
CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG
Mayor



DEPARTMENT OF LAW
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July 3, 2019

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 19-0373 – Urban Renewal – Canton Industrial Area –
Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0373 for form and legal sufficiency. The bill revises the boundaries of the Urban Renewal for the Canton Industrial Area by deleting the current boundary description paragraph and instead providing that the boundaries are as shown on the Land Use Plan. The bill replaced the current Land Use Plan in Exhibit 1 with a new Land Use Plan as Exhibit 1 that removes 1200 South Haven Street from the Urban Renewal area. The bill would also modify existing Exhibit 4, which reflects the Zoning Districts, to show the removal of 1200 South Haven Street.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Since this is not a technical amendment, but is instead one that affects the size of the Plan area, it requires the same notice as that required to adopt the original ordinance that created the plan. Thus, notice of the City Council hearing must be posted in the neighborhood of the area involved at least ten days prior to the hearing. City Code, Art. 13, §2-6(d)(3)(i). Additionally, notice of the City Council hearing must be published once a week for two consecutive weeks in a newspaper of general circulation in Baltimore City. City Code, Art. 13, §2-6(d)(3)(ii).

Additionally, the Plan requires that the City Department of Housing and Community Development give this proposed amendment to the "Canton Industrial Association and group representing neighborhoods adjacent to the Canton Industrial Area, for their review and comment" at or before the time the Planning Commission receives the proposed amendment. Plan, ¶ E. The associations have three weeks to respond to any proposed change and if they fail to do so, the change is deemed acceptable to those groups. Plan, ¶ E. There must be a public hearing on the change. Plan, ¶ E. At least ten days before that hearing, the associations must be given written notice of the date and time of that hearing. Plan, ¶ E. "With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land whose interests therein are materially affected by such changes shall

receive at least ten days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.” Plan, ¶ E.

Assuming these notice requirements are met, the Law Department can approve City Council Bill 19-0373 for form and legal sufficiency.

Very truly yours,



Hilary Ruley
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Jeffrey Amoros, Mayor’s Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor