

Introduced by: Councilmember Henry

Prepared by: Department of Legislative Reference

Date: May 25, 2018

Referred to: **HOUSING AND URBAN AFFAIRS** Committee

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

CITY COUNCIL 18-0252

A BILL ENTITLED

AN ORDINANCE concerning

**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)



****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

<input checked="" type="checkbox"/>	Department of Public Works	<input checked="" type="checkbox"/>	Baltimore City Public School System
<input type="checkbox"/>	Department of Real Estate	<input checked="" type="checkbox"/>	Baltimore Development Corporation
<input type="checkbox"/>	Department of Recreation and Parks	<input type="checkbox"/>	City Solicitor
<input checked="" type="checkbox"/>	Department of Transportation	<input type="checkbox"/>	Comptroller's Office
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Department of Audits
<input type="checkbox"/>	Health Department	<input type="checkbox"/>	Department of Finance
<input type="checkbox"/>	Mayor's Office of Employment Development	<input checked="" type="checkbox"/>	Department of General Services
<input type="checkbox"/>	Mayor's Office of Human Services	<input type="checkbox"/>	Department of Housing and Community Development
<input type="checkbox"/>	Mayor's Office of Information Technology	<input type="checkbox"/>	Department of Human Resources
<input type="checkbox"/>	Office of the Mayor	<input type="checkbox"/>	Department of Planning
<input type="checkbox"/>	Police Department	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

Boards and Commissions

<input type="checkbox"/>	Environmental Control Board	<input type="checkbox"/>	Board of Estimates
<input type="checkbox"/>	Fire & Police Employees' Retirement System	<input type="checkbox"/>	Board of Ethics
<input type="checkbox"/>	Labor Commissioner	<input checked="" type="checkbox"/>	Board of Municipal and Zoning Appeals
<input type="checkbox"/>	Parking Authority Board	<input type="checkbox"/>	Comm. for Historical and Architectural Preservation
<input checked="" type="checkbox"/>	Planning Commission	<input type="checkbox"/>	Commission on Sustainability
<input type="checkbox"/>	Wage Commission	<input type="checkbox"/>	Employees' Retirement System
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

CITY OF BALTIMORE
ORDINANCE **18-187**
Council Bill 18-0252

Introduced by: Councilmember Henry
Introduced and read first time: June 4, 2018
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: October 15, 2018

AN ORDINANCE CONCERNING

1 Urban Renewal – York-Woodbourne Business Area –
2 Amendment 11

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

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

13 Recitals

14 The Urban Renewal Plan for York-Woodbourne Business Area was originally approved by
15 the Mayor and City Council of Baltimore by Ordinance 74-650 and last amended by Ordinance
16 14-291.

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

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 change in the Urban Renewal Plan for York-Woodbourne Business Area is 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 18-0252

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

2 C. Project Proposals

3 1. Property acquisition

- 4
- 5 b. 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 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for York-
9 Woodbourne Business Area, as amended by this Ordinance and identified as "Urban Renewal
10 Plan, York-Woodbourne Business Area, revised to include Amendment 11, dated June 4, 2018",
11 is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan
12 with the Department of Legislative Reference as a permanent public record, available for public
13 inspection and information.

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

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

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

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

Council Bill 18-0252

Certified as duly passed this _____ day of OCT 29 2018



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of OCT 29 2018




Chief Clerk

Approved this 9 day of November, 2018



Mayor, Baltimore City

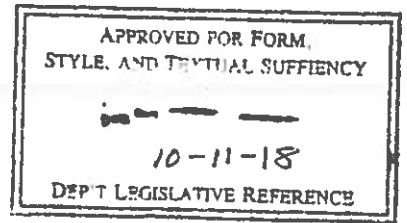
Approved For Form and Legal Sufficiency
This 29 Day of November 2018


Chief Solicitor



1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

AMENDMENTS TO COUNCIL BILL 18-0252
(1st Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, in the blank, insert "11"; and, on page 1, in line 11, in the blank, insert "11".

ADOPTED

ADMITTED

BALTIMORE CITY COUNCIL
Housing And Urban Affairs Committee
VOTING RECORD

DATE: 10-9-12

BILL#CC: 18- 0252 BILL TITLE: Ordinance – Urban Renewal – York
 Woodbourne Business Area – Amendment

MOTION BY: Henry SECONDED BY: Burnett

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

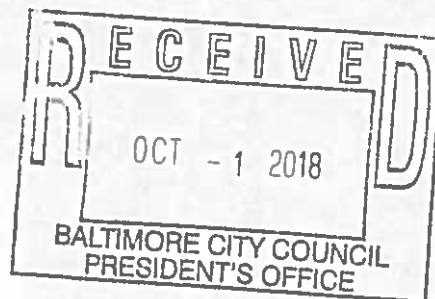
NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, 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 checked="" type="checkbox"/>	<input 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 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"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	11	0		

