

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Prepared by: Department of Legislative Reference

Date: May 10, 2018

Referred to: HOUSING AND URBAN AFFAIRS Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0241

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Druid Heights –
Amendment _**

FOR the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of

Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____ Baltimore City Public School System

_____ Baltimore Development Corporation

_____ City Solicitor

_____ Comptroller's Office

_____ Department of Audits

_____ Department of Finance

_____ Department of General Services

_____ Department of Housing and Community Development

_____ Department of Human Resources

_____ Department of Planning

_____ Other: _____

_____ Other: _____

_____ Other: _____

_____ Department of Public Works

_____ Department of Real Estate

_____ Department of Recreation and Parks

_____ Department of Transportation

_____ Fire Department

_____ Health Department

_____ Mayor's Office of Employment Development

_____ Mayor's Office of Human Services

_____ Mayor's Office of Information Technology

_____ Office of the Mayor

_____ Police Department

_____ Other: _____

_____ Other: _____

Boards and Commissions

_____ Board of Estimates

_____ Board of Ethics

_____ Board of Municipal and Zoning Appeals

_____ Comm. for Historical and Architectural Preservation

_____ Commission on Sustainability

_____ Employees' Retirement System

_____ Other: _____

_____ Other: _____

_____ Other: _____

_____ Environmental Control Board

_____ Fire & Police Employees' Retirement System

_____ Labor Commissioner

_____ Parking Authority Board

_____ Planning Commission

_____ Wage Commission

_____ Other: _____

_____ Other: _____

_____ Other: _____

CITY OF BALTIMORE
ORDINANCE **18-189**
Council Bill 18-0241

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: May 14, 2018
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: September 17, 2018

AN ORDINANCE CONCERNING

Urban Renewal – Druid Heights –
Amendment 8

FOR the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for Druid Heights was originally approved by the Mayor and City Council of Baltimore by Ordinance 77-376 and last amended by Ordinance 14-300.

An amendment to the Urban Renewal Plan for Druid Heights is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and to extend the life of the Plan.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Druid Heights are approved:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 18-0241

1 (1) In the Plan, amend C.1.d. to read as follows:

2 C. Techniques Used to Achieve Plan Objectives

3 1. Acquisition

4
5 d. The authority to acquire the Properties within the Project Area is expressly
6 confirmed and reauthorized through and including [December 31, 2018]
7 DECEMBER 31, 2022.

8 (2) In the Plan, amend D. to read as follows:

9 D. Duration of Provisions and Requirements

10 The Druid Heights Renewal Plan, as amended from time to time, is in full force
11 and effect through and including [December 31, 2018] DECEMBER 31, 2022.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Druid
13 Heights, as amended by this Ordinance and identified as “Urban Renewal Plan, Druid Heights,
14 revised to include Amendment 8, dated May 14, 2018”, is approved. The Department of
15 Planning shall file a copy of the amended Urban Renewal Plan with the Department of
16 Legislative Reference as a permanent public record, available for public inspection and
17 information.

18 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
19 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
20 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
21 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
22 Ordinance is exempted from them.

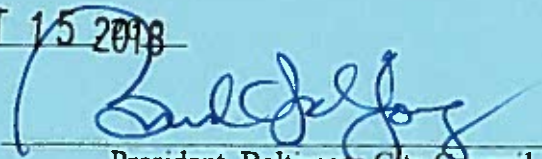
23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
24 application of this Ordinance to any person or circumstance is held invalid for any reason, the
25 invalidity does not affect any other provision or any other application of this Ordinance, and for
26 this purpose the provisions of this Ordinance are declared severable.

27 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
28 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
29 safety law or regulation, the applicable provisions shall be construed to give effect to each.
30 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
31 higher standard for the protection of the public health and safety prevails. If a provision of this
32 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
33 establishes a lower standard for the protection of the public health and safety, the provision of
34 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
35 conflict.

36 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
37 enacted.

Council Bill 18-0241

Certified as duly passed this _____ day of OCT 15 2018



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of OCT 15 2018



Chief Clerk

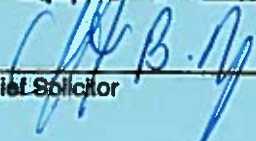
Approved this 9 day of November, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 17 Day of October 2018.



Chief Solicitor

Page 1 of 1

8103

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFIENC'
9-14-18
DEPT LEGISLATIVE REFERENCE

AMENDMENTS TO COUNCIL BILL 18-0241
(1" Reader Copy)

By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, in the blank, insert "8"; and, on page 2, in line 14, in the blank, insert "8".

ADOPTED

ADOPED

BALTIMORE CITY COUNCIL
Housing And Urban Affairs Committee
VOTING RECORD

DATE: 9-13-18

BILL#CC: 18- 0241 BILL TITLE: Ordinance – Urban Renewal – Druid Heights – Amendment

