

**CHARTER**  
**OF**  
**WEST BALTIMORE COUNTY REDEVELOPMENT AUTHORITY**

In accordance with Baltimore County Council Bill No. 40-23, the County Administrative Officer of Baltimore County, Maryland, being at least eighteen (18) years of age, does hereby execute the Charter for the redevelopment authority formed pursuant §12-804 of the Economic Development Article of the Annotated Code of Maryland and Article 26, Title 2 of the Baltimore County Code, 2015, as amended (the “County Code”). Terms used in this Charter and not defined herein shall have the meanings given to such terms in the County Code.

FIRST: The name of the redevelopment authority (which is hereinafter called the “Redevelopment Authority”) shall be:

**WEST BALTIMORE COUNTY REDEVELOPMENT AUTHORITY**

SECOND: The Redevelopment Authority created hereunder is formed pursuant to §12-804 of the Economic Development Article of the Annotated Code of Maryland and Article 26, Title 2 of the Baltimore County Code. The Redevelopment Authority is a body corporate and politic and an instrumentality of Baltimore County.

THIRD: The Redevelopment Authority shall be composed of eleven (11) public members and nine (9) ex officio members. The members of the Authority shall serve as its Board of Directors.

The ex officio members shall consist of:

- (a) Each member of the Senate of Maryland whose legislative district includes a portion of West Baltimore County (as defined in §26-2-102(g) of the County Code);
- (b) One member of the Maryland House of Delegates from each legislative district that includes a portion of West Baltimore County, designated by the Speaker of the House;
- (c) Each County Council member whose district includes a portion of West Baltimore County;
- (d) The County Administrative Officer; and
- (e) One member appointed by the County Executive.

The public members shall consist of eleven (11) individuals appointed by the County Executive from a slate prepared by the ex officio members. The slate of public members shall be the product of at least one individual recommended from each ex officio member and decided by

a majority vote of the ex officio members. Each ex officio member shall make a good faith effort to consider candidates that reside in West Baltimore County.

Except as provided in §26-2-105(c) of the County Code, ex officio members shall be non-voting members and public members shall be voting members.

A public member must be a resident of Councilmanic Districts 1, 2 or 4. The term of a public member shall be four (4) years. A public member may not serve more than two (2) consecutive terms. At the end of a term, a member continues to serve until a successor is appointed and qualifies. If a vacancy occurs during the term of a member, a successor shall be appointed in the same manner. A member who is appointed to fill a vacancy serves only for the unexpired term and until a successor is appointed and qualifies. A public member may be removed for cause by the County Executive or by the affirmative vote of a majority of the County Council.

Two of the public members shall be elected by the public members to serve as Chairman and Vice Chairman. The Chairman shall preside at all meetings of the Redevelopment Authority. Except as otherwise authorized by resolution of the Redevelopment Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Redevelopment Authority. At each meeting, the Chairman shall submit such recommendations and information as he or she may consider proper concerning the business affairs and policies of the Redevelopment Authority. The Vice Chairman shall perform the duties and exercise the powers of the Chairman in the absence or incapacity of the Chairman, and in case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties and exercise such powers as are imposed on the Chairman until such time as the public members shall elect a new Chairman. All matters voted on by the Redevelopment Authority shall require a quorum of at least six (6) public members.

Each member of the Redevelopment Authority shall take a constitutional oath of office before the Clerk of the Circuit Court for Baltimore County or other person authorized by law to administer oaths. The record of oath shall be filed with the Clerk of the Court. The members shall be entitled to a reasonable stipend for relevant and necessary expenses, including travel and childcare.

