

**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 - 0247

**A BILL ENTITLED**

**AN ORDINANCE concerning**

**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.**

**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: \_\_\_\_\_
- \_\_\_\_\_ 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 **18-188**  
Council Bill 18-0247

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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: October 15, 2018

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AN ORDINANCE CONCERNING

Urban Renewal – Johnston Square –  
Amendment 12

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.

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

Recitals

The Urban Renewal Plan for Johnston Square was originally approved by the Mayor and City Council of Baltimore by Ordinance 77-357 and last amended by Ordinance 14-295.

An amendment to the Urban Renewal Plan for Johnston Square 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, to extend the life of the Plan, and to remove certain properties from the lists in Appendices A and B.

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.

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 18-0247**

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

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

4                   C. Techniques Used to Achieve Plan Objectives

5                           1. Acquisition

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

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

11                   D. Duration of Provisions and Requirements

12                           The Johnston Square Urban Renewal Plan, as amended from time to time, is in  
13 full force and effect through and including [December 31, 2018] DECEMBER 31,  
14 2022.

15          (3) In the Plan, in Appendix A, delete the following from the list of properties:

16                           916 E. Preston Street  
17                           1214 Homewood Avenue  
18                           1202 Homewood Avenue  
19                           1028 N. Eden Street

20          (4) In the Plan, in Appendix B, delete the following from the list of properties:

21                           9. 1016 North Eden Street

22       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Johnston  
23 Square, as amended by this Ordinance and identified as “Urban Renewal Plan, Johnston Square,  
24 revised to include Amendment 12, dated May 14, 2018”, is approved. The Department of  
25 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
26 Legislative Reference as a permanent public record, available for public inspection and  
27 information.

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

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

Council Bill 18-0247

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

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

Certified as duly passed this \_\_\_\_\_ day of OCT 29 2018, 20\_\_\_\_

  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
this \_\_\_\_\_ day of OCT 29 2018, 20\_\_\_\_