MOTION BY: Henry SECONDED BY: COHEN

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

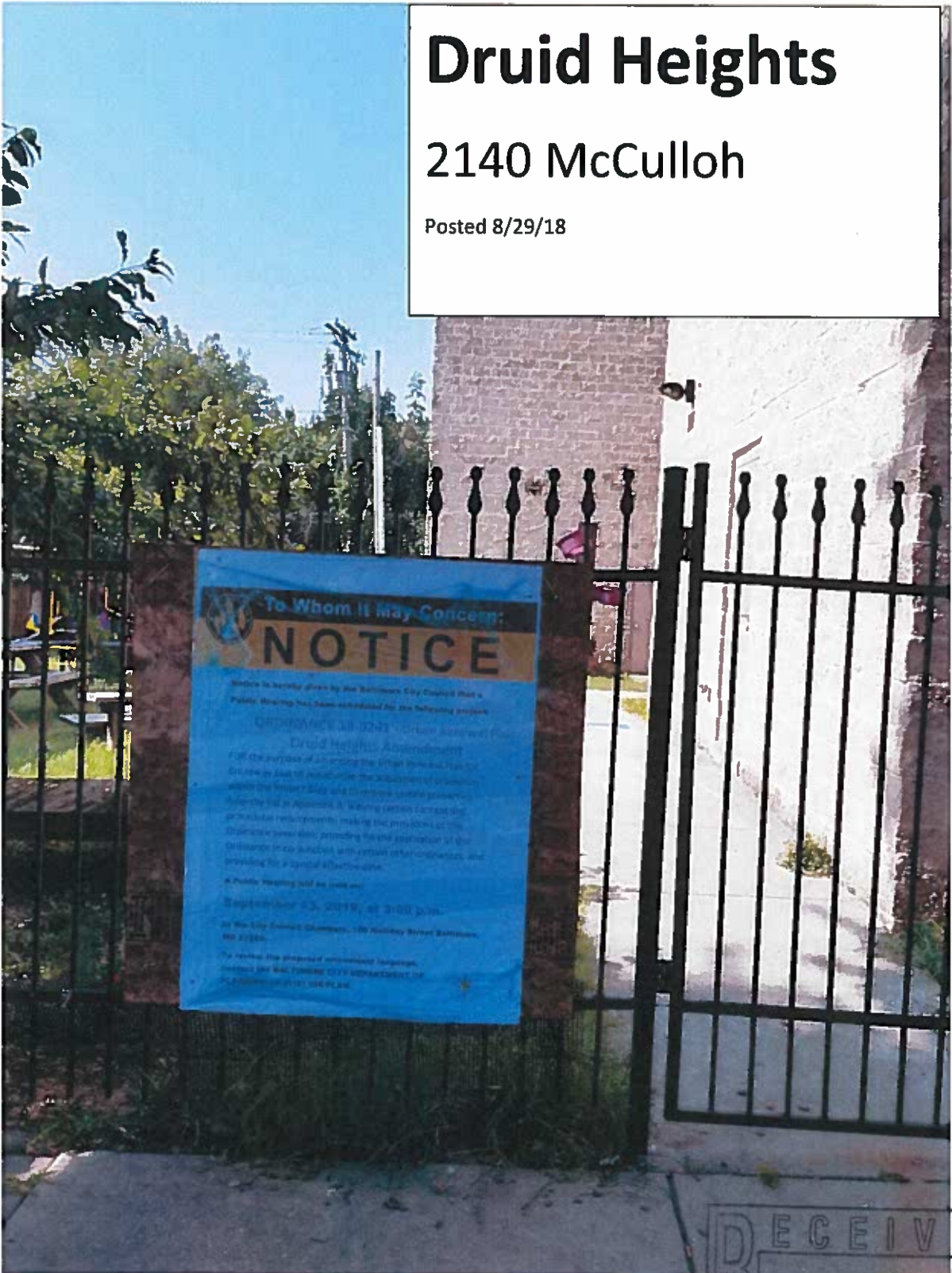
NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed ,S.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	5	2		

CHAIRPERSON: John Bullock
 COMMITTEE STAFF: Richard G. Krummerich, Initials: RK

Druid Heights

2140 McCulloh

Posted 8/29/18



To Whom It May Concern:
NOTICE

Notice is hereby given by the Baltimore City Council that a Public Hearing has been scheduled for the following project:

ORDINANCE 28-0243 - Druid Heights Amendment

For the purpose of informing the other Council Members, the public and the community of the Department of Planning and the Mayor's Office and the public of the project, the Council will hold a Public Hearing on the proposed amendments, making the provisions of the Ordinance available, providing for the distribution of the Ordinance to the public, with certain other conditions, and providing for a special election.

A Public Hearing will be held on:

Wednesday, 9/3, 2018, at 3:00 pm

at the City Council Chambers, 100 Holiday Street, Baltimore, MD 21201.

To receive the proposed amendments, contact the BALTIMORE CITY DEPARTMENT OF PLANNING at 312.787.1000.

RECEIVED
SEP 13 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Druid Heights

Reverend Quille Park

Posted 8/29/18

To Whom it May Concern:

NOTICE

Notice is hereby given by the Baltimore City Council that a Public Hearing has been scheduled for the following project:

**ORDINANCE 8-0241 - Urban Renewal Plan
Druid Heights Amendment**

FOR the purpose of amending the Urban Renewal Plan for Broadway East to reauthorize the acquisition of properties within the Project Area and to remove certain properties from the list in Appendix A; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

A Public Hearing will be held on:

September 13, 2018, at 3:00 p.m.

In the City Council Chambers, 100 Holliday Street Baltimore, MD 21202.

To review the proposed amendment language, contact the BALTIMORE CITY DEPARTMENT OF PLANNING AT (410) 396-PLAN.

The Daily Record

11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11605798
 Case #: BILLS NO. 18-0241
 Description:

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 2 times on the following dates:

8/20/2018 8/27/2018

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILLS NO. 18-0241, 18-0242, 18-0243, 18-0244, 18-0245, 18-0246, 18-0247, 18-0248, and 18-0252 The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 in the



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILLS NO. 18-0241, 18-0242, 18-0243, 18-0244, 18-0245, 18-0246, 18-0247, 18-0248, and 18-0252

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 in the City Council Chambers at 3:00 PM, to conduct a public hearing on City Council Bill No. 18-0241; at 3:05 PM to conduct a public hearing on City Council Bill No. 18-0242; at 3:10 PM to conduct a public hearing on City Council Bill No. 18-0243; at 3:15 PM to conduct a public hearing on City Council Bill No. 18-0244; at 3:20 PM to conduct a public hearing on City Council Bill No. 18-0245; at 3:25 PM to conduct a public hearing on City Council Bill No. 18-0246; at 3:30 PM to conduct a public hearing on City Council Bill No. 18-0247; at 3:35 PM to conduct a public hearing on City Council Bill No. 18-0248; and at 3:40 PM to conduct a public hearing on City Council Bill No. 18-0252.