CHAIRPERSON: [Signature]
 COMMITTEE STAFF: Richard G. Krummerich, Initials: R/G

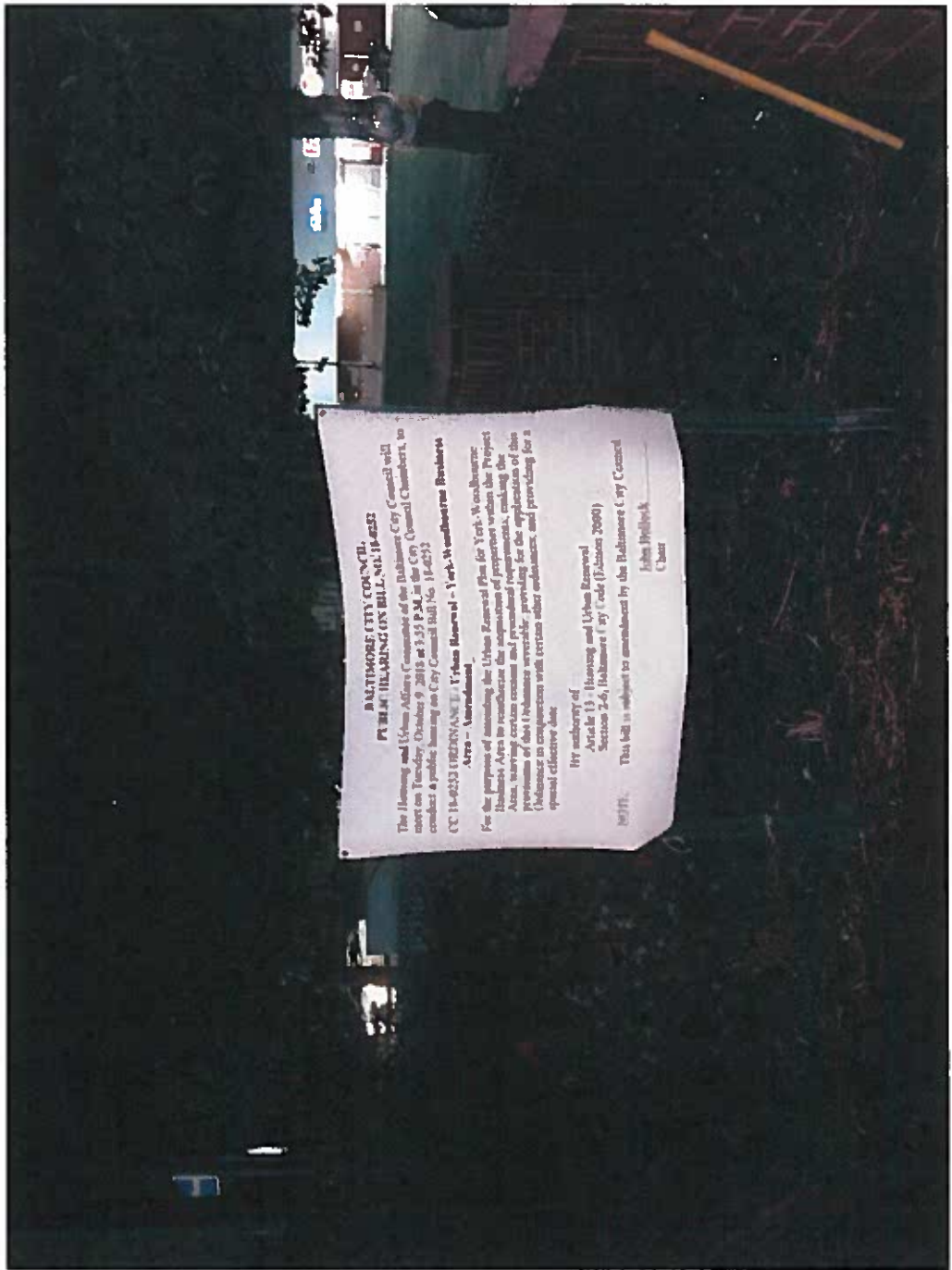
Austin, Natawna B.

From: Henry, Bill
Sent: Saturday, September 29, 2018 3:00 PM
To: Krummerich, Richard
Cc: Daboin, Sharon; Austin, Natawna B.; Greene, Larry; Govan, Nia
Subject: Re: york woodbourne

Sign posted
yesterday.







BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-023

The Planning and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, October 9, 2018 at 9:55 P.M. in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-023:

CC 18-023 URBANANALYTICAL Urban Renewal - York-Waldstreet Business Area - Amendments

For the purpose of amending the Urban Renewal Plan for York-Waldstreet Business Area to reauthorize the acquisition of properties within the Project Area, varying certain terms and provisions of the plan, and authorizing the provisions of the Baltimore severable plan relating to the application of the Ordinance in conjunction with certain other ordinances, and providing for a special collective use.