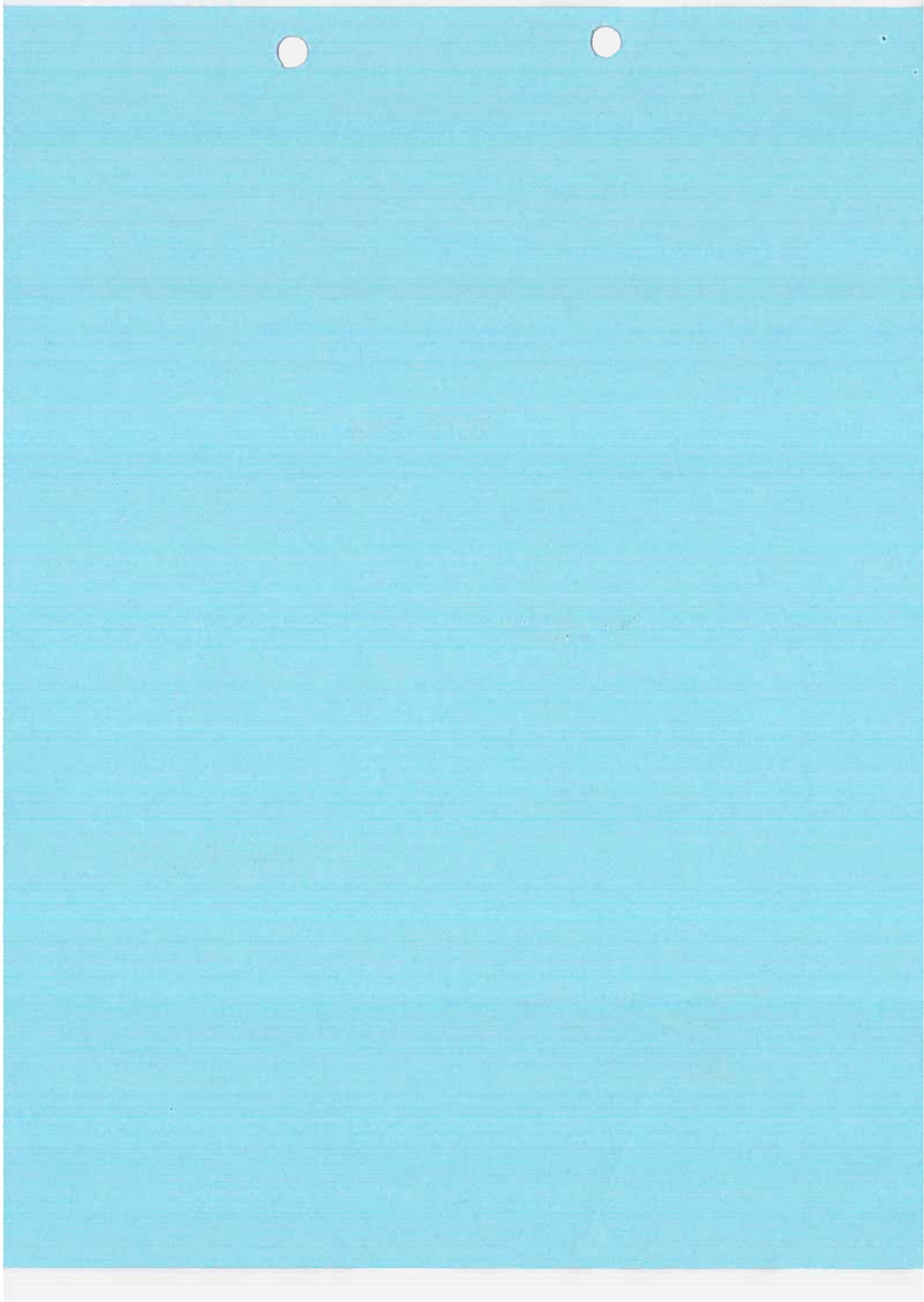
  
\_\_\_\_\_  
Chief Clerk

Approved this 9 day of November, 2018

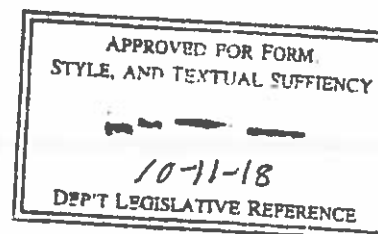
  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency  
This 5<sup>th</sup> Day of November 2018

  
\_\_\_\_\_  
Chief Solicitor



AMENDMENTS TO COUNCIL BILL 18-0247  
(1<sup>st</sup> Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, in the blank, insert "12"; and, on page 2, in line 24, in the blank, insert "12".

**ADOPTED**

ADDITION



**BALTIMORE CITY COUNCIL**  
**Housing And Urban Affairs Committee**  
**VOTING RECORD**

DATE: 10-9-14

BILL#CC: 18-0247 BILL TITLE: Ordinance – Urban Renewal – Johnston Square – Amendment

MOTION BY: Burnett SECONDED BY: HENRY

- 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"/>
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<b>TOTALS</b>				

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



# 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 180242 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 180243 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 180246 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 180247 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 180248 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 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.

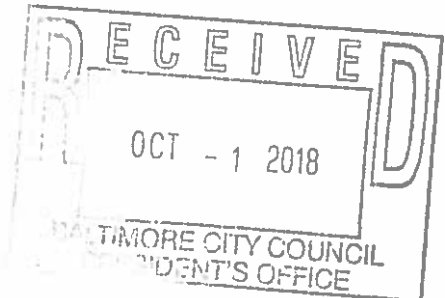
**CC 180252 ORDINANCE - Urban Renewal - York-Woodbourne Business Area - Amendment**  
FOR the purpose of amending the Urban Renewal Plan for York-Woodbourne Business Area to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making 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

a24.c1






**AFFIDAVIT OF NOTICE IN WRITING**

I, Rashelle Celestin, Program Manager for the Land Resources Division of the Department of Housing and Community Development hereby certify that on September 20, 2018, I caused letters to be sent by e-mail or by mailing via first class mail, postage prepaid to community groups identified by the Baltimore City Department of Planning, in the neighborhoods affected by Urban Renewal Plan amendment bills identified below. Said written notices alerted the community groups of the October 9, 2018 hearings of the Housing and Urban Affairs Committee of the Baltimore City Council, to consider the following City Council Bills:

- CC Bill 18-0242 – Broadway East
- CC Bill 18-0243 – Poppleton
- CC Bill 18-0246 – Coldstream Homestead Montebello
- CC Bill 18-0247 – Johnston Square
- CC Bill 18-0248 – Middle East

I affirm under the penalties of perjury that the contents of this affidavit are true to the best of my knowledge, information, and belief.

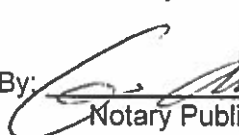
  
\_\_\_\_\_  
Rashelle Celestin

9/27/18  
\_\_\_\_\_  
Date

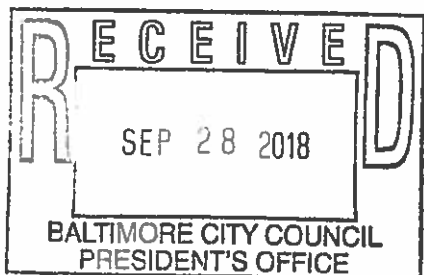
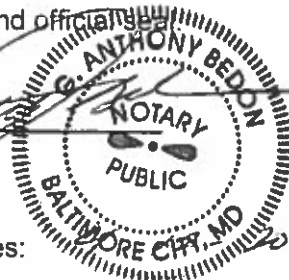
STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 27<sup>th</sup> day of September, 2018, before the subscriber, a Notary Public of the State of Maryland, personally appeared Rashelle Celestin, known to me or satisfactorily proven to be the person whose name is subscribed to within the foregoing affidavit, and acknowledged the same to be her act and deed..

IN WITNESS WHEREOF, I hereunto set my hand and official seal

By:   
\_\_\_\_\_  
Notary Public

My Commission expires: 2021





**AFFIDAVIT OF MAILING**

I, Rashelle Celestin, Program Manager for the Land Resources Division of the Department of Housing and Community Development hereby certify that on September 21, 2018, I caused letters to be sent to the owners of record of all the properties identified for acquisition in the following Urban Renewal Plans, to notify them of the October 9, 2018 hearings of the Housing and Urban Affairs Committee of the Baltimore City Council, to consider the City Council Bills amending the respective plans:

- CC Bill 18-0242 – Broadway East
- CC Bill 18-0243 – Poppleton
- CC Bill 18-0246 – Coldstream Homestead Montebello
- CC Bill 18-0247 – Johnston Square
- CC Bill 18-0248 – Middle East

The mailings identified the bills under consideration using the bill number and neighborhood name, provided a summary of the bills as required by the September 18, 2018 instructions from Richard Krummerich, and gave the time and location of the hearing, among other information. I certify that these letters were sent to the United States Post office for mailing by first class mail, postage prepaid, on the morning of September 21, 2018.