CC 18-0211 ORDINANCE - Urban Renewal - Druid Heights - Amendment - FOR the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements, making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0242 ORDINANCE - Urban Renewal - Broadway East - Amendment - FOR the purpose of amending the Urban Renewal Plan for Broadway East to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0243 ORDINANCE - Urban Renewal - Poppleton - Amendment - FOR the purpose of amending the Urban Renewal Plan for Poppleton to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0244 ORDINANCE - Urban Renewal - Oliver - Amendment - FOR the purpose of amending the Urban Renewal Plan for Oliver to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the list in Exhibit B; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0245 ORDINANCE - Urban Renewal - Park Heights - Amendment - FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the acquisition of properties within the Project Area, and to remove certain properties from the list in Appendix B; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0246 ORDINANCE - Urban Renewal - Coldstream Homestead Montebello - Amendment - FOR the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances;

and providing for a special effective date.

CC 18-0217 ORDINANCE - Urban Renewal - Johnston Square - Amendment - FOR the purpose of amending the Urban Renewal Plan for Johnston Square to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the lists in Appendices A and B; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

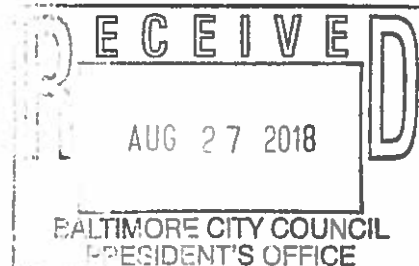
CC 18-0248 ORDINANCE - Urban Renewal - Middle East - Amendment - FOR the purpose of amending the Urban Renewal Plan for Middle East to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the list in Appendices A and D; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

CC 18-0252 ORDINANCE - Urban Renewal - York-Woodbourne Business Area - Amendment - FOR the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area, waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of
 Article 13 - Housing and Urban Renewal
 Section 2-6
 Baltimore City Code
 (Edition 2000)

NOTE: These bills are subject to amendment by the Baltimore City Council.
 John Bullock
 Chair

au20,27



TO: Sharon Daboin

FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council

DATE: June 26, 2018

RE: **INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR AN URBAN RENEWAL BILL**

- A. City Council Bill No. **18-0241** is scheduled for public hearing on **September 13, 2018 at 3:00 P.M** in the City Council Chambers.
- B. At the expense of the person who requested this urban renewal plan amendment, the following requirements must be met.
1. **NEWSPAPER ADVERTISING** - Publication of notice of hearing **once a week for two consecutive weeks prior to the date of the hearing**. You may advertise in any of the following newspapers: The Daily Record, Baltimore Sun, or Afro-American.
 2. **POSTING OF A SIGN** - Notice of the public hearing shall be posted in the neighborhood involved at least **10 days prior to the hearing**. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white background. The sign should be placed in a conspicuous manner.
 3. **NOTIFICATION OF PROPERTY OWNER(S)** - Any owner of property whose property is identified in legislation for acquisition by the City must be sent a letter, by ordinary mail, notifying the owner of the hearing. **The owner must receive the notice one week prior to the hearing date**. (For further information contact Survey Control Section, Department of Public Works 410-396-3641).
 4. **NOTIFICATION OF COMMUNITY GROUPS** - Under provision of certain urban renewal plans, community groups **or Project Area Committees (PACS) must be notified in writing of the public hearing ten 10 days in advance**. To find out if such a provision is contained in this plan, contact Laurie Feinberg, Department of Planning at 410-396-1275.
 5. **NOTIFICATION OF AFFECTED DEVELOPERS** - Under provision of certain urban renewal plans, the owner of any land previously disposed of by the Department of Housing & Community Development and whose interest is materially affected by a plan amendment, **must receive written notice of the hearing 10 days prior to the hearing date**.
 6. **OTHER REQUIREMENTS** - There may be other notification or advertising requirements particular to an urban renewal plan. Please review the urban renewal plan associated with this bill.
 7. **COPIES OF REQUIREMENTS** - Copies of all the advertising, sign posting certificate, and other notification requirements must be received by Natawna B. Austin, Executive Secretary, Baltimore City Council, **2 days prior to the public hearing**.
- C. A list of advertising firms available to make signs as required in B-2 (above) is attached for your information.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY AS OUTLINED ON THE PREVIOUS PAGE.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0241**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 at 3:00 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0241.

CC 18-0241 ORDINANCE - Urban Renewal – Druid Heights – Amendment_

For the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

By authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

John Bullock
Chair

SEND CERTIFICATION OF PUBLICATION TO:

Natawna B. Austin
Baltimore City Council
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202
410-396-1697

SEND BILL FOR THIS ADVERTISEMENT TO:

Baltimore Housing
417 E. Fayette St.
Baltimore, MD 21202

CITY OF BALTIMORE

CATHERINE E PUGH, Mayor

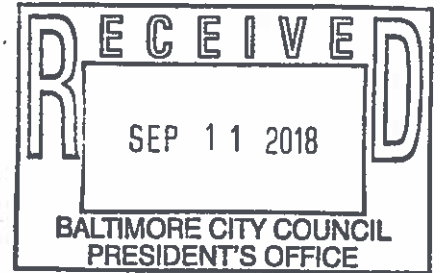


BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

September 11, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202



RE: CC Bill #18-0241 Urban Renewal – Druid Heights – Amendment

Ladies and Gentlemen:

City Council Bill No. 18-0241 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 18-0241 is to amend the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

The BMZA has reviewed the legislation and recommends approval of CC Bill. 18-241.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO *WHC*

DATE: May 31, 2018

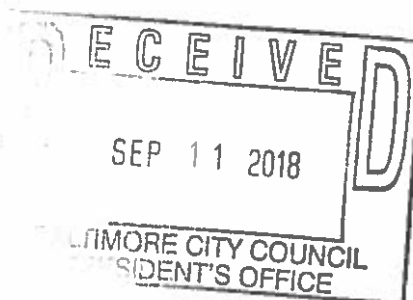
SUBJECT: City Council Bill No. 18-0241
Urban Renewal – Druid Heights – Amendment__

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0241 for the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.