By authority of
 Article 15 - 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 Pappalardo
 Chair

Sign Posted on 9-28-18

RECEIVED
 OCT - 1 2018
 BALTIMORE CITY COUNCIL
 PRESIDENT'S OFFICE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee where appropriate)
 Return Receipt (Paper) \$2.75
 Return Receipt (Electronic) \$1.50
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.50
 Total Postage and Fees \$8.20



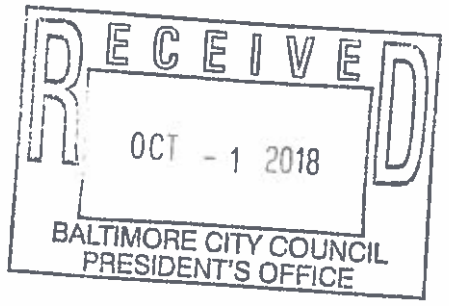
Sent To **P P Assts LLC**
 Street and Apt. No., or PO Box No.
2500 BUNNEY LAKE DRIVE STE 340
 City, State, ZIP+4®
BALTIMORE MD 21209-0000
 PS Form 3800, April 2015, psn

2018 09 27 12:04 PM 0001 9590 2877

BALTIMORE
 900 E FAYETTE ST RM 118
 BALTIMORE
 MD
 21233-9715
 2303780001
 09/27/2018 (800)275-8777 12:04 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (BALTIMORE, MD 21209) (Weight: 0 Lb 0.30 Oz) (Estimated Delivery Date) (Saturday 09/29/2018)	1	\$0.50
Certified (®USPS Certified Mail #) (70180680000186568842)	1	\$3.45
Return Receipt (elec)	1	\$1.50
Return Receipt (®USPS Return Receipt #) (9590940241268092501811)	1	\$2.75
Total		\$8.20
Cash Change		\$10.00 (\$1.80)

Use label # \$LabelNumber\$ for inquiry on Return Receipt (Electronic).
 Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1R11



The Daily Record

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

<http://www.thedailyrecord.com>

Order #: 11625134

Case #:

Description:

PUBLIC HEARING ON BILLS 18-0242, 18-0243, 18-0246,
18-0247, 18-0248, and 18-0252

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:

9/24/2018 10/1/2018

Darlene Miller, Public Notice Coordinator
(Representative Signature)

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILLS 18-0242, 18-0243, 18-0246,
18-0247, 18-0248, and 18-0252**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, October 9, 2018 in the City Council Chambers at 3:30 PM, to conduct a public hearing on City Council Bill No. 18-0242; at 3:35 PM to conduct a public hearing on City Council Bill No. 18-0243; at 3:40 PM to conduct a public hearing on City Council Bill No. 18-0246; at 3:45 PM to conduct a public hearing on City Council Bill No. 18-0247; at 3:50 PM to conduct a public hearing on City Council Bill No. 18-0248; and at 3:55 PM to conduct a public hearing on City Council Bill No. 18-0252.

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 18-0246 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 18-0247 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 lists 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.

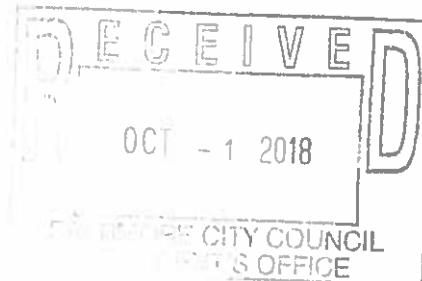
CC 18-0252 ORDINANCE - Urban Renewal - York-Woodbourne Business Area - Amendment FOR the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area, waiving certain content and procedural requirements; making the provisions 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

s24.01



TO: Sharon Daboin

FROM: Richard Krummerich

DATE: September 18, 2018

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

- A. City Council Bill No. 18-0252 is scheduled for public hearing on **October 9, 2018 at 3:55 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. 18-0252**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday , October 9, 2018 at 3:55 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0252

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

John Bullock
Chair

SEND CERTIFICATION OF PUBLICATION TO:

SEND BILL FOR THIS ADVERTISEMENT TO:

Natawna B. Austin
Baltimore City Council
Room 409, City Hall

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

100 N. Holliday Street
Baltimore, MD 21202
410-396-1697



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 11, 2018

REQUEST: Review and Response to City Council Bill: City Council Bill 18-0252: Urban Renewal-
York-Woodbourne Business Area - Amendment

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

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by Councilmember Henry

SUMMARY: City Council Bill 18-0252 proposes to amend the York Woodbourne Business Area Urban Renewal Plan to reauthorize the acquisition of properties within the Project Area.