FOURTH: The purpose of the Redevelopment Authority is to exercise its powers within West Baltimore County (as defined in §26-2-102(g) of the County Code) to provide for residential, commercial or industrial development or redevelopment in furtherance of the public interest in accordance with the provisions of Baltimore County Council Bill No. 40-23, §26-2-101 of the County Code and §12-803 of the Economic Development Article of the Maryland Annotated Code. The Redevelopment Authority shall have such powers, rights and obligations as are specified or determined in accordance with §26-2-104 of the County Code and to the extent authorized by §12-803 of the Economic Development Article of the Maryland Annotated Code. It is the intention of the County Executive and the County Council of Baltimore County, Maryland to make the scope of the powers of the Redevelopment Authority as broad as permitted by Chapter 26, Title 2 of the County Code and Title 12, Subtitle 8 of the Economic Development Article of the Maryland Annotated Code, unless such powers are expressly limited as provided therein.

FIFTH: The Redevelopment Authority shall appoint an Executive Director in accordance with §26-2-104 of the County Code. The Executive Director may appoint a Secretary-Treasurer, General Counsel, and/or any other employees or agents that might be necessary to staff the Redevelopment Authority. Their duties shall be as follows:

Executive Director – The Executive Director shall have general supervision over and be in administrative charge of the business and affairs of the Redevelopment Authority. Except as otherwise provided by resolution of the Redevelopment Authority, the Executive Director shall make final certification for payment of all duly authenticated and authorized items of expenditure for payment from any Redevelopment Authority funds from whatever source derived, and shall also approve all vouchers, payrolls and requisitions before submission for signature by an officer or member authorized to sign the same. The Executive Director may cause copies to be made of all minutes and other records and documents of the Redevelopment Authority and may give certificates under the official seal of the Redevelopment Authority to the effect that such copies are true and correct copies, and all persons dealing with the Redevelopment Authority may rely upon such certificates. The Executive Director may exercise such other powers as provided by resolution of the Redevelopment Authority not exceeding the authority set forth in Chapter 26, Title 2 of the County Code and Title 12, Subtitle 8 of the Economic Development Article of the Maryland Annotated Code.

Secretary-Treasurer – The Secretary-Treasurer shall have the care and custody of all funds of the Redevelopment Authority and shall deposit the same in the name of the Redevelopment Authority in such bank or banks as the Redevelopment Authority may select. Except as otherwise authorized by resolution of the Redevelopment Authority, the Secretary-Treasurer shall sign and the Chairman or Vice Chairman shall countersign all orders and checks for the payment of money, and shall pay out and disburse checks for the payment of money, and shall pay out and disburse such monies under the direction of the Redevelopment Authority. The Secretary-Treasurer shall keep regular books of account showing receipts and expenditures, and shall render to the Redevelopment Authority when requested an account of the transactions and also of the financial condition of the Redevelopment Authority. He or she shall give such bond for the faithful performance of duties as the Redevelopment Authority may determine at the expense of the Redevelopment Authority. The Secretary-Treasurer shall also keep a record of the proceedings of the Redevelopment Authority in a journal of proceedings to be kept for such purposes and shall perform all duties incident to the office. The Secretary-Treasurer may exercise such other powers as provided by resolution of the Redevelopment Authority not exceeding the authority set forth in Chapter 26, Title 2 of the County Code and Title 12, Subtitle 8 of the Economic Development Article of the Maryland Annotated Code. In the absence or disability of the Secretary-Treasurer, or if the position of Secretary-Treasurer is vacant, the Executive Director shall exercise the powers and duties of the Secretary-Treasurer.

General Counsel – The General Counsel shall provide legal advice to the Redevelopment Authority concerning its properties, programs, activities, operation, structure and management. The General Counsel shall maintain a close liaison with the County Attorney and, to the extent possible, shall follow the procedures of the Office of Law. In the absence or disability of the General Counsel, or if the position of General Counsel is vacant, the Baltimore County Attorney

or his designee may serve as General Counsel if requested to do so by both the Redevelopment Authority and the County Executive.

SIXTH: The Redevelopment Authority may delegate to one or more of its members, or to the officers, agents or employees of the Redevelopment Authority, such powers and duties as the authority may deem necessary, so long as such delegation is not inconsistent with Chapter 26, Title 2 of the County Code or Title 12, Subtitle 8 of the Economic Development Article of the Maryland Annotated Code.