This bill will ultimately extend the life of the plan and reauthorize acquisition and disposition authority for the City's Department of Housing and Community Development so these actions may legally continue.

BDC supports Bill No. 18-0241 and respectfully requests that favorable consideration be given by the City Council.

cc: Kyron Banks



A

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0241		

TO Mayor Catherine E. Pugh

DATE: 8/28/18

TO: Housing and Urban Affairs Committee

FROM: Department of Transportation

POSITION: Supports

RE: Council Bill – Urban Renewal – Druid Heights – Amendment

PURPOSE/PLANS – For the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this ordinance in conjunction with certain other ordinances; and providing for a special effective date.



AGENCY/DEPARTMENT POSITION –

The Department of Transportation Supports City Council 18-0241.

If you have any questions, please do not hesitate to contact Josh Taylor at Josh.Taylor@baltimorecity.gov, 443-604-3352.

Sincerely,

Michelle Pourciau
Director



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 11, 2018

REQUEST: Review and Response to City Council Bill: City Council Bill 18-0241: Urban Renewal-
Druid Heights- Amendment

RECOMMENDATION: CHAP has no objection to the amendment and defers to Planning.

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by the Council President at the request of the Administration

SUMMARY: City Council Bill 18-0241 proposes to the Druid Heights Urban Renewal Plan to reauthorize the acquisition of properties within the Project Area.

SITE/HISTORIC DISTRICT

The Druid Heights neighborhood is located in west Baltimore, centering on Druid Hill Avenue, and south of North Avenue. The neighborhood is located within the Old West Baltimore National Register Historic District. The Madison Park Baltimore City Historic District directly bounds the plan area to the east and the Upton's Marble Hill district is located to the south. Two Baltimore City Landmarks, Fire Engine Company No. 25 and Saint Katherine of Alexandria Protestant Church, are located in the plan area.

BACKGROUND

There are no previous Commission actions on this matter.

PROPOSAL

Bill 18-0241 Urban Renewal – Druid Heights – Amendment reauthorizes the plan's powers of acquisition, which must be reauthorized every four years. HCD is actively acquiring properties identified in the Urban Renewal Plan. No new properties are being added to the existing list, but those already acquired are being removed through the amendment.

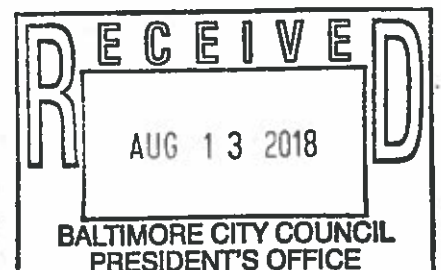
ANALYSIS

CHAP staff finds that the proposed amendments will have no impact on designated historic properties as the amendments address use and have no physical impact on locally designated historic resources.

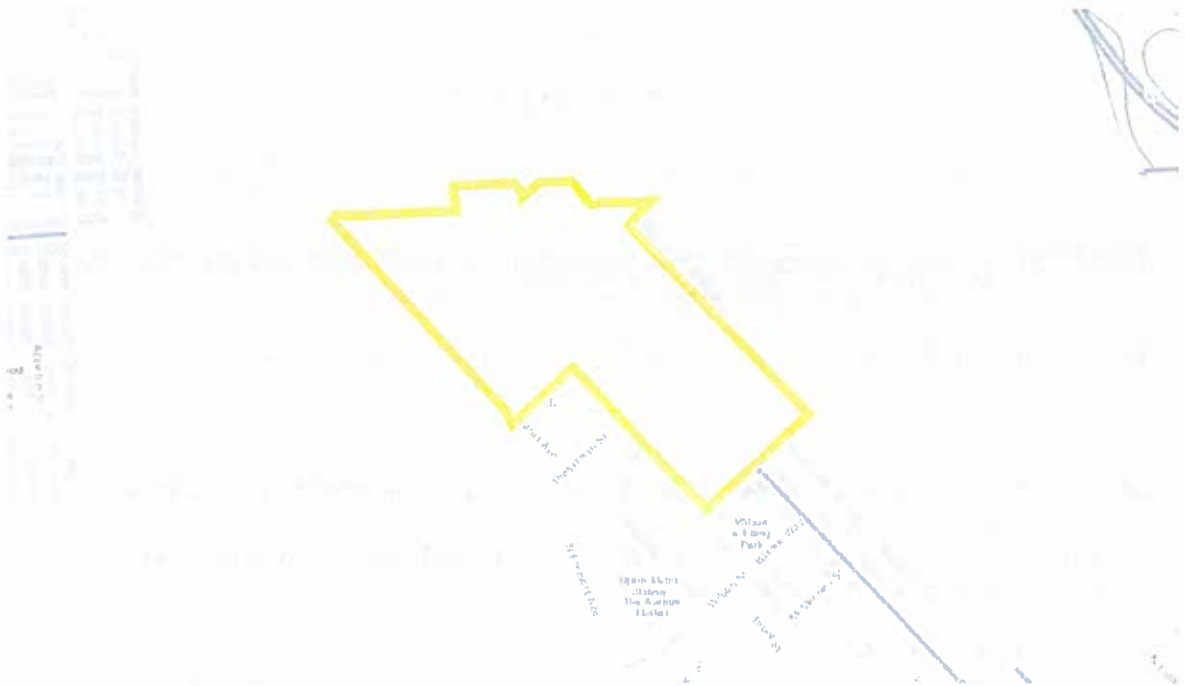
Staff recommends a finding of no objection and deferment to Planning.