SITE/HISTORIC DISTRICT

The York-Woodbourne Business Area runs along York Road, centered from Tunbridge Road to the north to Notre Dame Lane to the south. The area includes small portions of the neighborhoods of Homeland, Woodbourne McCabe, Mid-Govans and York Homeland. No Baltimore City Landmarks are located within the boundaries of the Urban Renewal Plan. The Gallagher Mansion, which is a Baltimore City Landmark, is located just south of the boundaries.

BACKGROUND

There are no previous Commission actions on this matter.

PROPOSAL

Bill 18-0252 Urban Renewal – York-Woodbourne Business Area – 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.

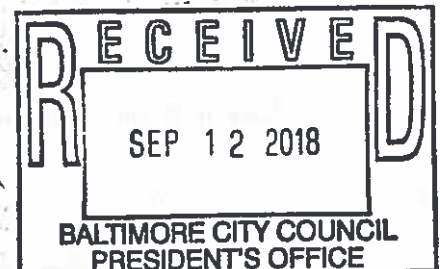
ANALYSIS

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.

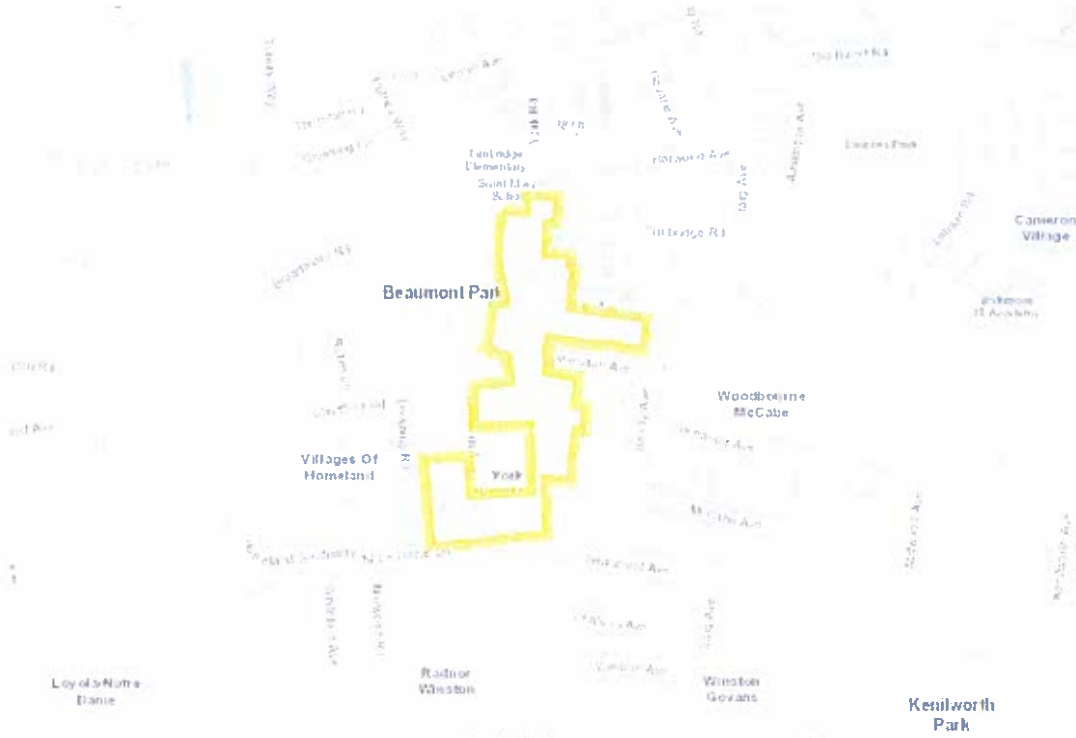
Staff recommends a finding of no objection and deferment to Planning.

Eric Holcomb
Director

*no objection and defers
to Planning Dept.*



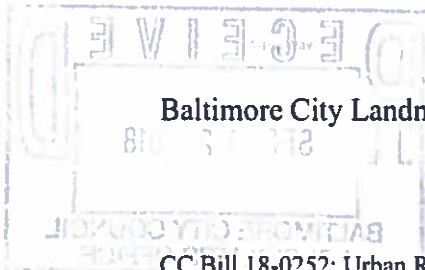
MAPS & IMAGES





Urban Renewal Plan Boundaries (yellow outline)



Baltimore City Landmark 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 #18-0252 Urban Renewal – York-Woodbourne Business Area – Amendment		

TO

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

DATE: September 12, 2018

At its regular meeting of September 11, 2018, the Commission for Historical and Architectural Preservation considered City Council Bill 18-0252: amending the Urban Renewal Plan for York-Woodbourne Business Area.