I affirm under the penalties of perjury that the contents of this affidavit are true to the best of my knowledge, information, and belief.

*Rashelle Celestin*  
Rashelle Celestin

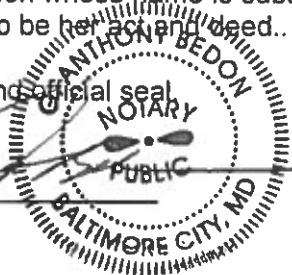
9/27/18  
Date

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 27<sup>th</sup> day of September, 2018, before the subscriber, a Notary Public of the State of Maryland, personally appeared Rashelle Celestin, known to me or satisfactorily proven to be the person whose name is subscribed to within the foregoing affidavit, and acknowledged the same to be her act and deed..

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

By: *[Signature]*  
Notary Public



My Commission expires: 4-12-2021

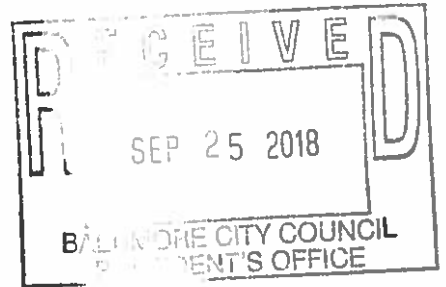




**AFFIDAVIT OF POSTING**

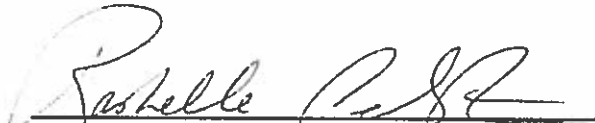
I, Rashelle Celestin, Program Manager for the Land Resources Division of the Department of Housing and Community Development hereby certify that on September 21, 2018, I caused signs not less than 4 feet long and 3 feet wide announcing in black lettering an October 9, 2018 City Council hearing to consider the following City Council Bills regarding amendments to Urban Renewal Plans to be posted in prominent locations in the neighborhoods to which said bills pertain:

- CC Bill 18-0242 – Broadway East
- CC Bill 18-0243 – Poppleton
- CC Bill 18-0246 – Coldstream Homestead Montebello
- CC Bill 18-0247 – Johnston Square
- CC Bill 18-0248 – Middle East



I further certify that the attached photographs are evidence of said postings, and that said photographs were taken on September 21, 2018.

I affirm under the penalties of perjury that the contents of this affidavit are true to the best of my knowledge, information, and belief.

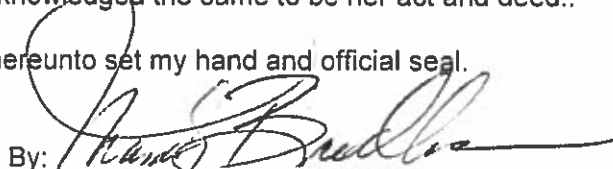
  
 Rashelle Celestin

9/25/18  
 Date

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 25<sup>TH</sup> day of SEPTEMBER, 2018, before the subscriber, a Notary Public of the State of Maryland, personally appeared Rashelle Celestin, known to me or satisfactorily proven to be the person whose name is subscribed to within the foregoing affidavit, and acknowledged the same to be her act and deed..

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

By:   
 Notary Public



MANDY BREEDLOVE  
 Notary Public, State of Maryland  
 County of Baltimore  
 My Commission Expires March 2, 2019

My Commission expires: 3/2/2019



**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON THE FOLLOWING BILL NUMBERS**

**18-0242 (Urban Renewal –Broadway East – Amendment); 18-0243 (Urban Renewal – Poppleton – Amendment); 18-0246 (Urban Renewal – Coldstream Homestead Montebello – Amendment); 18-0247 (Urban Renewal – Johnston Square – Amendment); 18-0248 (Urban Renewal – Middle East – Amendment)**

The full text of these bills can be found online by going to: <https://baltimore.legistar.com/Legislation.aspx> and entering in the bill number, e.g., 18-0241.

The Urban Affairs and Aging Committee of the Baltimore City Council will meet on **Tuesday, October 9, 2018 at 3:30 p.m.** in the City Council Chambers, 4<sup>th</sup> Floor, City Hall, 100 N. Holliday Street to conduct a public hearing on the above noted bills.

FOR the purpose of amending the Urban Renewal Plans for these Project Areas to reauthorize the acquisition of properties within the Project Areas and to extend the life of certain Plans, and remove certain properties from certain Plans; waiving certain content and procedural requirements; making the provisions of the Ordinances severable; providing for the application of the Ordinances in conjunction with certain other ordinances; and providing for a special effective date.