Eric Holcomb
Director

*no objection and defers
to planning Dept.*




MAPS & IMAGES



Urban Renewal Plan Boundaries (yellow outline)



Baltimore City Landmarks in area

FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 TH Floor		
	SUBJECT	City Council Bill #18-0241: Urban Renewal – Druid Heights - Amendment		

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

DATE: July 18, 2018

At its regular meeting of June 12, 2018, the Commission for Historical and Architectural Preservation considered City Council Bill 18-0241: Urban Renewal – Druid Heights - Amendment

In its consideration of this bill, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended a finding of no objection and deferment to Planning (9 members being present, 9 members in support):

FOR the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

CC:
 Kyron Banks
 Natawna Austin

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

June 28, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 18-0241 – Urban Renewal – Druid Heights –
Amendment

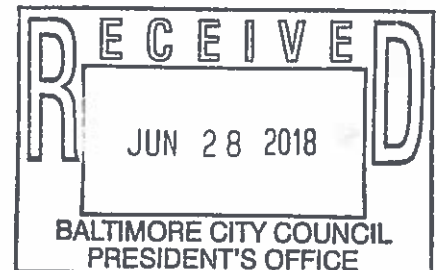
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0241 for form and legal sufficiency. The bill reauthorizes, for an additional four years, the currently existing condemnation authority for properties located in the Druid Heights Urban Renewal Area. Reauthorization is required to comply with Section 12-105.1 of the Real Property Article of the Maryland Code, which was enacted in 2007. This law terminated any then existing state or local condemnation authority as of July 1, 2011 and required that it be reauthorized. *See* 2007 Laws of Md., ch. 305, §3. The last reauthorization was done via City Council Bill 14-390 (there is a mistake in the recitals, page 1, line 16, which states that the last amendment was CCB 14-800). This bill is the next required reauthorization of the existing condemnation authority for the Druid Heights Urban Renewal Area.

Any changes in an Urban Renewal plan, such as this change, must be made by ordinance. City Code, Art. 13, §2-6(g). Accordingly, the Law Department approves City Council Bill 18-0241 for form and legal sufficiency.

Very truly yours,


Ashlea H. Brown
Assistant Solicitor



cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Hilary Ruley, Chief Solicitor
Avery Aisenstark

Favorite

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0241 / URBAN RENEWAL - DRUID HEIGHTS-AMENDMENT		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

June 22, 2018

At its regular meeting of June 21, 2018, the Planning Commission considered City Council Bill #18-0241, for the purpose of amending the Druid Heights Urban Renewal Plan to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date..

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0241 and adopted the following resolution; seven members being present (seven in favor).

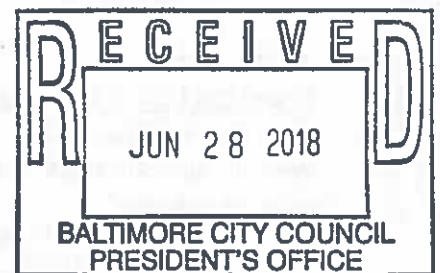
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0241 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services



Favorable



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 21, 2018

REQUEST: City Council Bill #18-0241 / Urban Renewal – Druid Heights – Amendment

For the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Tamara Woods

PETITIONER(S): The Administration (Department of Housing and Community Development)

HISTORY

- The Druid Heights Urban Renewal Plan (URP) was established by Ord. #77-376, dated June 27, 1977.
- Amendment No. 6, dated January 31, 2011, approved by the Mayor and City Council of Baltimore by Ordinance No. 11-447, dated May 26, 2011.
- Ordinance 14-300 was enacted on October 1, 2014 to extend the acquisition authority for four years.

ANALYSIS

Maryland Law Amendment: In July of 2007, an amendment to the Maryland Annotated Code, Real Estate, Title 12 was made that requires an action for condemnation to be filed within four years of an authorization for acquisition. If that cannot be accomplished, then the authorization must be renewed:

§ 12-105.1. Condemnation action to acquire private property.

- (a) Time limitation.- Notwithstanding any other provision of law, the State or any of its instrumentalities or political subdivisions shall file an action to acquire private property for public use by condemnation within 4 years of the date of the specific administrative or legislative authorization to acquire the property.
- (b) New authorization.- If an action for condemnation is not filed within 4 years of the date described in subsection (a) of this section, the State or any of its instrumentalities or political subdivisions may not proceed with condemnation until it first obtains a new authorization to acquire the property. [2007, ch. 305]

The effect of this change in the Maryland Annotated Code is that all Urban Renewal Plans (URPs) that have designated properties for acquisition and disposition that have not yet been acted upon now need to be expressly confirmed and reauthorized every four years, for the life of the URP. Therefore, since four years have nearly elapsed since the date of the previous reauthorization in 2014, amendments to several Urban Renewal Plans are necessary in order to reauthorize each URP's powers of acquisition and condemnation. With each reauthorization, those actions may legally continue beyond December 31, 2018 until December 31, 2022.

While these URPs are being amended, there are also technical amendments to some of the URPs to remove properties which have already been acquired and disposed of and an extension of the life of two of the URPs which would otherwise terminate on their own terms prior to the end of the reauthorization period. To that end, the Department of Housing and Community Development (HCD) has introduced a group of bills with the goal of adoption before the December 31, 2018 acquisition authority expiration, to ensure that the City's acquisition authority is seamless. In addition, City Councilmember Bill Henry has introduced a separate bill to extend the acquisition authority for the York-Woodbourne Urban Renewal Plan area. The group includes the following bills:

- City Council Bill #18- 0241- Urban Renewal - Druid Heights
- City Council Bill #18-0242- Urban Renewal - Broadway East
- City Council Bill #18-0243- Urban Renewal - Poppleton
- City Council Bill #18-0244- Urban Renewal - Oliver
- City Council Bill #18-0245- Urban Renewal - Park Heights
- City Council Bill #18-0246- Urban Renewal - Coldstream Homestead Montebello (aka CHM)
- City Council Bill #18-0247- Urban Renewal - Johnston Square - Amendment
- City Council Bill #18-0248- Urban Renewal - Middle East
- City Council Bill #18-0252- Urban Renewal - York-Woodbourne Business Area

