, not projected</b>			
23-10-1058-005A	120-250 West Dickman Street LLC	120 West Dickman Street	\$636,500
23-10-1058-005B	120-250 West Dickman Street LLC	NS W. Dickman Street	\$121,200
23-10-1058-005C	120-250 West Dickman Street LLC	NS W. Dickman Street	\$73,500
23-10-1058-001	120-250 West Dickman Street LLC	150 West Dickman Street	\$617,000
24-06-1053-001	300 East Cromwell Street LLC	300 E. Cromwell Street	\$5,184,200
24-06-1053-001A	300 East Cromwell Street LLC	100 E. Cromwell Street	\$1,723,900
24-06-1053-001B	300 East Cromwell Street LLC	200 E. Cromwell Street	\$3,664,400
24-06-1053-001C	300 East Cromwell Street LLC	200 E. Cromwell Street	\$27,800
24-06-1053-001D	300 East Cromwell Street LLC	200 E. Cromwell Street Lot D	\$24,400
24-06-1053-009A	300 East Cromwell Street LLC	ES Hanover Street	\$194,200
24-06-1053-001E	300 East Cromwell Street LLC	Baltimore 00000-0000	\$787,500
24-06-1053-001F	300 East Cromwell Street LLC	2400 House Street	\$450,000
24-06-1053-001J	300 East Cromwell Street LLC	400 Mission BLVD	\$374,500
24-06-1053-001K	300 East Cromwell Street LLC	300 Mission BLVD	\$2,996,267
24-06-1053-001L	PC-E1 LLC	250 Mission BLVD	\$1,554,000
24-06-1053-012F	INTERIM-E10, LLC	301 E. Cromwell Street LU7	\$242,700
24-06-1053-012G	INTERIM-E10A, LLC	301 E. Cromwell Street LU8	\$62,500
24-06-1053-010B	UA Port Covington Holdings LLC	2601 Port Covington Drive	\$8,639,900
24-06-1053-010F	UA Port Covington Holdings LLC	2601 Port Covington Drive	\$3,117,300
24-06-1053-010G	UA Port Covington Holdings LLC	2601 Port Covington Drive	\$23,223,933
24-06-1053-010H	UA Port Covington Holdings LLC	2601 Port Covington Drive	\$5,192,700
24-06-1053-010K	INTERIM-E10A, LLC	2601 Port Covington Drive	\$582,300
23-10-1060-001A	2400 Clarkson Street LLC	2400 Clarkson Street	\$1,294,133
23-10-1060-004	2300 Hanover Street LLC	2300 S Hanover Street	\$315,133
23-10-1060-006	101 West Cromwell Street LLC	101 W Cromwell Street	\$3,521,500
24-06-1053-011A	321 East Cromwell Street, LLC	2501 Tidewater Street	\$14,483,900
24-06-1053-011B	TIDEWATER HOLDINGS LLC	Baltimore 00000-0000	\$689,400
24-06-1053-011C	321 East Cromwell Street, LLC	2400 Tidewater Street	\$537,100
23-10-1060-002	BFI Waste Services LLC	ES Leadenhall Street	\$293,600
23-10-1060-003	BFI Waste Services LLC	SS Dickman Street	\$0
23-10-1055-010	BFI Waste Services LLC	260 W Dickman Street	\$4,178,900
24-06-1053-012B	301 East Cromwell Street LLC	301 E Cromwell Street	\$654,300
24-06-1053-012C	301 East Cromwell Street LLC	301 E Cromwell Street LU4	\$378,700
24-06-1053-001Q	PC-E1 LLC	250 Mission BLVD	\$4,181,000
24-06-1053-001M	300 East Cromwell Street, LLC	Baltimore 00000-0000	\$1,851,200
24-06-1053-011D	321 East Cromwell Street, LLC	Baltimore 00000-0000	\$338,600
24-06-1053-012E	301 East Cromwell Street LLC	321 East Cromwell Street	\$76,700
24-06-1053-009A	300 E. Cromwell Street, LLC	ES Hanover Street	\$194,200
24-06-1053-009	CSX Transportation Inc.	ES Hanover Street	\$204,200
23-10-1073-001	CSX Transportation Inc.	10 W Cromwell Street	\$568,567
TBD	CSX Transportation, INC.	N side of E. Cromwell St., E of Hanc	\$0

<b>Developed</b>			
23-10-1055-001	120-250 West Dickman Street LLC	250 West Dickman Street	\$6,132,067
24-06-1053-010J	UA Port Covington Holdings LLC	2601 Port Covington Drive	\$17,216,900
23-10-1040-001	200 West McComas Street LLC	200 W McComas Street	\$4,975,600
23-10-1050-009	West McComas Street Homes LLC	201 McComas Street	\$151,233
23-10-1050-010	West McComas Street Homes LLC	203 McComas Street	\$185,367
23-10-1050-011	West McComas Street Homes LLC	205 McComas Street	\$125,367
23-10-1050-012	West McComas Street Homes LLC	207 McComas Street	\$123,233
23-10-1050-013	West McComas Street Homes LLC	209 McComas Street	\$136,233
23-10-1050-014	West McComas Street Homes LLC	211 McComas Street	\$123,233
23-10-1050-015	West McComas Street Homes LLC	213 McComas Street	\$141,800
23-10-1050-016	McComas Street 151 LLC	2101 Race Street	\$6,166,800
23-10-1050-007	McComas Street 151 LLC	151 West McComas Street	\$741,600
23-10-1060-001	Dickman Property Investments-II, LLC	101 West Dickman Street	\$11,034,867
23-10-1078-002	2600 Insulator Drive LLC	2600 Insulator Drive	\$5,617,200
24-06-1053-012	Sagamore Whiskey Properties LLC	301 E Cromwell Street	\$7,640,000
24-06-1053-012A	301 East Cromwell Street LLC	13 RYE ST U# LU2	\$4,360,630
24-06-1053-001	300 East Cromwell Street LLC	300 East Cromwell Street	\$5,184,200
24-06-1053-001G	300 East Cromwell Street LLC	2400 TERRAPIN WAY LU1	\$288,300
24-06-1053-001N	300 East Cromwell Street LLC	2455 HOUSE ST LU E5A	\$55,270,400
24-06-1053-001O	300 East Cromwell Street LLC	2460 TERRAPIN WAY LU E5B	\$40,888,633
24-06-1053-001H	PC-E6	2450 RYE ST	\$55,005,733
24-06-1053-001I	PC-E7, LLC	301 Mission BLVD	\$71,024,567
24-06-1053-001P	PC-E1 LLC	250 Atlas	\$99,036,633
24-06-1053-001L	PC-E1 LLC	250 Mission BLVD	\$1,554,000
23-10-1073-005	DTSS LLC	2401 S Hanover Street	\$778,700
<b>Public Property</b>			
23-09-1028-007	State of Maryland	2001 Race Street	\$759,167
24-06-1053-018	Mayor and City Council of Baltimore	Baltimore 00000-0000	\$94,900
24-06-1053-017	Mayor and City Council of Baltimore	Baltimore 00000-0000	\$564,500
24-06-1053-022	Mayor and City Council of Baltimore	255 E. Cromwell Street	\$524,400
24-06-1053-016	Mayor and City Council of Baltimore	Baltimore 00000-0000	\$32,200
24-06-1053-015	Mayor and City Council of Baltimore	Baltimore 00000-0000	\$277,900
<b>Total</b>			<b>\$489,408,196</b>