

Amendment 8 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 8

(This Amendment provides examples of Tax Credits and Incentives and adds that the Plan should consider the needs of legacy businesses and adjacent residents.)

- 1 In the Gateway Master Plan, attached to this Act, on page 224, amend the Potential Infrastructure
- 2 Financing Tools as shown in the attached revised page 224.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

4.2 Potential Infrastructure Financing Tools

Designing, funding, and constructing Gateway's many types of infrastructure projects will be a complex, phased undertaking. The master plan recognizes that a combination of financing tools will be necessary, and multiple tools should be considered. These tools can be tailored to meet the specific needs of a project and ensure its successful implementation. Key tools in the public financing toolbox include:

- Tax Increment Financing (TIF): a method that uses future real property tax revenues generated by the project to finance certain improvements
- Special Taxing Districts: can be used alone to create additional revenues and/or as a back-up credit enhancement together with TIF to fund certain improvements
- Other Revenues: includes local county (income, admissions, hotel/motel) and state (real property, sales) sources of revenue
- Public Private Partnerships (PPP): collaborative agreements between government entities and private sector companies to share resources, risks, and rewards with true "three-P's" consisting of availability/lease payments, operations and maintenance payments, and other agreed upon fees/payments
- Grants and Subsidies: direct financial assistance provided by government agencies to support specific project components
- Tax Credits and Incentives: provided to reduce tax liabilities and encourage investment. For example, Gateway is part of the Eastern Howard County Enterprise Zone, which offers tax credits to encourage businesses to make capital investments and create new jobs.

An infrastructure phasing and financing plan will be an important early step in the plan's implementation. This plan should identify when and how various public financing tools should be deployed and the priorities of infrastructure projects. The plan should also consider the needs of legacy businesses and adjacent residents, and explore ways to retain these important contributors to the community.

Key Recommendations:

- + Determine how various public financing tools should be used as part of the development of an infrastructure phasing and financing plan