Effects of the Bill: The changes proposed to this URP are technical in nature and are required to reauthorize the acquisition authority of the URP and to extend the life of the URP. The specific changes follow:

- In the Plan, amend C.1.d. to read: "d. THE AUTHORITY TO ACQUIRE THE PROPERTIES WITHIN THE PROJECT AREA IS EXPRESSLY CONFIRMED AND REAUTHORIZED THROUGH AND INCLUDING DECEMBER 31, 2022." This is the express reauthorization of the acquisition authority for the next four year period. This does not materially affect the purposes of the URP, and is required to comply with the requirements of the State of Maryland under the Maryland Annotated Code, as outlined above.
- In the Plan, amend D. to read: "THE DRUID HEIGHTS RENEWAL PLAN, AS AMENDED FROM TIME TO TIME, IS IN FULL FORCE AND EFFECT THROUGH AND INCLUDING DECEMBER 31, 2022." This extends the life of the URP which would otherwise terminate on its own terms prior to the end of the acquisition

reauthorization period. This is necessary to ensure that the acquisition authority can be extended for the intended four year period.

Community Notice: Article 13, *Housing and Urban Renewal*, is the section of the City Code that outlines the processes for establishment of and amendments to URPs. For new URPs, or major changes, § 2-6(d) outlines the notice procedures, and include postings within the neighborhood, and two newspaper notices (one per week for two weeks) prior to the first public hearing.

For amendments to URPs, under § 2-6(g)(3) the amending bills are required to go through the same procedure as for adoption, that is, a City Council ordinance process. However, "If the Planning Commission determines that the proposed amendment is a technical correction or a minor modification that would not substantially affect the Plan or the size, use, or disposition of any property subject to the Plan, the proposed amendment need not be posted or advertised as otherwise required by subsection (d) of this section."

Minor Modifications: The amendments proposed to these URPs are necessary to extend the time allowed for the City to continue with implementation of these plans through the acquisition of designated properties. Additionally, where the city has already disposed of designated properties the acquisition and disposition lists have been updated to remove those properties.

Staff recommends that the Planning Commission first make and adopt the following finding:

- That the amendments to the URP as proposed in this bill are technical in nature, and they do not substantially affect the Plan, its size, or the use or disposition of any property subject to the Plan.

In addition, after making the finding of the technical nature of the bill, Staff recommends that the Planning Commission recommend approval of City Council Bill #18-0241.

Staff Notification: Staff notified 39 community organizations of today's hearing, the City Council President and all of the affected City Councilmembers. In addition, the Department of Housing and Community Development set up a special email address for constituents that may have questions about their suite of bills. Also, on June 12, 2018, the Planning Department, in conjunction with the Department of Housing and Community Development, hosted a public informational meeting for the suite of Administration bills.



Thomas J. Stosur
Director

The Baltimore City Department of
HOUSING AND COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: May 18, 2018

Re: City Council Bill 18-0241 - Urban Renewal – Druid Heights – Amendment _

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0241 for the purpose of amending the Urban Renewal Plan (URP) for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

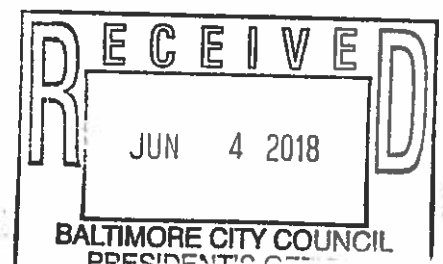
If enacted, this bill would extend the life of the URP and reauthorize the Plan's powers of acquisition and condemnation for another four years, until December 31, 2022 so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland. Without this reauthorization, the authority to acquire property under the Plan will terminate on December 31, 2018.

The renewal of the acquisition authority and the extension of the plan are important to assist with addressing the concentration of blight and facilitating the rehabilitation and reinvestment of the neighborhood in accordance with the Druid Heights URP.


The Department of Housing and Community Development strongly encourages the passage of City Council Bill 18-0241.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*



F

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 18-0241		

DATE May 30, 2018

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 18-0241, introduced by the Council President at the request of the Administration (Department of Housing and Community Development).

The purpose of this bill is to amend the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

The Urban Renewal Plan for Druid Heights was established by Ordinance 77-376 and was last amended by Ordinance 14-300. The area included in the Plan is generally bounded by West North Avenue on the north; Blom Street, Division Street, and Laurens Street on the south; Pennsylvania Avenue on the west; and Tiffany Street on the east.

If approved, City Council Bill 18-0241 would amend the Urban Renewal Plan to extend the life of the Plan and to reauthorize the Plan's powers of acquisition and condemnation for an additional four years (until December 31, 2022), so that these actions may legally continue in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland.

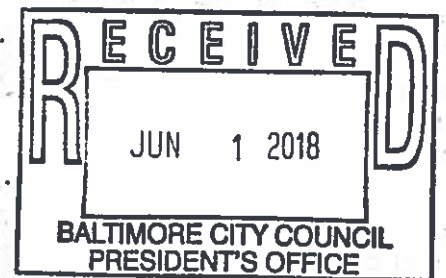
The Department of Public Works has no objection to City Council Bill 18-0241.

