



Baltimore Thrive Funding Appeal Letter

Dear _____,

I hope this communication finds you well in these challenging times. We appeal to you to donate funds for a promising project – Baltimore Thrive - to implement the land value tax shift in the City of Baltimore, Maryland, USA. Our team comprises several leading policy experts (bios in Addendum) who have been meeting regularly for more than one year. As a result, we have developed a clear strategy that includes passage of enabling legislation and building broad-based community support and policy endorsement by high-profile Baltimore leaders and organizations that would benefit from land value tax-based public finance.

We already have a good working relationship with a member of the Maryland State Delegation who has written an enabling legislation bill that would permit the land value tax shift for the City and County of Baltimore. In addition, there is already support for this bill from members of the Baltimore City Council.

Our next step is to garner official endorsements from Baltimore-based leaders and organizations for enabling legislation and implementing the land value tax shift in Baltimore. The process requires a considerable amount of time and attention. We have launched a fundraising campaign in order to pay a qualified person to work 20-hours a week in this endeavor. Of our \$30,000 annual goal we have thus far raised \$16,333.

We have now hired a person who lives in Baltimore and who has experience in community education and outreach. We are confident that she has the communication, organizing and technical skills for the work needed to build Baltimore's movement. Her M.A. is from the University of Chicago, School of Social Work, Social Policy and Social Administration and she has completed courses at the Henry George School of Chicago. Her name is Vanessa Beck.

Will you please help us meet the remainder of our annual \$30,000 goal for Baltimore Thrive? Your donation is tax-deductible. Funds earmarked to Baltimore Thrive will be received by Earth Rights Institute, a 501c3 non-profit, our fiduciary agent. You may donate via [PayPal Baltimore Thrive](#) or by sending a check or money order to Earth Rights Institute, P.O. Box 328, Scotland, PA 17254 USA. Please note "Baltimore Thrive" in the bottom left line of your check or in an attached note and make payable to Earth Rights Institute.

Thank you so very much for this consideration!

Alanna Hartzok, Administrator, Baltimore Thrive Team

Email: alannahartzok@gmail.com Phone: 1-717-357-7617

Addendum:

- 1. List of Baltimore Thrive primary associates and brief bios**
- 2. Relevant Media and other links**

Baltimore Thrive Primary Associates:

Ted Gwartney has been engaged in land valuation, analysis, assessment, consultation and management for several decades. He was the Assessor of Bridgeport and Hartford (Connecticut), Southfield, (Michigan), and the Deputy County Assessor of Sacramento, California. While the Assessment Commissioner and Chief Executive Officer of the British Columbia Assessment Authority he implemented an annual Province-wide revaluation of the 1,500,000 land parcels. He has also held these positions: Professor, Department of Law, Real Estate Appraisal, Baruch College; President, American Journal of Economics and Sociology; Executive Director, Robert Schalkenbach Foundation; Treasurer, Institute for the Study of Long-Term Economic Trends; Professional Designation, Appraisal Institute (Chicago).

Joshua Vincent joined the Center for the Study of Economics (CSE) as Associate Director in 1993 and has served as Executive Director since 1997. At CSE, he has worked as a consultant to over 75 municipalities, counties, NGOs, and national governments. Vincent works with tax departments and elected officials in restructuring their jurisdictions' taxation to land-based systems. Vincent sponsored and spoke at many events for New Jersey, Maryland, and Pennsylvania municipal conferences. He has testified as an expert witness on the impact of land taxation, from the municipal level up to state legislatures in Texas, Connecticut, Maryland, Indiana and Ohio. Since 2000, Vincent and CSE have conducted over 50 land tax impact studies for cities all over the US.

Lorenzo Gaztanaga was born in Havana, Cuba in 1949, emigrating to the United States with his family in 1961. After graduating from Cardinal Gibbons High School in Baltimore, he attended Loyola and Towson Universities, as well as the University of Baltimore, concentrating on history, political science and psychology. After joining the Maryland Libertarian Party in 1992, he worked with a coalition of alternative parties and independent candidates to reduce the legal barriers to getting on the ballot in Maryland. Over the years, he ran twice for U.S. House of Representatives, twice for Lieutenant Governor of Maryland, three times for Baltimore City Council and once for City Council President. A call to lower the property tax to reflect only the value of the land and stop punishing people for fixing their property has been a central campaign message each time he ran for a local or statewide office.

