



HUNT VALLEY
BUSINESS FORUM

Welcome

Members and Guests

Breakfast • Speaker Panel

Annual Public Policy Symposium

Hosted & Sponsored By
HVBFB Platinum Member:



www.hvbf.org

BALTIMORE COUNTY **POLICE DEPARTMENT**

Cockeysville Precinct
Community Outreach Unit
410-887-1863



OUR SERVICES

- **Crime Prevention Training**
- **Commercial & Residential Security Surveys**
- **Personal Security Presentations**
- **Citizen Response to Active Shooter Events**

C.R.A.S.E.

The Civilian Response to Active Shooter Events (CRASE) course, designed and built on the Avoid, Deny, Defend (ADD) strategy developed by ALERRT in 2004, provides strategies, guidance, and a proven plan for surviving an active shooter event. Topics include the history and prevalence of active shooter events, civilian response options, medical issues and law enforcement response considerations.



COCKEYSVILLE VOLUNTEER FIRE COMPANY

PROPERTY FIRE SAFETY TIPS

Property Addresses Visible and Clearly Marked

Winter Weather SNOW Fire Hydrants Accessible

Electrical Wires Extension Cords - Space Heaters

WWW.CVFC.ORG

11210 York Road, Cockeysville, Maryland

Public Policy Symposium

Grason Wiggins

Grason.Wiggins@mdlobbyist.com

(912) 687-5745

Budget Deficit, Taxes, and Fees

- **Budget Deficit**

- Maryland faces a shortfall of \$750+ million for the next budget year.
- \$3.3 billion shortfall in the state's six-year transportation spending plan.

- **Combined Reporting**

- A corporate income tax that disregards the existence of affiliated taxpayers (parents and subsidiaries), and instead reports taxes as if the affiliated taxpayers conducted business as a single legal entity.

- **Fee Increases**

- Legislation and regulations are being introduced to increase fees for occupational licenses and compliance with government programs.

Labor and Worker Classification

- **Changes at the Maryland Department of Labor**
 - Secretary Portia Wu
 - Commissioner Devki Virk
- **Legislation on Criminalization and Retaliation**
 - Reintroduction of Senate Bill 838/House Bill 1261 (2023)
 - Senate Bill 233/House Bill 136
- **Governor's Executive Orders**

Housing

- **Governor's Housing Package**
 - Zoning, Density, Manufactured Homes, and Right of First Refusal
 - New Housing Incentives and Vouchers
 - Increased Filing Fees and Security Deposit Limitations
- **Landlord Tenant Law**
 - Tenant Safety Act
 - Restrictions on background checks
 - Just Cause