Sincerely,


Rudolph S. Chow, P.E.
Director

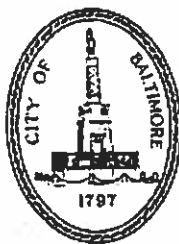
RSC/KTO

no objection



City of Baltimore

*City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202*



Meeting Minutes - Final

Thursday, September 13, 2018

3:00 PM

18-0241

Du Burns Council Chamber, 4th floor, City Hall

Housing and Urban Affairs Committee

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Kristerfer Burnett, Member Bill Henry, Member Shannon Sneed, Member Zeke Cohen, and Member Ryan Dorsey

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0241

Urban Renewal - Druid Heights - Amendment _

For the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors: City Council President (Administration)

A motion was made by Member Henry, seconded by Member Sneed, that this Ordinance be Recommended Favorably with Amendment 8. The motion carried by the following vote:

Yes: 5 - Member Bullock, Member "Yitzy" Schleifer, Member Burnett, Member Henry, and Member Cohen

No: 2 - Member Sneed, and Member Dorsey

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: CC 18-0241

Ordinance – Urban Renewal – Druid Heights – Amendment

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock

Hearing Date: September 13, 2018
Time (Beginning): 3:10 PM
Time (Ending): 3:18 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 24
Committee Members in Attendance:
John Bullock Zeke Cohen
Isaac "Yitzy" Schleifer Ryan Dorsey
Kristerfer Burnett
Bill Henry
Sharon Sneed

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Henry		
Seconded by:	Councilmember Dorsey		
Final Vote:	Favorable/Amended		

Major Speakers

(This is not an attendance record.)

- Kate Edwards - Housing
-
-



BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill - CC 18-0241

Ordinance – Urban Renewal – Druid Heights – Amendment

Sponsor: *President Young (The Administration) **
Introduced: *May 14, 2018*

Purpose:

For the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Effective: Upon enactment

Hearing Date/Time/Location: September 13, 2018 at 3:00 PM

Agency Reports

Department of Law	Favorable
Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Department of Public Works	No Objection
Baltimore Development Corporation	
Board of Municipal and Zoning Appeals	
CHAP	No Objection/Defers to Planning
Transportation	Favorable

Analysis

Current Law

The Druid Heights Urban Renewal Plan was established by Ordinance 77-376 on June 27, 1977. It has been amended 7 times the last being Ordinance 14-300 on October 1, 2014. It is due to expire at the end of this year.

Background

The Druid Heights Urban Renewal Plan is located on the west side of Baltimore City. The Boundaries are generally: North Avenue on the North, Laurens Street on the South, Tiffany Street on the East, and Pennsylvania Avenue on the West. The area is a mixture of residential and business uses. The Plan protects the community from excessive demolition and destructive uses.

CC 18-0241 extends the Druid Heights Urban Renewal Plan until December 31, 2022.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *AK* Direct Inquiries to: 410-396-1266
Analysis Date: 9-11-18



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: * Housing and Urban Affairs

Chairperson: * John Bullock

Date: September 13, 2018

Time: 3:00 PM

Place: * Council Chambers

Subject: * - Ordinance – Urban Renewal – Druid Heights – Amendment

CC Bill Number: 18-0241

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John	Taylor		DOT Planning 2025 BDC		john.taylor.baltimore.ctd@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Woods					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Collins					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Garza					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Thursday, September 13, 2018

3:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0241

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0241

Urban Renewal - Druid Heights - Amendment _

For the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

**CITY OF BALTIMORE
COUNCIL BILL 18-0241
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: May 14, 2018

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Druid Heights –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the
5 acquisition of properties within the Project Area and to extend the life of the Plan; waiving
6 certain content and procedural requirements; making the provisions of this Ordinance
7 severable; providing for the application of this Ordinance in conjunction with certain other
8 ordinances; and providing for a special effective date.

9 BY authority of
10 Article 13 - Housing and Urban Renewal
11 Section 2-6
12 Baltimore City Code
13 (Edition 2000)

14 **Recitals**

15 The Urban Renewal Plan for Druid Heights was originally approved by the Mayor and City
16 Council of Baltimore by Ordinance 77-376 and last amended by Ordinance 14-300.

17 An amendment to the Urban Renewal Plan for Druid Heights is necessary to reauthorize the
18 Plan's powers of acquisition and condemnation so that these actions may legally continue, in
19 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and
20 to extend the life of the Plan.

21 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
22 renewal plan unless the change is approved in the same manner as that required for the approval
23 of a renewal plan.

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
25 **following changes in the Urban Renewal Plan for Druid Heights are approved:**

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0241

1 (1) In the Plan, amend C.1.d. to read as follows:

2 C. Techniques Used to Achieve Plan Objectives

3 1. Acquisition

4

5 d. The authority to acquire the Properties within the Project Area is expressly
6 confirmed and reauthorized through and including [December 31, 2018]
7 DECEMBER 31, 2022.

8 (2) In the Plan, amend D. to read as follows:

9 D. Duration of Provisions and Requirements

10 The Druid Heights Renewal Plan, as amended from time to time, is in full force
11 and effect through and including [December 31, 2018] DECEMBER 31, 2022.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Druid
13 Heights, as amended by this Ordinance and identified as “Urban Renewal Plan, Druid Heights,
14 revised to include Amendment __, dated May 14, 2018”, is approved. The Department of
15 Planning shall file a copy of the amended Urban Renewal Plan with the Department of
16 Legislative Reference as a permanent public record, available for public inspection and
17 information.

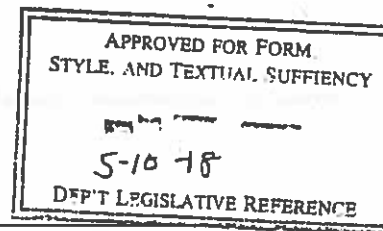
18 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
19 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
20 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
21 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
22 Ordinance is exempted from them.

23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
24 application of this Ordinance to any person or circumstance is held invalid for any reason, the
25 invalidity does not affect any other provision or any other application of this Ordinance, and for
26 this purpose the provisions of this Ordinance are declared severable.

27 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
28 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
29 safety law or regulation, the applicable provisions shall be construed to give effect to each.
30 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
31 higher standard for the protection of the public health and safety prevails. If a provision of this
32 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
33 establishes a lower standard for the protection of the public health and safety, the provision of
34 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
35 conflict.

36 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
37 enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Druid Heights –
Amendment _**

FOR the purpose of amending the Urban Renewal Plan for Druid Heights to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of

Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for Druid Heights was originally approved by the Mayor and City Council of Baltimore by Ordinance 77-376 and last amended by Ordinance 14-300.