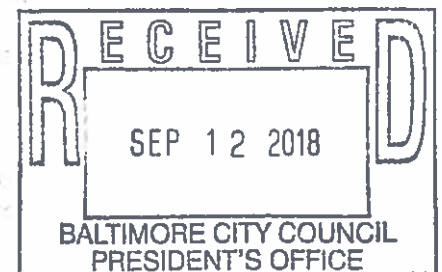
In its consideration of this bill, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended a finding of no objection to the amendment and defers to Planning for Urban Renewal – York-Woodbourne Business Area – Amendment (10 members being present, 9 in support):

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.

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

CC:
Kyron Banks
Natawna Austin

*no objection and defers
to Planning Dept.*



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

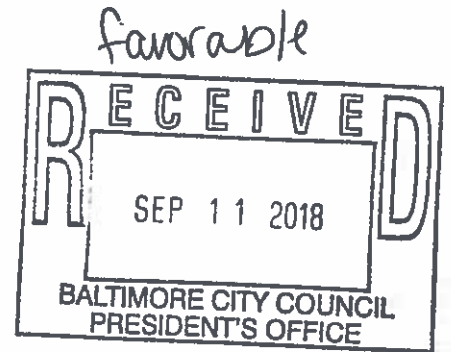


BOARD OF MUNICIPAL AND ZONING APPEALS

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 #18-0252 Urban Renewal – York-Woodbourne Business Area
– Amendment**

Ladies and Gentlemen:

City Council Bill No. 18-0252 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. 18-0252 is to amend 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.

The BMZA has reviewed the legislation and recommends approval of CC Bill. 18-252.

Sincerely,

Derek J. Baumgardner
Executive Director

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

The Baltimore City Department of
**HOUSING & 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: August 24, 2018

Re: **City Council Bill 18-0252 - Urban Renewal – York-Woodbourne Business Area –
Amendment**

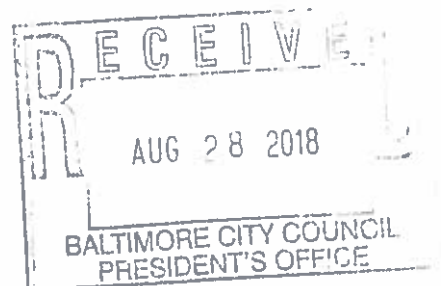
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0252, for the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; 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.

If enacted, this bill would authorize the URP's powers of acquisition and condemnation another 4 years, until December 31, 2022.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0252.

MB:sd

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



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 18-0241 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.

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 18-0247 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 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.

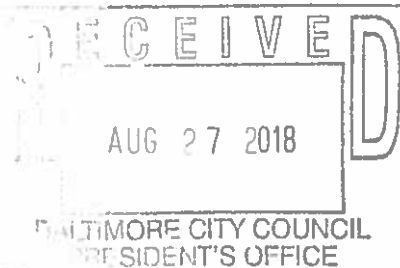
CC 18-0252 ORDINANCE - Urban Renewal - York-Woodbourne Business Area - Amendment - FOR the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the 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

au2027





MEMORANDUM

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

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

DATE: June 15, 2018

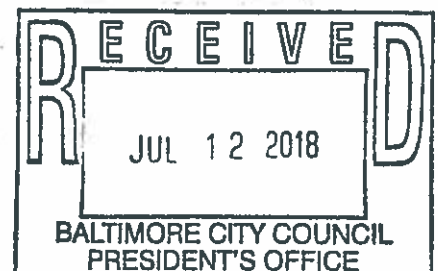
SUBJECT: City Council Bill No. 18-0252
Urban Renewal – York-Woodbourne – Amendment

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0252, an ordinance for the purpose of amending the Urban Renewal Plan for the York-Woodbourne community.

BDC understands that City Council Bill No. 18-0252 is necessary to reauthorize the Plan's acquisition and condemnation powers within the Project Area.


BDC supports the proposed ordinance and respectfully requests that Bill No. 18-0252 be given favorable consideration by the City Council.

cc: Kyron Banks, Mayor's Office



Favorable

TJS

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 #18-0252 / URBAN RENEWAL - YORK-WOODBOURNE BUSINESS AREA- AMENDMENT		

DATE:

June 22, 2018

TO

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

At its regular meeting of June 21, 2018, the Planning Commission considered City Council Bill #18-0252, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0252 and adopted the following resolution; seven members being present (seven in favor).

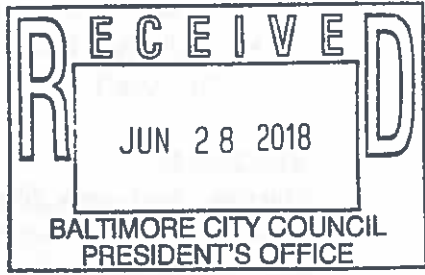
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0252 be passed by the City Council.

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
- The Honorable Bill Henry, Fourth District City Councilmember



Favorable



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

June 21, 2018

REQUEST: City Council Bill #18-0252 / 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.