PLEASE EMAIL ANY QUESTIONS TO [URP.Questions@baltimorecity.gov](mailto:URP.Questions@baltimorecity.gov)

You are the owner of record for:

1203 N BROADWAY  
BROADWAY EAST

TRF DP HOLDINGS, LLC

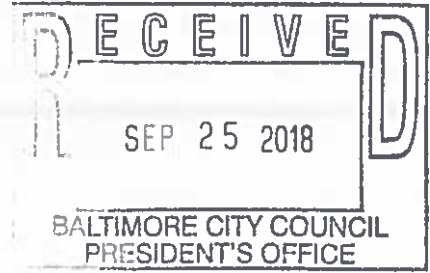
1129 N CAROLINE ST

BALTIMORE, MD 21213

**Johnston Square #18-0247**

**Chase and Brentwood**

**Posted Friday September 21, 2018**

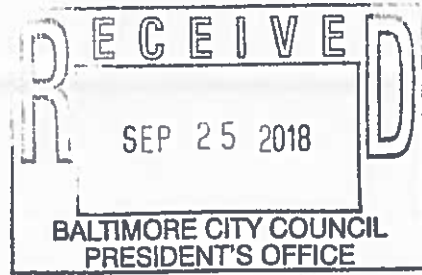




**Johnston Square #18-0247**

**Hoffman and Valley**

**Posted Friday September 21, 2018**







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. **18-0247** is scheduled for public hearing on **October 9, 2018 at 3:45 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.



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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.

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**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 18-0247**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, October 9, 2018 at 3:45 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0247.

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.

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

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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 Street  
  
Baltimore, MD 21202



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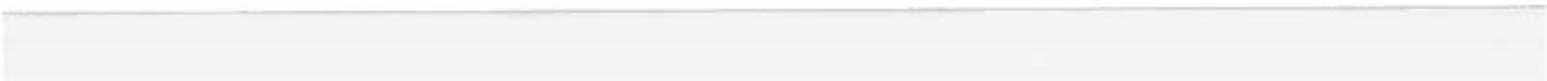
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**CITY OF BALTIMORE  
COUNCIL BILL 18-0247  
(First Reader)**

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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

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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

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**A BILL ENTITLED**

1 AN ORDINANCE concerning

2 **Urban Renewal – Johnston Square –**  
3 **Amendment \_\_**

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

10 BY authority of

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

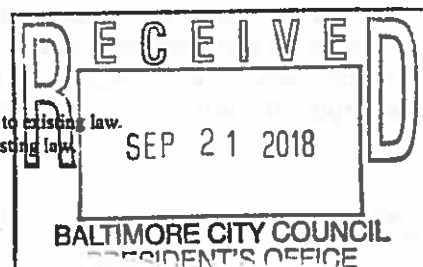
15 **Recitals**

16 The Urban Renewal Plan for Johnston Square was originally approved by the Mayor and City  
17 Council of Baltimore by Ordinance 77-357 and last amended by Ordinance 14-295.

18 An amendment to the Urban Renewal Plan for Johnston Square is necessary to reauthorize  
19 the Plan's powers of acquisition and condemnation so that these actions may legally continue, in  
20 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to  
21 extend the life of the Plan, and to remove certain properties from the lists in Appendices A and  
22 B.

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

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



Council Bill 18-0247

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

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

4 C. Techniques Used to Achieve Plan Objectives

5 1. Acquisition

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

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

11 D. Duration of Provisions and Requirements

12 The Johnston Square Urban Renewal Plan, as amended from time to time, is in  
13 full force and effect through and including [December 31, 2018] DECEMBER 31,  
14 2022.

15 (3) In the Plan, in Appendix A, delete the following from the list of properties:

16 916 E. Preston Street  
17 1214 Homewood Avenue  
18 1202 Homewood Avenue  
19 1028 N. Eden Street

20 (4) In the Plan, in Appendix B, delete the following from the list of properties:

21 9. 1016 North Eden Street

22 SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Johnston  
23 Square, as amended by this Ordinance and identified as "Urban Renewal Plan, Johnston Square,  
24 revised to include Amendment \_\_, dated May 14, 2018", is approved. The Department of  
25 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
26 Legislative Reference as a permanent public record, available for public inspection and  
27 information.

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

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

**Council Bill 18-0247**

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

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

**CITY OF BALTIMORE  
COUNCIL BILL 18-0248  
(First Reader)**

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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

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Middle East –**  
3 **Amendment \_\_**

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

10 BY authority of

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

15 **Recitals**

16 The Urban Renewal Plan for Middle East was originally approved by the Mayor and City  
17 Council of Baltimore by Ordinance 79-1202 and last amended by Ordinance 14-294.

18 An amendment to the Urban Renewal Plan for Middle East is necessary to reauthorize the  
19 Plan's powers of acquisition and condemnation so that these actions may legally continue, in  
20 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to  
21 extend the life of the Plan, and to remove certain properties from the lists in Appendices A and  
22 D.

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

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



Council Bill 18-0248

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

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

4 C. Techniques Used to Achieve Plan Objectives

5 1. Acquisition

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

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

11 D. Duration of Provisions and Requirements

12 The Middle East Urban Renewal Plan, as [it may be] amended from time to time,  
13 [shall be] IS in full force and effect [for a period of forty (40) years from the date  
14 of original adoption of this Renewal Plan by ordinance of the Mayor and City  
15 Council of Baltimore] THROUGH AND INCLUDING DECEMBER 31, 2022.