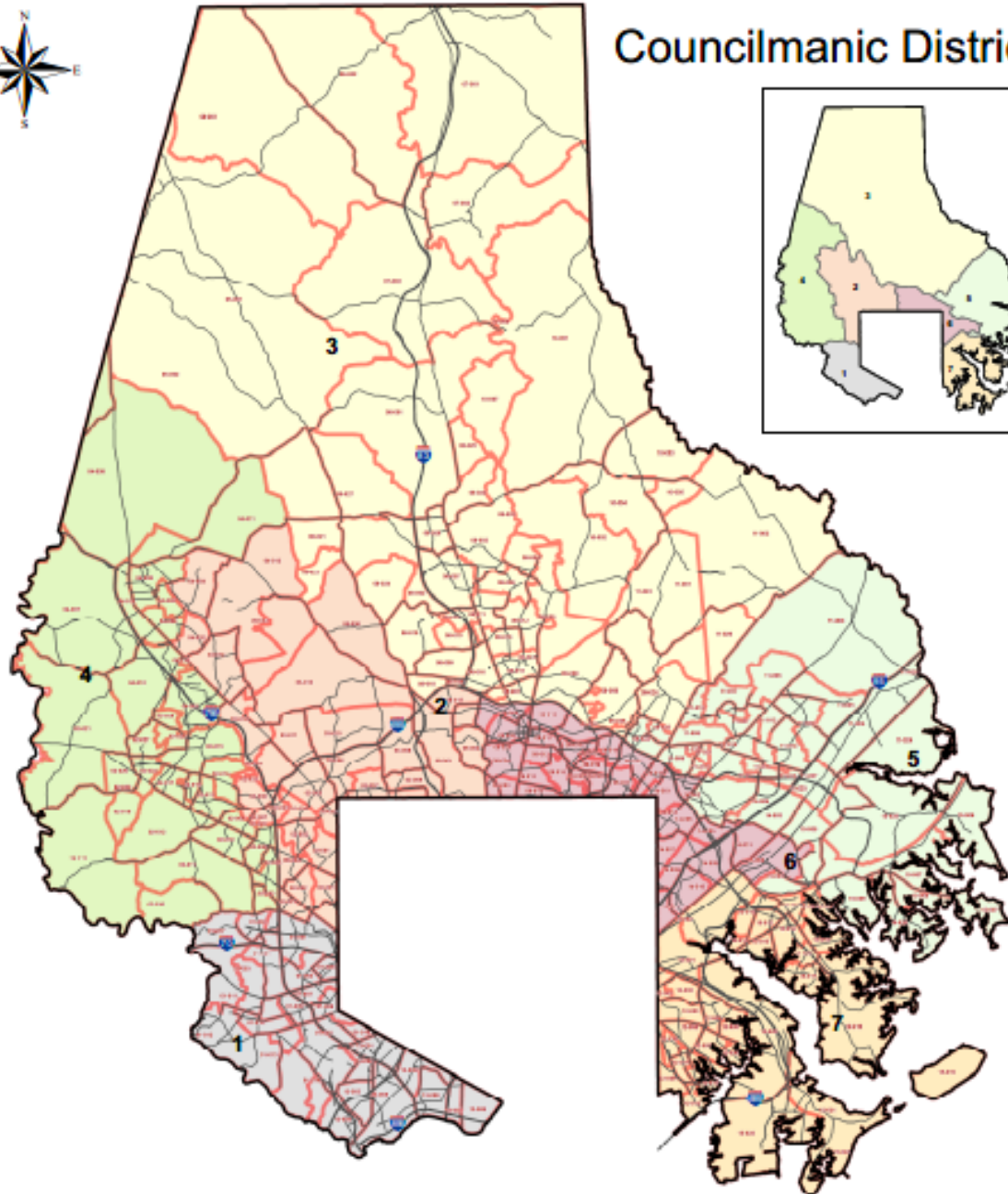
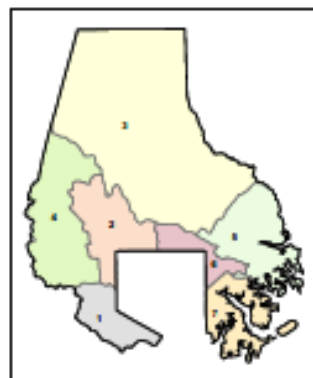
2024 CZMP Update

and Other Legislation of Interest



Presented by:
Jenn Busse
jbusse@rosenbergmartin.com




Councilmanic Districts










LEGEND

 Voter Precinct
 00-000 Precinct Number

 Major Roadways


Councilmanic Districts

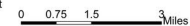
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Note:
The new district representatives will be in place after the certification of the 2022 Gubernatorial Election.
Map Prepared by:
Baltimore County Office of Information Technology - GIS Services
September 2022