RECOMMENDATION: Approval

STAFF: Tamara Woods

PETITIONER(S): City Councilmember Bill Henry

HISTORY

- June 13, 1974- The York-Woodbourne Business Area Urban Renewal Plan (URP) was established by Ordinance No. 650.
- October 18, 1989- Amendment was approved by the Mayor and City Council of Baltimore by Ordinance No. 767.
- June 9, 2011- Amendment was approved by the Mayor and City Council of Baltimore by Ordinance number 11-457.
- Ordinance 14-291 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

Effect of the Bill: The change proposed to this URP is technical in nature and required to reauthorize the acquisition authority of the URP. The specific changes follow:

- In the Plan, amend C.1.b to read: "b. 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.

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 amendment to the URP as proposed in this bill is technical in nature, and it does 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 #18-0252.

Staff Notification: Staff notified 39 community organizations of today's hearing, the City Council President and all of the affected City Councilmembers.



Thomas J. Stosur
Director

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 18-0252 – Urban Renewal – York-Woodbourne
Business Area – Amendment

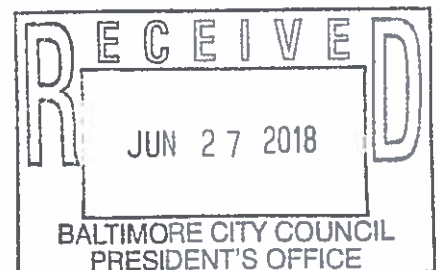
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0252 for form and legal sufficiency. The bill reauthorizes, for an additional four years, the currently existing condemnation authority for certain properties located in the York-Woodbourne Business 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 first reauthorization was done via City Council Bill 10-0633. This bill is the next required reauthorization of the existing condemnation authority for the York-Woodbourne Urban Renewal Area.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Accordingly, the Law Department approves City Council Bill 18-0252 for form and legal sufficiency.


Very truly yours,

Hilary Ruley
Chief 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
Ashlea Brown, Assistant Solicitor
Avery Aisenstark

Favorable

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0252		

TO Mayor Catherine E. Pugh

DATE: 6/19/19

TO: Respective City Council Housing and Urban Affairs Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – 18-0252 Urban Renewal

INTRODUCTION – Urban Renewal – York-Woodbourne Business Area - Amendment

PURPOSE/PLANS – 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.

BRIEF HISTORY – The Urban Renewal Plan for York-Woodbourne Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 74-650 and last amended by Ordinance 14-291.

FISCAL IMPACT – Not Applicable.

AGENCY/DEPARTMENT POSITION –

The Department of Transportation supports City Council 18-0252.

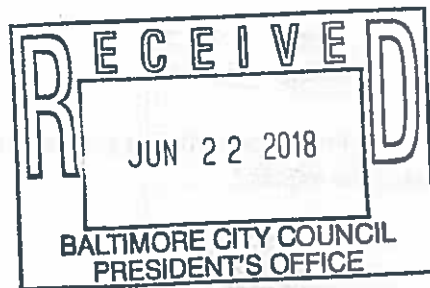
If you have any questions, please do not hesitate to contact Josh Taylor at Josh.Taylor@baltimorecity.gov, 443-984-3394.

Sincerely,



Michelle Pourciau
Director

favorable





Department of Transportation
City Council Bill Response



Bill #

18-252

Do you Support? (Y/N)

Y

Why/Why Not?

Old One Expiring

Is there a Financial Impact on your Division? If so, what is the impact?


N/A

Does the bill impact any existing programs? If so, what is the impact?

N/A

From (please include division):

ROW

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 18-0252		

DATE June 6, 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 18-0252, introduced by Councilman Henry.


The purpose of this bill is to amend the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area; 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 York-Woodbourne Business Area was established by Ordinance 74-650 and was last amended by Ordinance 14-291.

If approved, City Council Bill 18-0252 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.

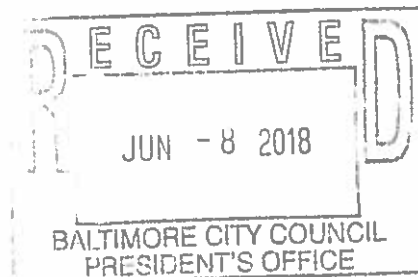
The Department of Public Works has no objection to City Council Bill 18-0252.

Sincerely,


Rudolph S. Chow, P.E.
Director

RSC/KTO

*No
objection*



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

18-0252

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.

Sponsors: Bill Henry

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

Yes: 7 - Member Bullock, Member "Yitzy" Schleifer, Member Burnett, Member Henry, Member Sneed, Member Cohen, and Member Dorsey

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: CC 18-0252

Ordinance – Urban Renewal – York Woodbourne Business Area– Amendment

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

Hearing Date: October 9, 2018
Time (Beginning): 4:50 PM
Time (Ending): 4:58 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 60
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 Burnett		
Final Vote:	Fav. with Amendments		

Major Speakers

(This is not an attendance record.)