16 (3) In the Plan, in Appendix A, delete the following from the list of properties:

17 1728 Ashland Avenue  
18 1745 Ashland Avenue  
19 1746 Ashland Avenue  
20 2206 Ashland Avenue

21 1935 E. Chase Street

22 931 N. Chester Street  
23 933 N. Chester Street  
24 937 N. Chester Street  
25 953 N. Chester Street  
26 968-970 N. Chester Street  
27 971 N. Chester Street

28 903 N. Collington Avenue

29 2022 E. Eager Street  
30 2036 E. Eager Street  
31 2048 E. Eager Street

32 806 Rutland Avenue

33 (4) In the Plan, in Appendix D, delete the following from the list of properties:

34 160. 1709 East Biddle Street  
35 161. 1711 East Biddle Street

**Council Bill 18-0248**

1	162.	1713	East Biddle Street
2	163.	1715	East Biddle Street
3	211.	2101	East Biddle Street
4	249.	825	North Broadway
5	260.	1103	North Broadway
6	261.	1109	North Broadway
7	263.	1115	North Broadway
8	264.	1117	North Broadway
9	265.	1119	North Broadway
10	507.	1726	East Chase Street
11	513.	1736	East Chase Street
12	517.	1744	East Chase Street
13	711.	901	North Chester Street
14	884.	951	North Collington Avenue
15	912.	1101	North Collington Avenue
16	913.	1103	North Collington Avenue
17	915.	1107	North Collington Avenue
18	916.	1109	North Collington Avenue
19	917.	1111	North Collington Avenue
20	920.	1117	North Collington Avenue
21	947.	902	North Duncan Street
22	949.	904	North Duncan Street
23	951.	906	North Duncan Street
24	953.	908	North Duncan Street
25	955.	910	North Duncan Street
26	958.	914	North Duncan Street
27	963.	919	North Duncan Street
28	967.	923	North Duncan Street
29	969.	925	North Duncan Street
30	974.	930	North Duncan Street
31	978.	934	North Duncan Street
32	979.	935	North Duncan Street
33	980.	936	North Duncan Street
34	981.	937	North Duncan Street
35	982.	938	North Duncan Street
36	985.	941	North Duncan Street
37	988.	946	North Duncan Street
38	992.	952	North Duncan Street
39	1252.	2020	East Eager Street
40	1254.	2022	East Eager Street
41	1255.	2024	East Eager Street
42	1256.	2026	East Eager Street
43	1258.	2028	East Eager Street
44	1260.	2030	East Eager Street
45	1262.	2032	East Eager Street
46	1264.	2034	East Eager Street
47	1266.	2036	East Eager Street
48	1268.	2038	East Eager Street
49	1270.	2040	East Eager Street
50	1272.	2042	East Eager Street

Council Bill 18-0248

1	1274.	2044	East Eager Street
2	1275.	2046	East Eager Street
3	1276.	2048	East Eager Street
4	1277.	2050	East Eager Street
5	1278.	2052	East Eager Street
6	1279.	2054	East Eager Street
7	1280.	2056	East Eager Street
8	1281.	2058	East Eager Street
9	1282.	2060	East Eager Street
10	1283.	2062	East Eager Street
11	1284.	2064	East Eager Street
12	1285.	2101	East Eager Street
13	1286.	2103	East Eager Street
14	1287.	2105	East Eager Street
15	1288.	2107	East Eager Street
16	1289.	2109	East Eager Street
17	1290.	2111	East Eager Street
18	1291.	2113	East Eager Street
19	1292.	2115	East Eager Street
20	1293.	2117	East Eager Street
21	1294.	2119	East Eager Street
22	1298.	2203	East Eager Street
23	1299.	2204	East Eager Street
24	1300.	2205	East Eager Street
25	1301.	2206	East Eager Street
26	1302.	2207	East Eager Street
27	1305.	2212	East Eager Street
28	1306.	2214	East Eager Street
29	1309.	2220	East Eager Street
30	1310.	2222	East Eager Street
31	1314.	2230	East Eager Street
32	1397.	707	North Madeira Street
33	1459.	915	North Madeira Street
34	1461.	917	North Madeira Street
35	1463.	919	North Madeira Street
36	1465.	921	North Madeira Street
37	1550.	2106	East Madison Street
38	1552.	2108	East Madison Street
39	1554.	2110	East Madison Street
40	1556.	2112	East Madison Street
41	1558.	2116	East Madison Street
42	1573.	2223	East Madison Street
43	1687.	1102	McDonogh Street
44	1692.	1108	McDonogh Street
45	1693.	1109	McDonogh Street
46	1695.	1111	McDonogh Street
47	1697.	1113	McDonogh Street
48	1704.	1120	McDonogh Street
49	1710.	718	North Patterson Park Avenue
50	1711.	720	North Patterson Park Avenue

**Council Bill 18-0248**

1           1714. 726   North Patterson Park Avenue  
2           1769. 942   North Patterson Park Avenue  
3           1770. 1000  North Patterson Park Avenue  
4           1964. 1108  Rutland Avenue  
5           1966. 1110  Rutland Avenue  
6           1968. 1112  Rutland Avenue  
7           2117. 1018  North Washington Street  
8           2130. 1031  North Washington Street

9           **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Middle East,  
10 as amended by this Ordinance and identified as “Urban Renewal Plan, Middle East, revised to  
11 include Amendment \_\_, dated May 14, 2018”, is approved. The Department of Planning shall  
12 file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as  
13 a permanent public record, available for public 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.

