



HEARING NOTES

Bill: 22-0250

The Councilmember Mary Pat Clarke Opportunity to Purchase Act

Committee: Economic and Community Development

Chaired by: Sharon Green Middleton

Hearing Date: July 11, 2023

Time (Beginning): 2:05 PM

Time (Ending): 2:40 PM

Location: Du Burns Council Chamber / Webex

Total Attendance: Approximately 45 people

Committee Members in Attendance:

Sharon Green Middleton John Bullock Mark Conway
Ryan Dorsey Odette Ramos Robert Stokes

- Bill Synopsis in the file? [X] YES [ ] NO [ ] N/A
Attendance sheet in the file? [X] YES [ ] NO [ ] N/A
Agency reports read? [X] YES [ ] NO [ ] N/A
Hearing televised or audio-digitally recorded? [X] YES [ ] NO [ ] N/A
Certification of advertising/posting notices in the file? [ ] YES [ ] NO [X] N/A
Evidence of notification to property owners? [ ] YES [ ] NO [X] N/A
Final vote taken at this hearing? [X] YES [ ] NO [ ] N/A
Motioned by: Ramos
Seconded by: Bullock
Final Vote: Fav. w/ Amendments

Major Speakers

(This is not an attendance record.)

- Hilary Ruley, Law Department
Laura Larsen, Department of Finance
Stephanie Murdock, Department of Housing and Community Development
Crystal Hypolite, Housing Authority
Tylor Schnella, Office of Equity and Civil Rights
Nina Themelis, Mayor's Office

---

**Major Issues Discussed**

1. Chairwoman Middleton called the hearing to order and read the bill title and purpose.
2. Councilwoman Ramos discussed the background and goals for the bill, summarized the bill's provisions, and explained the proposed amendments.
3. Agency representatives summarized the written reports.
4. The committee heard public testimony.
5. The committee voted to adopt Councilwoman Ramos' proposed amendments.
6. The committee voted to adopt the Housing Authority's proposed amendment.
7. The committee voted to recommend the bill favorably with the amendments.

---

**Further Study**

**Was further study requested?**

Yes    No

**If yes, describe.**

---

**Committee Vote:**

Sharon Green Middleton: ..... Yea  
John Bullock: ..... Yea  
Mark Conway: ..... Yea  
Ryan Dorsey: ..... Yea  
Antonio Glover: ..... Absent  
Odette Ramos: ..... Yea  
Robert Stokes: ..... Abstain

---



Matthew L. Peters, Committee Staff

Date: July 13, 2023

Cc: Bill File  
OCS Chrono File

# City of Baltimore

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

## Meeting Minutes - Final

### Economic and Community Development

---

Tuesday, July 11, 2023

2:00 PM Virtual/Du Burns Chambers, 4th Floor, City Hall, Phone:  
+1-408-418-9388, Access Code: 2339 633 2045, Password:  
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m33ab062e95989ab7de9126056498d937)  
MTID=m33ab062e95989ab7de9126056498d937

---

22-0250

#### CALL TO ORDER

#### INTRODUCTIONS

#### ATTENDANCE

**Present** 6 - Sharon Green Middleton, John T. Bullock, Mark Conway, Ryan Dorsey, Odette Ramos, and Robert Stokes Sr.  
**Absent** 1 - Antonio Glover

#### ITEM SCHEDULED FOR PUBLIC HEARING

##### [22-0250](#)

##### **The Councilmember Mary Pat Clarke Opportunity to Purchase Act**

For the purpose of repealing City Code, Article 13, Subtitle 6 {"Tenant's Right of First Refusal"} as obsolete and replacing it with a subtitle establishing a tenant's opportunity to purchase certain rental facilities; defining certain terms; establishing certain exemptions from the subtitle; providing for certain rules of interpretation; authorizing the Commissioner of the Department of Housing and Community Development to adopt rules and regulations to carry out the subtitle; requiring that a landlord provide a notice of offer of sale to certain persons on deciding to sell a rental facility; establishing certain procedures for landlords and tenants in instances where a party submits a statement of interest to purchase a rental facility; allowing for the landlord to require certain earnest money deposits; permitting the assignment of certain rights; prohibiting a waiver of certain rights absent agreed-on consideration; requiring certain disclosures if a rental facility is transferred to a party other than a tenant; requiring certain reports; providing for certain penalties; and generally relating to providing tenants with the opportunity to purchase certain rental facilities.

**Sponsors:** Odette Ramos, John T. Bullock, Zeke Cohen, Kristerfer Burnett, Isaac "Yitzy" Schleifer, Ryan Dorsey, Phylcia Porter, Mark Conway, Antonio Glover, Robert Stokes, Sr., James Torrence

**A motion was made by Ramos, seconded by Bullock, that this Ordinance be Recommended Favorably with Amendment. The motion carried by the following vote:**

**Yes:** 5 - Middleton, Bullock, Conway, Dorsey, and Ramos

**Abstain, COI:** 1 - Stokes Sr.

**Absent:** 1 - Glover

***ADJOURNMENT***



## Baltimore City Council Committee Hearing Attendance Record

<b>Subject:</b> Ordinance – The Councilmember Mary Pat Clarke Opportunity to Purchase Act	<b>Bill #:</b> 22-0250
<b>Committee:</b> Economic and Community Development	<b>Chair:</b> Sharon Green Middleton
<b>Date:</b> Tuesday, July 11, 2023	<b>Time:</b> 2:00 PM
<b>Location:</b> Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	Testify	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
Crystal	Hypolite	HABC					
Sharon Seltzer	Seltzer		✓		✓		✓

\*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 AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730

**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE  
VOTING RECORD**

DATE: 7/11/2023

**BILL#: 22-0250**

**TITLE: The Councilmember Mary Pat Clarke Opportunity to Purchase Act**

**MOTION BY: Ramos, Odette**

**SECONDED BY: Bullock, John**

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bullock, John	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conway, Mark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glover, Antonio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ramos, Odette	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>TOTALS</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>1</b>

**CHAIRPERSON: Sharon Green Middleton**

**COMMITTEE STAFF: Matthew L. Peters**