- Kate Edwards - Housing
- Councilman Bill Henry (D.4th) -
-

Major Issues Discussed

1. The 3;30 Hearing continued.
2. This Bill extends the authority of the City to acquire property in York Road corridor Neighborhood.
3. Councilman Henry explained he introduced this bill because there is one property left on the Acquisition list and he wants to preserve the city's rights to that property.
- 4.. The Bill was amended and passed on a 7-0 vote

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

J. Bullock:..... Yea
I. Schleifer: Yea
K. Burnett: Yea
B. Henry: Yea
S. Sneed: Yea
Z. Cohen: Yea :
R. Dorsey :..... Yea
:
:
:
:
:
:
:

Richard G. Krummerich, Committee Staff

Date: 10-10-18

cc: Bill File
OCS Chrono File

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

3:40 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0252

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0252

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.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 18-0252

Ordinance – Urban Renewal – York-Woodbourne Business Area – Amendment

Sponsor: Councilmember Henry

Introduced: June 4, 2018

Purpose:

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.

Effective: Upon enactment

Hearing Date/Time/Location: October 9, 2018 at 3:40 PM in the Council Chambers

Agency Reports

Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Department of Public Works	No Objection
Baltimore Development Corporation	Favorable
Department of Transportation	Favorable
Department of Law	Favorable
CHAP	Favorable
BMZA	Favorable

Analysis

Current Law

The York-Woodbourne Business Area Urban Renewal Plan was created by Ordinance June 13, 1974 Ordinance 650 The last Amendment was Ordinance 14-291 on October 1, 2014.

Background

The York –Woodbourne Business Area Urban Renewal Plan straddles The York Road business district in north central Baltimore. The Boundaries are generally. Turnbridge Road on the North, Norte Dame Lane on the South, Ivanhoe Road on the East and Underwood Road on the West. The plan protects the residential sections of the community from excessive commercial activity.

CC 18-0252 extends the authority to acquire property in the York-Woodbourne Business Area Urban Renewal Plan until December 31, 2022

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill file

Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266
Analysis Date: 10-4-18

**CITY OF BALTIMORE
COUNCIL BILL 18-0252
(First Reader)**

Introduced by: Councilmember Henry
Introduced and read first time: June 4, 2018

Assigned to: Housing and Urban Affairs Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – York-Woodbourne Business Area –**
3 **Amendment __**

4 FOR the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to
5 reauthorize the acquisition of properties within the Project Area; waiving certain content and
6 procedural requirements; making the provisions of this Ordinance severable; providing for
7 the application of this Ordinance in conjunction with certain other ordinances; and providing
8 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 York-Woodbourne Business Area was originally approved by
16 the Mayor and City Council of Baltimore by Ordinance 74-650 and last amended by Ordinance
17 14-291.

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

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

25 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
26 **following change in the Urban Renewal Plan for York-Woodbourne Business Area is approved:**

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

Council Bill 18-0252

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

2 C. Project Proposals

3 1. Property acquisition

- 4
- 5 b. 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

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for York-
10 Woodbourne Business Area, as amended by this Ordinance and identified as “Urban Renewal
11 Plan, York-Woodbourne Business Area, revised to include Amendment ___, dated June 4, 2018”,
12 is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan
13 with the Department of Legislative Reference as a permanent public record, available for public
14 inspection and information.

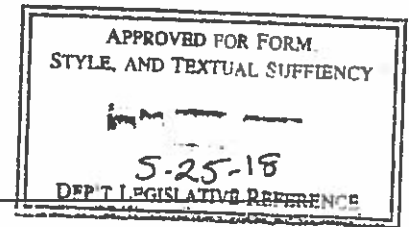
15 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
16 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
17 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
18 plan, those requirements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

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

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

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Henry

A BILL ENTITLED

AN ORDINANCE concerning

**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)

Recitals

The Urban Renewal Plan for York-Woodbourne Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 74-650 and last amended by Ordinance 14-291.

An amendment to the Urban Renewal Plan for York Woodbourne Business Area 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.

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 change in the Urban Renewal Plan for York-Woodbourne Business Area is approved:

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.