★ Polling Place Name
 → Polling Place Outside Precinct
 — Major Roadways

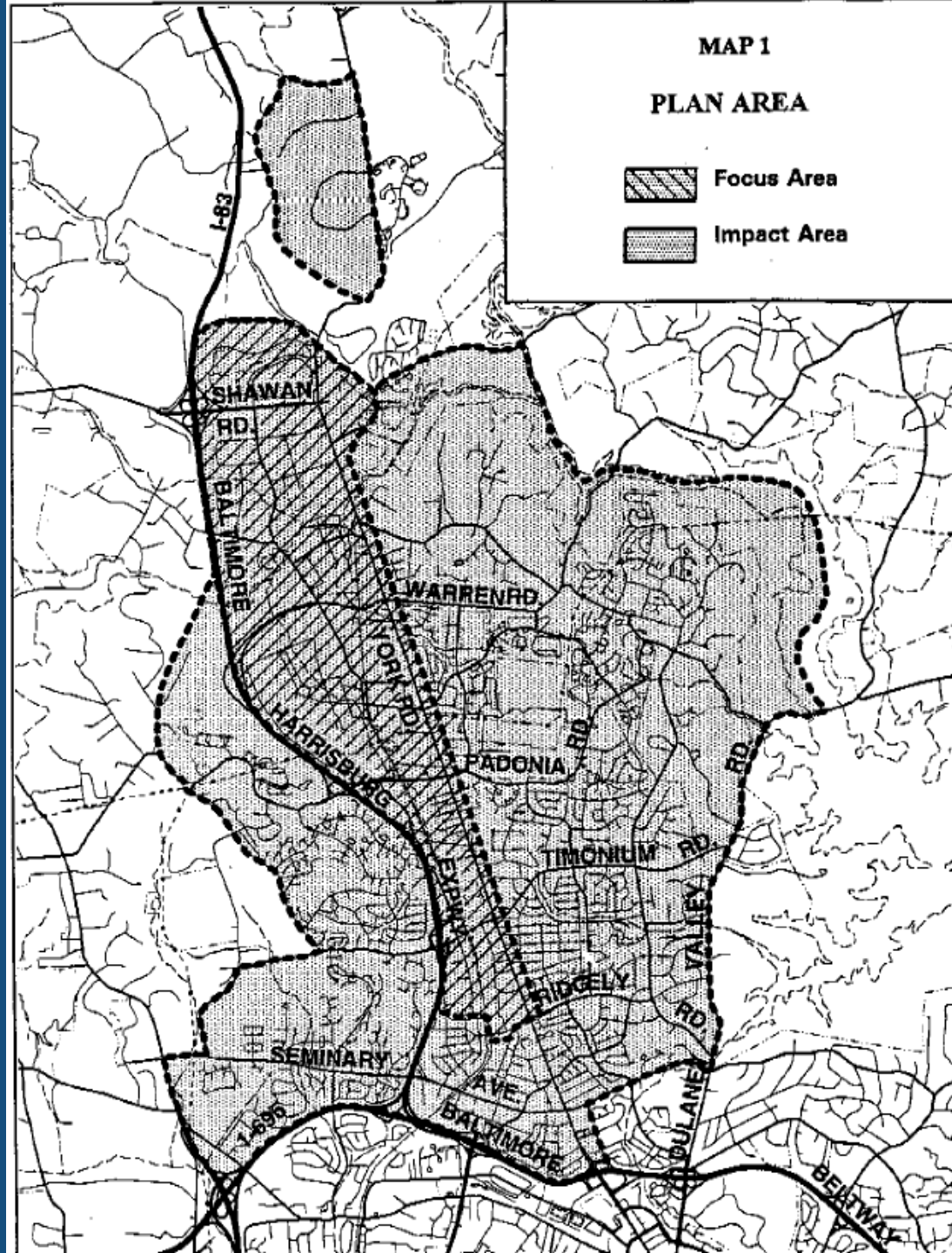
 Voter Precinct
 00-000 Precinct Number
 Councilmanic District



