

(10) EXCEPT AS REQUIRED OR APPROPRIATE TO FACILITATE ITS NORMAL OPERATIONS, INCUR DEBT.

~~(D)~~ (F) IN ADOPTING AN ORDINANCE, THE CITY COUNCIL SHALL:

(1) GIVE CONSIDERATION TO THE VIEWS OF THE PROPERTY OWNERS, THE RETAIL MERCHANTS, THE PROPERTY TENANTS, AND THE OTHER MEMBERS OF THE BUSINESS AND RESIDENTIAL COMMUNITIES WITHIN THE DISTRICT;

(2) MAKE A DETERMINATION THAT A DISTRICT CREATED UNDER THIS SECTION WILL REFLECT A DIVERSE MIX OF BUSINESS AND RESIDENTIAL PROPERTIES; AND

(3) MAKE A DETERMINATION THAT A DISTRICT CREATED UNDER THIS SECTION WILL REFLECT A DIVERSE ECONOMIC, SOCIAL, AND RACIAL MIX.

~~(E)~~ (G) THE MAYOR AND CITY COUNCIL SHALL REVIEW THE EFFECTIVENESS AND DESIRABILITY OF CONTINUING THE EXISTENCE OF ANY DISTRICT ESTABLISHED UNDER THIS SECTION ~~WITHIN 3 YEARS OF~~ EVERY 4 YEARS FROM THE ENACTMENT OF THE ORDINANCE.

(H) THE MAYOR AND CITY COUNCIL OF BALTIMORE MAY NOT PERMIT A REDUCTION IN THE SERVICES PROVIDED BY THE CITY IN A DISTRICT DUE TO THE ESTABLISHMENT OF A COMMUNITY BENEFITS DISTRICT MANAGEMENT AUTHORITY.

(I) IN THE EVENT OF A DISSOLUTION OF A COMMUNITY BENEFITS DISTRICT, ANY UNSPENT FUNDS SHALL REVERT BACK TO THE CITY'S GENERAL FUND.

~~(F)~~ (J) (1) AN ORDINANCE ADOPTED PURSUANT TO THIS SECTION SHALL TAKE EFFECT ONLY IF APPROVED BY ~~60%~~ 58% OF THE AGGREGATE VOTES CAST IN A SPECIAL ELECTION BY THE AFFECTED OWNERS.

(2) THE ORDINANCE SHALL PROVIDE CRITERIA FOR THE ELIGIBILITY OF VOTERS FOR PURPOSES OF THE ELECTION REQUIRED BY THIS SUBSECTION.

(3) THE ORDINANCE SHALL PROVIDE PROCEDURES FOR A SPECIAL ELECTION AS REQUIRED IN THIS SUBSECTION, WHICH MAY BE ADMINISTERED BY WRITE-IN BALLOTS.

SECTION 2. AND BE IT FURTHER ENACTED, That the Charles Village Community Benefits District authorized by this Act shall be a pilot program.

SECTION ~~2.~~ 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 1994. It shall remain effective for a period of ~~4~~ 3 years and, at the end of May 31, ~~1998~~ 1997, with no further action required by the General Assembly, this Act shall be abrogated and of no further force and effect.

Approved May 26, 1994.