SEVENTH: The net earnings of the Redevelopment Authority, apart from those necessary to pay debt service or to implement the purposes of §26-2-101 of the County Code, may not inure to the benefit of any person other than Baltimore County, Maryland.

EIGHTH: On termination of the Redevelopment Authority, all rights and title to all assets of the Redevelopment Authority shall vest in, and all obligations and liabilities of the Redevelopment Authority shall be transferred to and assumed by Baltimore County, Maryland.

NINTH: The Redevelopment Authority has no authority to issue capital stock.

TENTH: The Redevelopment Authority shall adopt by resolution rules and regulations implementing personnel, purchasing, and bidding procedures in accordance with §26-2-107 of the County Code.

ELEVENTH: The Redevelopment Authority shall comply with the public input processes and notification procedures set forth in §26-2-108 of the County Code.

TWELFTH: The fiscal year of the Redevelopment Authority shall be from July 1 through June 30. Following April 15 of each year but one month before the start of the next fiscal year, the Redevelopment Authority shall prepare and submit to the County Executive a proposed operating budget for the next fiscal year in such format that the County Executive may direct. The operating budget shall comply with §26-2-110 of the County Code and shall be adopted in accordance with §26-2-111 of the County Code. The capital improvement program of the Redevelopment Authority shall comply with §26-2-112 of the County Code. The capital budget of the Redevelopment Authority shall comply with §26-2-113 of the County Code.

THIRTIETH: No later than April 15 of each year, the Redevelopment Authority shall issue a progress report to the general public in accordance with §26-2-114 of the County Code.

FOURTEENTH: The Redevelopment Authority as well as its members, officers, employees, and agents shall comply with the provisions of Article 7 of the County Code with regard to conflicts of interest and ethical considerations involving the authority. Unless otherwise required by state or local law, members and officers of the Redevelopment Authority shall (a) annually complete ethics training required under §7-1-203 of the County Code; and (b) file financial disclosure statements pursuant to Subtitle 4, Title 1, Article 7 of the County Code.

FIFTEENTH: The address of the principal office of the Redevelopment Authority in Maryland is 400 Washington Avenue, Towson, Maryland 21204.

SIXTEENTH: The name and address of the resident agent of the Redevelopment Authority is James R. Benjamin, Esquire, 400 Washington Avenue, Room 219, Towson, Maryland 21204.

SEVENTEENTH: The number of directors of the Redevelopment Authority shall be twenty (20), which number may be increased or decreased pursuant to the Bylaws of the Redevelopment Authority. The directors shall be the members as set forth in Article Third above. The name of the director who shall act until the first meeting or until her successor(s) are duly chosen and qualified is:

Stacy L. Rodgers  
County Administrative Officer  
400 Washington Ave.  
Towson, Maryland 21204

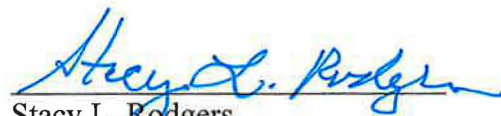
EIGHTEENTH: The Charter of the Redevelopment Authority may be amended by the affirmative vote of a majority of the public members in accordance with the provisions of §12-804(c) of the Economic Development Article of the Maryland Annotated Code.

NINETEENTH: In the event of a conflict between the provisions of this Charter and the County Code, the County Code shall control.


IN WITNESS WHEREOF, this Charter has been executed on behalf of Baltimore County, Maryland on the \_\_\_\_ day of April, 2024, by the County Administrative Officer, who acknowledges such to be her act as County Administrative Officer and on behalf of the County.

ATTEST:

  
(Name)

  
Stacy L. Rodgers  
County Administrative Officer  
Baltimore County, Maryland

I hereby consent to my designation in this document as resident agent for West Baltimore County Redevelopment Authority.

  
James R. Benjamin, Jr., Esquire  
County Attorney