**CITY OF BALTIMORE  
COUNCIL BILL 18-0242  
(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 – Broadway East –**  
3 **Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Broadway East to reauthorize the  
5 acquisition of properties within the Project Area; waiving certain content and procedural  
6 requirements; making the provisions of this Ordinance severable; providing for the  
7 application of this Ordinance in conjunction with certain other ordinances; and providing for  
8 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 Broadway East was originally approved by the Mayor and City  
16 Council of Baltimore by Ordinance 88-156 and last amended by Ordinance 14-302.

17 An amendment to the Urban Renewal Plan for Broadway East 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.

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

23 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**  
24 **following change in the Urban Renewal Plan for Broadway East is approved:**

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

Council Bill 18-0242

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

2 C. Techniques Used to Achieve Plan Objectives

3 1. Acquisition

4 . . . .  
5 c. The authority to acquire 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 Broadway  
10 East, as amended by this Ordinance and identified as "Urban Renewal Plan, Broadway East,  
11 revised to include Amendment \_\_, dated May 14, 2018", is approved. The Department of  
12 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
13 Legislative Reference as a permanent public record, available for public inspection and  
14 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.

**CITY OF BALTIMORE  
COUNCIL BILL 18-0246  
(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 – Coldstream Homestead Montebello –**  
3                                    **Amendment \_**

4    FOR the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello 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 Coldstream Homestead Montebello was originally approved by  
16            the Mayor and City Council of Baltimore by Ordinance 77-289 and last amended by Ordinance  
17            18-129.

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

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

Council Bill 18-0246

1 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the  
2 following change in the Urban Renewal Plan for Coldstream Homestead Montebello is approved:

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

4 C. Techniques Used to Achieve Plan Objectives

5 1. Acquisition

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

10 SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Coldstream  
11 Homestead Montebello, as amended by this Ordinance and identified as "Urban Renewal Plan,  
12 Coldstream Homestead Montebello, revised to include Amendment \_\_, dated May 14, 2018", is  
13 approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan  
14 with the Department of Legislative Reference as a permanent public record, available for public  
15 inspection and information.

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

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

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

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





Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

**Citizens Planning and Housing Association-(CPHA)  
Mr. Mel Freeman  
3355 Keswick Rd., Suite 200  
Baltimore, MD 21211**

**September 20, 2018**

Dear Community Organization Leader:

**RE: ACQUISITION AUTHORITY REAUTHORIZATION FOR CERTAIN URBAN  
RENEWAL PLANS**

This letter is to inform you that the Department of Housing and Community Development has introduced City Council bills for various urban renewal plans. The purpose for these bills is to reauthorize the acquisition authority of certain properties within the project area of each plan, to remove properties already disposed of pursuant to the plans, and to extend those plans that would otherwise expire. The specific bills are listed below:

- **City Council Bill #18-0242 ORDINANCE** - Urban Renewal – Broadway East – Amendment
- **City Council Bill #18-0243 ORDINANCE** - Urban Renewal – Poppleton - Amendment
- **City Council Bill #18-0246 ORDINANCE** - Urban Renewal – Coldstream Homestead Montebello - Amendment
- **City Council Bill # 18-0247 ORDINANCE** - Urban Renewal – Johnston Square - Amendment
- **City Council Bill #18-0248 ORDINANCE** - Urban Renewal – Middle East – Amendment

I have enclosed for your review a copy of the proposed urban renewal plan legislation that pertains to your community. The full text of these bills can be found online by going to: <https://baltimore.legistar.com/Legislation.aspx> and entering in the bill number.

Additionally, the City Council has scheduled a public hearing to consider these bills and give the public the opportunity to be heard. The hearing is scheduled for **Tuesday, October 9, 2018 beginning at 3:30 p.m.**, in the City Council Chambers at City Hall, 4th Floor, 100 N. Holliday Street, Baltimore, Maryland 21202.

**Please note that the security procedures at City Hall require that you bring photo-identification with you.** If you require special accommodations to attend or participate in the hearing, please provide information about your requirements at least five business days in advance of this event. Both the building and City Council Chambers are wheelchair accessible.

You are welcome to attend the hearing and give testimony regarding these proposed ordinances. If you have any questions, please call **Sharon Daboin at 410-361-9015** for further information.

Sincerely,

*Kate P. Edwards*

Kate P. Edwards, Assistant Commissioner  
Department of Housing and Community Development  
417 E. Fayette Street  
Baltimore, Maryland 21202

cc: Natawna Austin

**CITY OF BALTIMORE  
COUNCIL BILL 18-0247  
(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 – Johnston Square –**  
3 **Amendment \_\_**

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

10 BY authority of

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

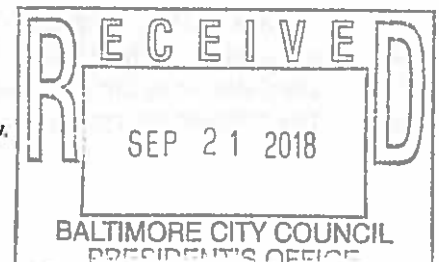
15 **Recitals**

16 The Urban Renewal Plan for Johnston Square was originally approved by the Mayor and City  
17 Council of Baltimore by Ordinance 77-357 and last amended by Ordinance 14-295.

18 An amendment to the Urban Renewal Plan for Johnston Square is necessary to reauthorize  
19 the Plan's powers of acquisition and condemnation so that these actions may legally continue, in  
20 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to  
21 extend the life of the Plan, and to remove certain properties from the lists in Appendices A and  
22 B.