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

C. Project Proposals

1. Property acquisition

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

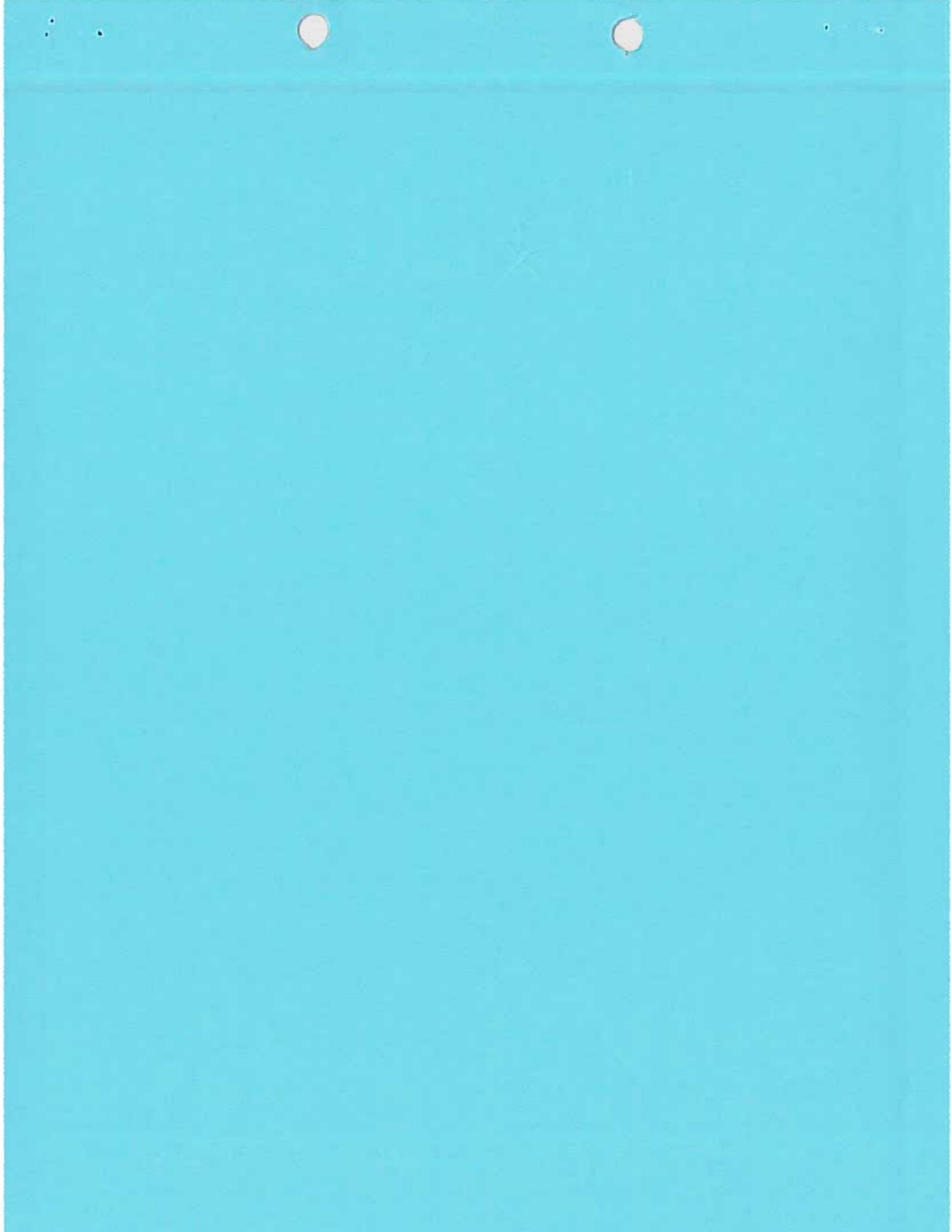
SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for York-Woodbourne Business Area, as amended by this Ordinance and identified as “Urban Renewal Plan, York-Woodbourne Business Area, revised to include Amendment __, dated June 4, 2018”, is approved. The Department of Planning shall 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

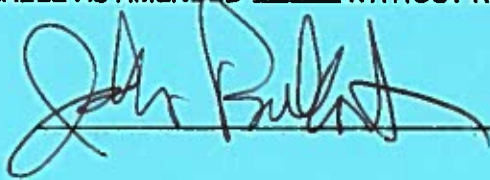
JUN 04 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON 10-9 _____ 20 18

COMMITTEE REPORT AS OF 10-15 _____ 20 15

_____ FAVORABLE _____ UNFAVORABLE 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:

OCT 15 2018

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

OCT 29 2018

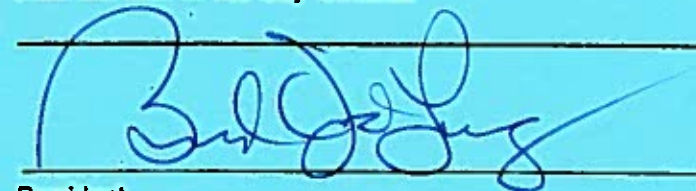
THIRD READING _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

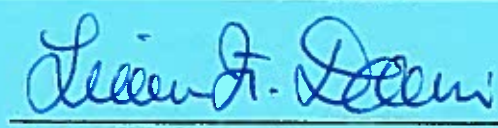
THIRD READING (RE-ENROLLED) _____ 20 _____

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