An amendment to the Urban Renewal Plan for Druid Heights is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and to extend the life of the Plan.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Druid Heights are approved:

(1) In the Plan, amend C.1.d. to read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

C. Techniques Used to Achieve Plan Objectives

1. Acquisition

-
- d. The authority to acquire the Properties within the Project Area is expressly confirmed and reauthorized through and including [December 31, 2018] DECEMBER 31, 2022.

(2) In the Plan, amend D. to read as follows:

D. Duration of Provisions and Requirements

The Druid Heights Renewal Plan, as amended from time to time, is in full force and effect through and including [December 31, 2018] DECEMBER 31, 2022.

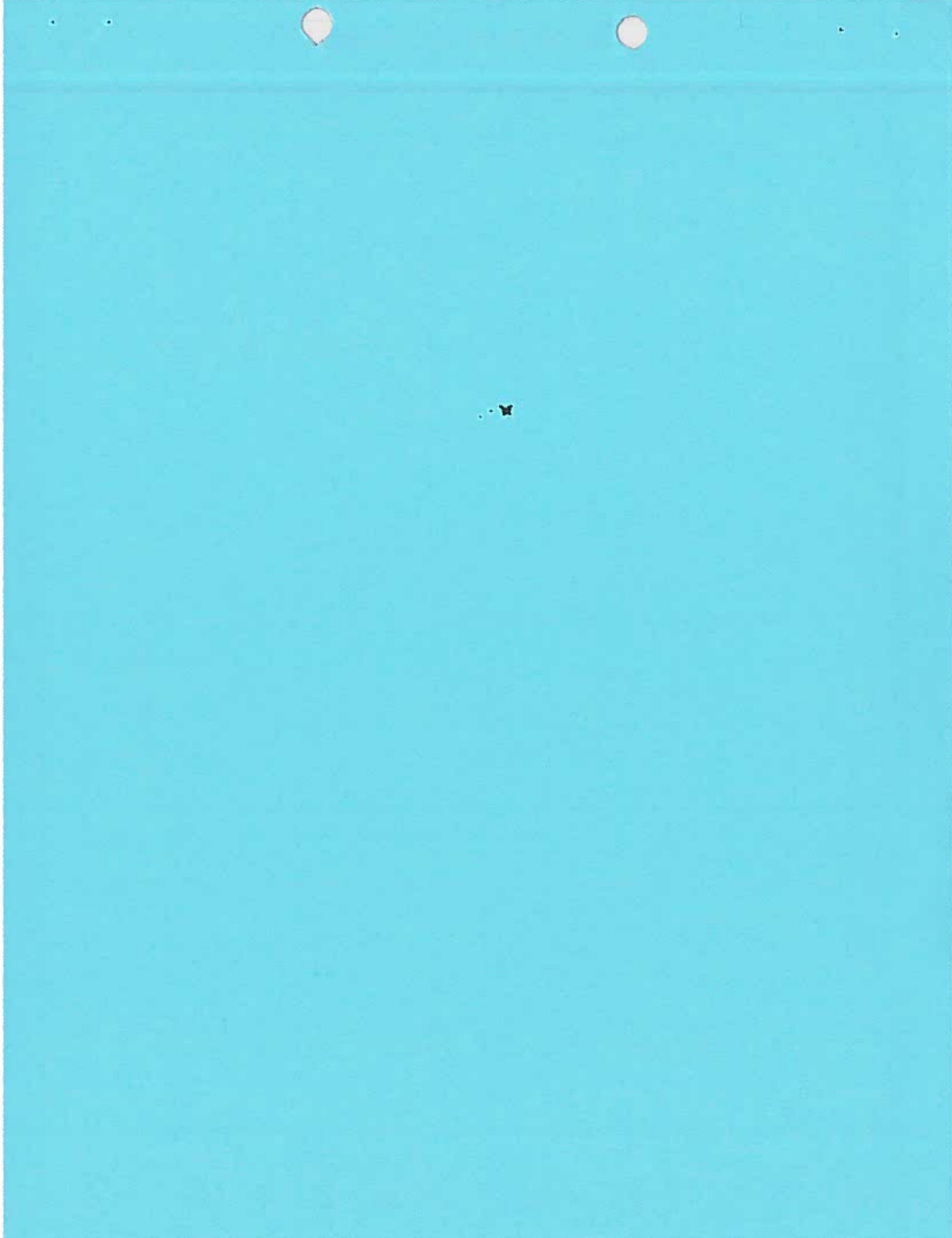
SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Druid Heights, as amended by this Ordinance and identified as “Urban Renewal Plan, Druid Heights, revised to include Amendment __, dated May 14, 2018”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 5. AND BE IT FURTHER ORDAINED, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.



ACTION BY THE CITY COUNCIL


MAY 14 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON 9-13 _____ 20 18

COMMITTEE REPORT AS OF 9-17 _____ 20 18

_____ FAVORABLE _____ UNFAVORABLE X FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

SEP 17 2018

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ OCT 15 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

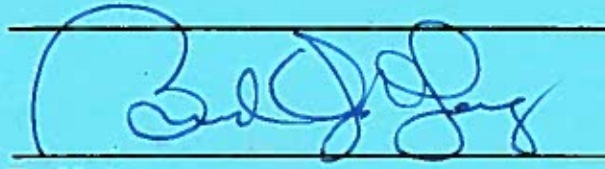
THIRD READING (ENROLLED) _____ 20 _____

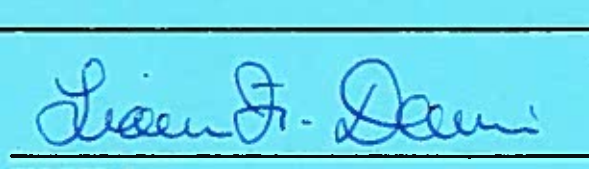
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.


President


Chief Clerk