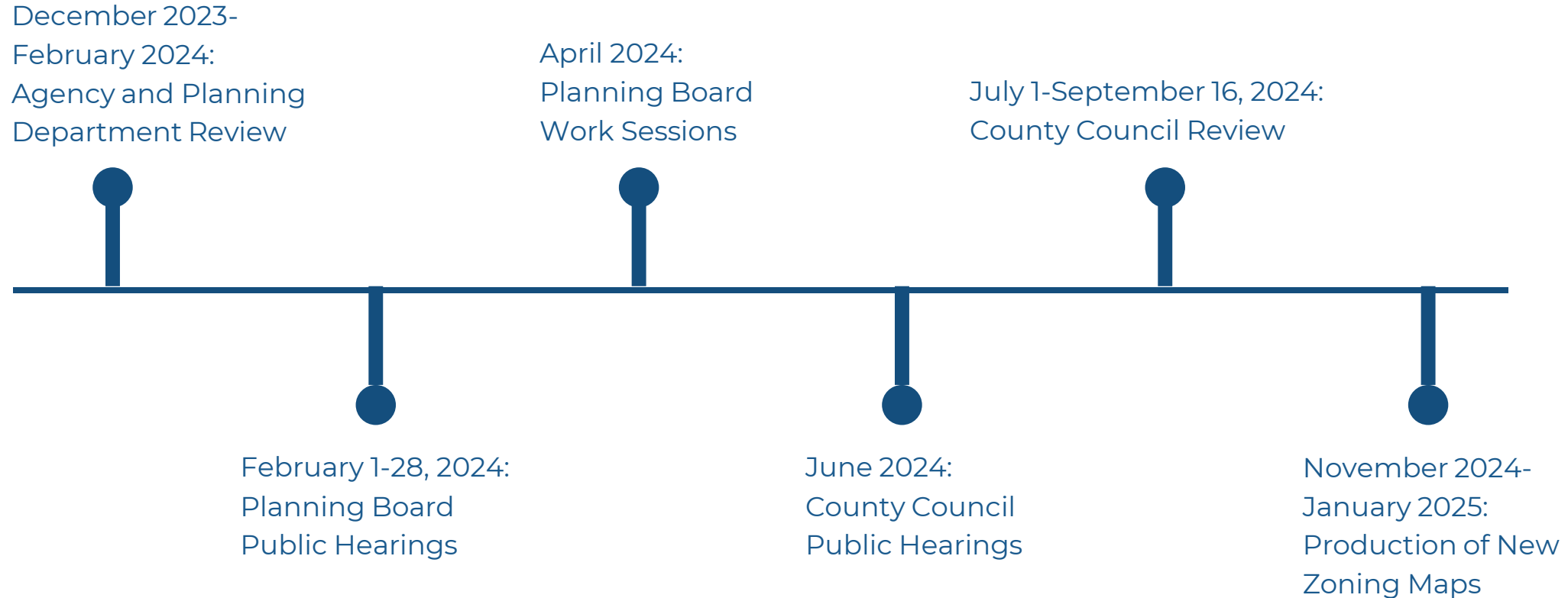
MAP 1

PLAN AREA

-  Focus Area
-  Impact Area



CZMP Timeline



Comprehensive Zoning Map Process

- Can't withdraw an Issue
- Any zoning can result
- Zoning lines don't have to follow property lines
- 64 Issues were filed for the 3rd District this cycle
 - 44 by public
 - 3 by Planning
 - 2 by Planning Board
 - 15 by Councilman
- Planning Board hearing for 3rd district is 2/13 @ Loch Raven High School, 6 pm
- Register to speak online up to 2 days prior to hearing, get 2 minutes, speak in order signed up
- Planning comments are pending and will be released after Planning Board hearings
- Council must decide Issues by 9/16/24



Resources

- CZMP Hub Website
 - <https://comprehensive-zoning-map-process-bc-gis.hub.arcgis.com/>
- Anyone can review Log of Issues, or if you are an applicant, you can log-in and track an Issue online
 - <https://comprehensive-zoning-map-process-bc-gis.hub.arcgis.com/>
- Can use Search Tool on website
 - <https://comprehensive-zoning-map-process-bc-gis.hub.arcgis.com/pages/log-of-issues>
- County Council website for pending legislation
 - <https://www.baltimorecountymd.gov/countycouncil/legislation/pending%20legislation.html>

Questions

Presented by:
Jenn Busse
jbusse@rosenbergmartin.com



WHITEFORD

January 17, 2024

Maryland's New Building Energy Performance Standard Regulations

And what it means for our business community

M. Trent Zivkovich, Esq.

Partner; Chair- Environmental Law Practice Group

What are BEPS?

