

November 17, 2025

The meeting of the Board of Finance was called to order at 3:04 p.m.

Present: Michael Mocksten, Director of Finance (*in lieu of Mayor*)
Arnold Williams, Vice President
Bill Henry, Comptroller and Member
Frederick Meier, Member
Robert Shelton, Member
Jennell Rogers, Chief, Bureau of Treasury Management and Clerk to the Board of Finance

Absent: Honorable Brandon C. Scott, Mayor and President

Also Present: Evelyn Alston, Treasury Management
Joann Levin, Law Dept.
Sara Paraniham, Planning
Leah Dubots, Planning
Keenan Rice, Municap
Max Levee, Municap
Randy Willison, MOCC (*via Webex*)

MINUTES

Mr. Williams requested the Board to review the minutes from the meeting of October 27, 2025. The minutes were approved on the motion of Mr. Meier, seconded by Director Mocksten.

SECURITY TRANSACTIONS

Ms. Rogers briefed the Board on the investment activity for this period noting that total securities purchased since the last Board of Finance meeting were \$105,000,000 and redemptions totaled \$200,000,000. Ms. Rogers noted that investments are projected through December 2025.

Security transactions since the meeting October 27, 2025 were approved on the motion of Mr. Shelton, seconded by Mr. Meier. (Appendix I)

MARK TO MARKET VALUATION OF SWAP PORTFOLIO

Ms. Rogers presented the Mark to Market Valuation Report as of October 31, 2025 with a notional amount of \$115,255,000. The fair market value of the swap portfolio increased from (\$8,811,543) to (\$8,822,324). The ten-year Treasury rate decreased from 4.16% to 4.11%. As of the date of this report, there was no collateral posted. Ms. Rogers noted that the City has \$71M in unhedged funds. Treasury has changed SWAP advisors, and the new team is working to unwind those funds.

The Board accepted the report. (Appendix II)

2026 LOAN AUTHORIZATION PROGRAM

Ms. Rogers requested the Board to endorse the enclosed 2026 Loan Authorization Program totaling \$280 million in general obligation bonds.

The City charter requires that the Board of Finance provide recommendations to the Board of Estimates on the Mayor and City Council of Baltimore Loan Authorization Program. The Department of Planning administers this program and has recommended an authorization of \$140 million of general obligation bonds in FY2028 and \$140 million in FY2029 for a total of \$280 million. Once the proper approvals have been obtained, this program shall be placed on the November 2026 general election ballot for voter approval and be incorporated into the City's capital budget.

These authorizations shall be general obligations of the City for the payment of which the City's full faith and credit and taxing power are irrevocably pledged. Under the current debt policy, the annual budgeted amount of general obligation bonds authorized is \$125 million. This amount is incorporated in the current FY2026-2031 Capital Improvement Program (CIP). The Department of Finance engaged Public Resources Advisory Group (PRAG) to review the City's debt policy including studying the impact of increasing the General Obligation borrowing over the next several years to reach \$200 M/year. The Department of Finance recommends the GO bond budgeted limit should be set at \$140 million for FY2028 and FY2029. The enclosed Department of Planning package includes the Planning Commission Staff Report.

The funding categories are as follows:

• Public Infrastructure	\$148 million
• Community and Economic Development	\$ 50 million
• Schools	\$ 60 million
• Affordable Housing	\$ 22 million
Total (CIP – FY28 and FY29)	\$280 million

Sara Paranilam, Planning, presented a detailed overview to the Board.

The 2026 Loan Authorization Program totaling \$280 million in general obligation bonds was approved on the motion of Mr. Meier, seconded by Director Mocksten.

GENERAL OBLIGATION BORROWING LEVEL

Ms. Rogers requested the Board to consider and affirm the not to exceed amount of annually budgeted General Obligation bonds for Fiscal Year 2027 at \$125,000,000 and increasing the amount for Fiscal Year 2028 to \$140,000,000, respectively.

Based on the last Debt Study review in 2023, the City agreed to include in the formal debt management policy an annual review of financial indicators to assess the affordability limit for general obligation bond borrowing, which will assist the Department of Planning with budgeting for the Capital Improvement Plan. A summary of the adopted metrics was provided to Board members for review. Director Mocksten stated that Treasury will be evaluating the borrowing increase and monitoring interest rates closely and frequently.

The not to exceed amount of annually budgeted General Obligation bonds for Fiscal Year 2027 at \$125,000,000 and for Fiscal Year 2028 at \$140,000,000 was approved on the motion of Mr. Meier, seconded by Director Mocksten.

ANNUAL TAX INCREMENT REPORT

The Board of Finance approved a resolution requiring the Department of Finance to submit a comprehensive Tax Increment Financing (TIF) Project Status Report to the Board in November of each year as a means of supporting the City's ongoing goals of transparency, communication, and public interest-based project investment in the City.

Ms. Rogers presented Board members with a year-end June 30, 2025 report to comply with the requirements. The following districts are included in the report:

1. Belvedere Square
2. Harborview Lot #2
3. Strathdale Manor
4. Clipper Mill
5. North Locust Point
6. Mondawmin Mall
7. East Baltimore Research Park
8. Harbor Point
9. Poppleton
10. Port Covington

The Board accepted the report.

OTHER BUSINESS

There was no other business. The meeting was adjourned at 4:11 pm.

Jennell Rogers
Clerk to the Board of Finance