

(8) be an agency of the Mayor and City Council of Baltimore or the State of Maryland and its officers and employees may not act as agents or employees of the Mayor and City Council of Baltimore or the State of Maryland;

(9) employ individuals who reside outside the City of Baltimore; and

(10) except as required or appropriate to facilitate its normal operations, incur debt.

(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.

(g) The Mayor and City Council shall review the effectiveness and desirability of continuing the existence of any district established under this section every 4 years from the enactment of the ordinance.

(H) (1) THE GENERAL ASSEMBLY SHALL REVIEW AND DETERMINE THE DESIRABILITY OF CONTINUING THE EXISTENCE OF EACH COMMUNITY BENEFITS DISTRICT ESTABLISHED UNDER THIS SECTION EVERY 4 YEARS BEGINNING WITH THE REGULAR LEGISLATIVE SESSION OF 2000.

(2) IF THE CONTINUING EXISTENCE OF A COMMUNITY BENEFITS DISTRICT IS NOT APPROVED:

(I) THE DISTRICT SHALL CEASE TO EXIST AT THE END OF THE CITY'S FISCAL YEAR IN WHICH APPROVAL WAS NOT GRANTED; AND

(II) THE DISTRICT MANAGEMENT AUTHORITY SHALL CONTINUE ITS EXISTENCE ONLY AS LONG AS NECESSARY TO TERMINATE OPERATIONS IN A REASONABLE MANNER AND TO ARRANGE FOR THE DISPOSITION OF ALL FUNDS NOT NEEDED TO SATISFY OUTSTANDING OBLIGATIONS AND RESERVES FOR UNCERTAIN OBLIGATIONS AND LIABILITIES.

(h) (I) 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) (J) In the event of a dissolution of a community benefits district, any unspent funds shall revert back to the City's General Fund.

(j) (K) (1) An ordinance adopted pursuant to this section shall take effect only if approved by 58% of the aggregate votes cast in a special election by the affected voters.