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

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



**Council Bill 18-0247**

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

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

4           C. Techniques Used to Achieve Plan Objectives

5           1. Acquisition

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

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

11          D. Duration of Provisions and Requirements

12           The Johnston Square Urban Renewal Plan, as amended from time to time, is in  
13 full force and effect through and including [December 31, 2018] DECEMBER 31,  
14 2022.

15          (3) In the Plan, in Appendix A, delete the following from the list of properties:

- 16           916 E. Preston Street  
17           1214 Homewood Avenue  
18           1202 Homewood Avenue  
19           1028 N. Eden Street

20          (4) In the Plan, in Appendix B, delete the following from the list of properties:

- 21           9. 1016 North Eden Street

22       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Johnston  
23 Square, as amended by this Ordinance and identified as "Urban Renewal Plan, Johnston Square,  
24 revised to include Amendment \_\_, dated May 14, 2018", is approved. The Department of  
25 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
26 Legislative Reference as a permanent public record, available for public inspection and  
27 information.

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

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

**Council Bill 18-0247**

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

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



Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

**Johnston Square Community Development Corporation**  
**Ms. Betty Rogers and Mary Ross**  
**841 E. Chase St.**  
**Baltimore, MD 21202**

**September 20, 2018**

Dear Community Organization Leader:

**RE: ACQUISITION AUTHORITY REAUTHORIZATION FOR CERTAIN URBAN  
RENEWAL PLANS**

This letter is to inform you that the Department of Housing and Community Development has introduced City Council bills for various urban renewal plans. The purpose for these bills is to reauthorize the acquisition authority of certain properties within the project area of each plan, to remove properties already disposed of pursuant to the plans, and to extend those plans that would otherwise expire. The specific bills are listed below:

- **City Council Bill #18-0242 ORDINANCE - Urban Renewal – Broadway East – Amendment**
- **City Council Bill #18-0243 ORDINANCE - Urban Renewal – Poppleton - Amendment**
- **City Council Bill #18-0246 ORDINANCE - Urban Renewal – Coldstream Homestead Montebello - Amendment**
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- **City Council Bill #18-0248 ORDINANCE - Urban Renewal – Middle East – Amendment**

I have enclosed for your review a copy of the proposed urban renewal plan legislation that pertains to your community. The full text of these bills can be found online by going to: <https://baltimore.legistar.com/Legislation.aspx> and entering in the bill number.

Additionally, the City Council has scheduled a public hearing to consider these bills and give the public the opportunity to be heard. The hearing is scheduled for **Tuesday, October 9, 2018 beginning at 3:30 p.m.**, in the City Council Chambers at City Hall, 4th Floor, 100 N. Holliday Street, Baltimore, Maryland 21202.

**Please note that the security procedures at City Hall require that you bring photo-identification with you. If you require special accommodations to attend or participate in the hearing, please provide information about your requirements at least five business days in advance of this event. Both the building and City Council Chambers are wheelchair accessible.**

You are welcome to attend the hearing and give testimony regarding these proposed ordinances. If you have any questions, please call **Sharon Daboin** at **410-361-9015** for further information.

Sincerely,

*Kate P. Edwards*

Kate P. Edwards, Assistant Commissioner  
Department of Housing and Community Development  
417 E. Fayette Street  
Baltimore, Maryland 21202

cc: Natawna Austin



Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

**Re-Build Johnston Square  
Ms. Regina Hammond  
1207 Turpin Lane  
Baltimore, MD 21202**

**September 20, 2018**

Dear Community Organization Leader:

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You are welcome to attend the hearing and give testimony regarding these proposed ordinances. If you have any questions, please call **Sharon Daboin at 410-361-9015** for further information.

Sincerely,

*Kate P. Edwards*

Kate P. Edwards, Assistant Commissioner  
Department of Housing and Community Development  
417 E. Fayette Street  
Baltimore, Maryland 21202

cc: Natawna Austin





## MEMORANDUM

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

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

DATE: May 31, 2018

SUBJECT: City Council Bill No. 18-0247  
Urban Renewal – Johnston Square – Amendment\_

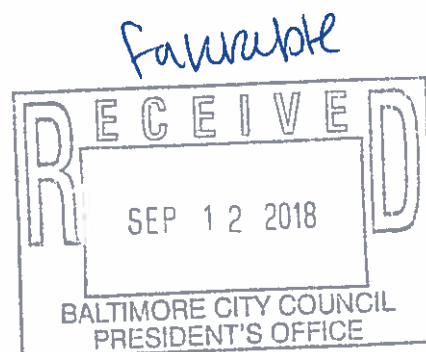
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The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0247, an ordinance for the purpose of amending the Urban Renewal Plan for the Johnston Square community.

BDC understands that City Council Bill No. 18-0247 is necessary to reauthorize the acquisition authority within the Project Area as well as remove certain properties from the acquisition list.

BDC supports the proposed ordinance and respectfully requests that Bill No. 18-0247 be given favorable consideration by the City Council.

cc: Kyron Banks







Catherine E. Pugh  
Mayor

COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur  
Director

June 12, 2018

**REQUEST:** Review and Response to City Council Bill: City Council Bill 18-0247: Urban Renewal-  
Johnston Square - 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 18-0247 proposes to the Johnston Square Urban Renewal Plan to reauthorize the acquisition of properties within the Project Area.