Ed Dodson had a forty-year career in financial services that included twenty years with Fannie Mae, where he held several management level and analyst positions; from 1995 to 2005 he was a senior business manager in the Housing & Community Development group based in Philadelphia. Prior to joining Fannie Mae he managed the residential mortgage lending program for a commercial bank. He has a long association with the Henry George School of Social Science, as an instructor and member of the school's board of trustees (serving as President from 1987 to 1997). In 1997 he established the online education and research project called the School of Cooperative Individualism (www.cooperative-individualism.org), which contains an extensive library of articles, papers and books relating to the social sciences and to political economy, particularly. He continues to lecture on behalf of the Henry George School and also serves on the all-volunteer faculty of the Osher Lifelong Learning Institute hosted by Temple University and the Learning Is For Everyone program hosted by Rowan at Burlington County College.

Rick Rybeck is an attorney with a master's degree in real estate and urban development, Rybeck is the director of Just Economics LLC, a consultancy that helps communities harmonize economic incentives with public policy objectives for job creation, affordable housing, transportation efficiency and sustainable development. (www.justeconomicsllc.com) Prior to starting Just Economics, Rybeck worked in the legislative and executive branches of the District of Columbia Government for over 20 years, working on infrastructure and transportation.

Alanna Hartzok is an educator and lecturer on land value tax shift (24 countries); award winning author; two-time candidate for US Congress in Pennsylvania (Democrat and Green Parties); administrator for the International Union for Land Value Taxation; co-founder of Earth Rights Institute, and former International Liaison for the Robert Schalkenbach Foundation. She was instrumental in the passage of enabling legislation for land value tax shift for the 1000 boroughs of Pennsylvania. She recently presented a webinar on the Economics of War and Peace and Baltimore Thrive for the School of Living Community Land Trust. She enjoys her regenerative agriculture homestead and affirms that “the earth belongs to everyone” which is also the title of her book.

Mike O'Mara is Co-founder and National Committee member of the Democratic Freedom Caucus, which advocates the land value tax shift and other policies which go beyond left and right and promote the public interest rather than special interests. He is a Board Member of the Center for the Study of Economics which consults with cities for implementing the land value tax shift.

Relevant Media and Other Links:

CAN LAND VALUE TAX GIVE BALTIMORE’S NEIGHBORHOODS BACK TO THEIR RESIDENTS?

Jacqueline Luqman of *Real News Network* interviews Joshua Vincent of the Center for the Study of Economics who talks about how a land value tax could give Baltimore residents relief from the wealth extraction that absentee landlords perpetrate. [Can Land Value Tax Give Baltimore's Neighborhoods Back To Their Residents? \(therealnews.com\)](https://therealnews.com/can-land-value-tax-give-baltimore-s-neighborhoods-back-to-their-residents/)

HOW LAND VALUE TAX COULD NARROW THE RACIAL WEALTH AND OPPORTUNITY GAP -

Jacqueline Luqman of Real News Network talks to Rich Nymoer, President of Common Ground, USA about why a land value tax could reduce inequality and address segregation in housing. “Protecting property values” was a canard used to justify racist housing policy in 1910, and continues to be an excuse used today. [How Land Value Tax Could Narrow the Racial Wealth and Opportunity Gap \(therealnews.com\)](https://therealnews.com/how-land-value-tax-could-narrow-the-racial-wealth-and-opportunity-gap/)

“Want Affordable Housing? Look to the Land!” at <https://www.justeconomicsllc.com/pdfs/Habitat-Rick-Rybeck-5-17-19-Want-Affordable-Housing-Look-to-the-land.pdf>

LAND AS A COMMONS - George Monbiot – 40th Annual E.F. Schumacher Society Lecture <https://centerforneweconomics.org/events/40th-annual-e-f-schumacher-lectures/>

Economics of War and Peace and the City of Baltimore – Alanna Hartzok makes the connections between the land and money problems and the root causes of war as well as wealth inequality. She also describes the vision and values of the Baltimore Thrive Project. [Here](#).