- **The State's Climate Solutions Now Act of 2022 includes a target for the state to achieve net-zero greenhouse gas emissions by 2045.**
- **Purpose is to “reduce direct greenhouse gas emissions from Maryland’s buildings and improve overall energy efficiency.”**
- **Goals are to reduce need for additional electrical generation, transmission, and distribution facilities and limit energy costs.**
- **After a year-plus long stakeholder process, the Maryland Department of the Environment formally issued Proposed Regulations on December 15, 2023.**

BEPS requires

- **Applies to all buildings over 35,000 square feet (excluding parking garage areas). Excludes restaurants and food service establishments, primary and secondary schools, historic buildings, manufacturing and agricultural buildings, among others.**
- **Annual benchmarking (i.e., measurement requirement) currently set to begin January 1, 2025 (the building's "Benchmark Year"), with an annual report covering the prior calendar year submitted to MDE no later than June 1, 2026.**
- **Under current law and proposed regulations, interim performance standards must be met beginning in 2030; final performance standards go into effect in 2040.**

How would this work?

Covered building owners required to measure and document its energy use using EPA's free, online Energy Star Portfolio Manager Tool.

<https://portfoliomanager.energystar.gov>

Its calculations will consider:

- A. Direct greenhouse gas emissions (that are generated and released onsite); and**
- B. Greenhouse gas emissions attributed to energy supplied to and consumed onsite.**

What information will we need to collect and report?

Data required to be reported for benchmarking is based on the building's general use, but can include:

- ***Gross floor area***
- ***Weekly operating hours***
- ***Number of employees***
- ***Number of refrigerator/freezer units***
- ***Percent of building that can be heated & cooled***
- ***Number of computers & cash registers***
- ***Energy consumption information from electric, gas, and other meters.***

The Annual Benchmarking Process

- 1. The Benchmarking Report, due June 1 for the prior calendar year, will establish a “Net Direct Emission Rate” for the building.**
- 2. That Emission Rate will be compared to the Interim (effective 2030-2039) and later, the more-strict Final Standards (effective 2040 and beyond).**
- 3. If a building’s Emission Rate fails to meet the applicable Standard in any year, the property owner will be required to pay an “Alternative Compliance Fee” based on the amount of emissions exceeding the Standard.**

Some considerations

- **Proposed regulations would currently require third-party verification of Benchmarking Reports every five years.**
- **Regulations also require building owners to disclose the State's reporting requirement to prospective purchasers, provide copies of past benchmarking reports, and records of any alternative compliance fees paid.**
- **The owner of a covered building as of December 31st is the party required to report its Emissions Rate for that year.**
- **Tenants should anticipate the need to provide this information to their Landlords, and begin recording this information as of January 1, 2025**

What should you do now?

- *MDE Virtual Public Hearing scheduled for Thursday, January 18, 2024 at 10:00 AM; written comment period closes that day at 5 PM.*
- *Keep an ear to the ground and watch to see when the Final Regulations are issued and what they may require.*
- *If you intend to self-perform (which is certainly possible for most), become familiar with the EPA's online tool, establish an account, and what Benchmarking information will be required to be compiled for your building.*

What else should you do now?

- *Landlords should begin to insert language in their Leases requiring Tenants to comply with requests for necessary Benchmarking information.*
- *Landlords and Tenants will both need to consider how the costs of any potential required improvements will be borne under Leases.*
- *Owners of more significant properties should consider working to understand capital expense needs associated with potential improvements for energy efficiency.*

WHITEFORD

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