**SITE/HISTORIC DISTRICT**

The Johnston Square neighborhood is located in central Baltimore, south of Greenmount Cemetery and east of the Jones Falls Expressway. A portion of the Old East Baltimore National Register Historic District is within the plan area. There are two Baltimore City Landmarks within the boundaries of the Urban Renewal Plan, the Nazarene Baptist Church and Saint Frances Academy.

**BACKGROUND**

There are no previous Commission actions on this matter.

**PROPOSAL**

Bill 18-0247 Urban Renewal – Johnston Square – 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.

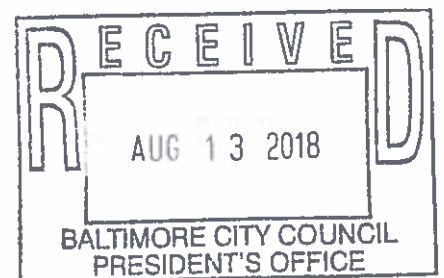
**ANALYSIS**

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.

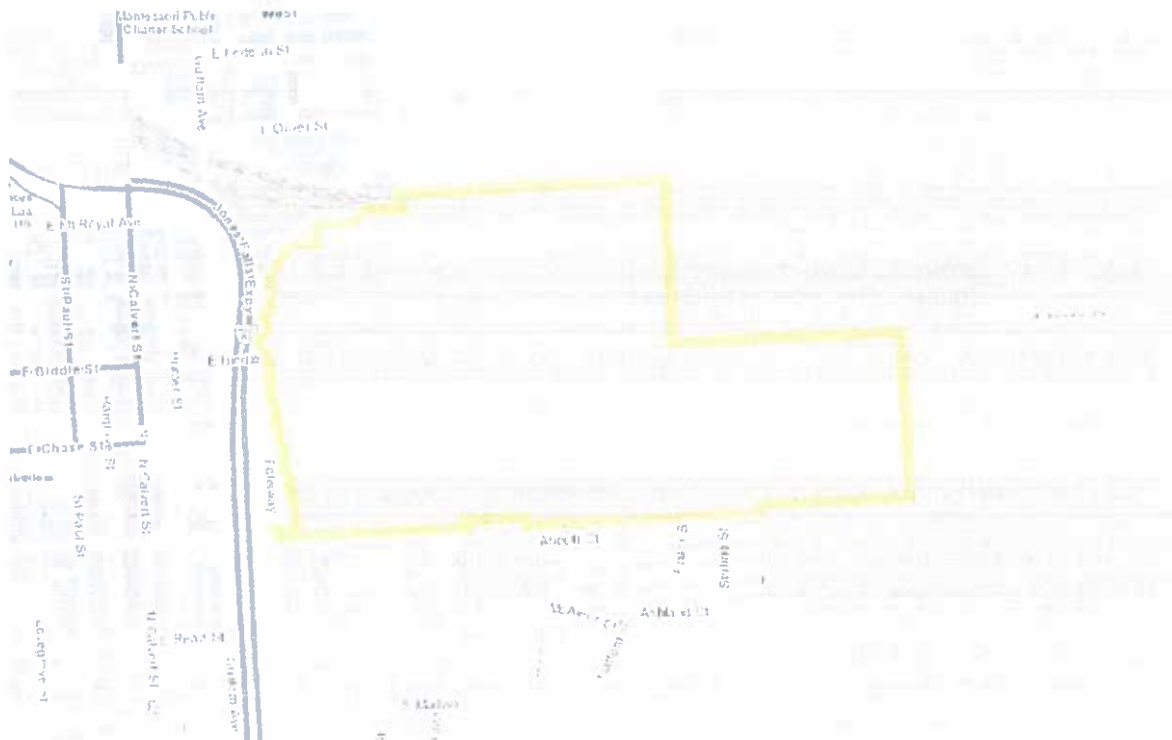
**Staff recommends a finding of no objection and deferment to Planning.**

Eric Holcomb  
Director

*no objection and defers  
to Planning Dept.*




**MAPS & IMAGES**



**Urban Renewal Plan Boundaries (yellow outline)**



**Baltimore City Landmarks in area**

<b>FROM</b>	NAME & TITLE	Eric Holcomb, Executive Director CHAP	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 <sup>TH</sup> Floor		
	SUBJECT	City Council Bill #18-0247: Urban Renewal – Johnston Square - Amendment		

DATE: July 18, 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 12, 2018, the Commission for Historical and Architectural Preservation considered City Council Bill 18-0247: Urban Renewal – Johnston Square - 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 in support):

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.

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

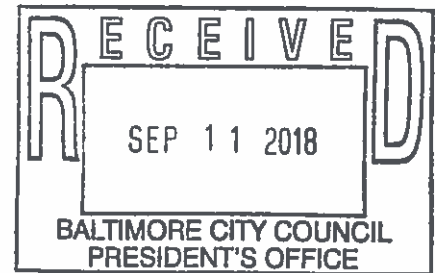


BOARD OF MUNICIPAL AND ZONING APPEALS

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

*Favorable*

September 11, 2018



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

RE: CC Bill #18-0247 Urban Renewal – Johnston Square – Amendment

Ladies and Gentlemen:

City Council Bill No. 18-0247 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. 18-0247 is to amend 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.


The BMZA has reviewed the legislation and recommends approval of CC Bill. 18-247.

Sincerely,

Derek J. Baumgardner  
Executive Director

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



FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0247	MEMO	

TO Mayor Catherine E. Pugh

DATE: 8/28/18

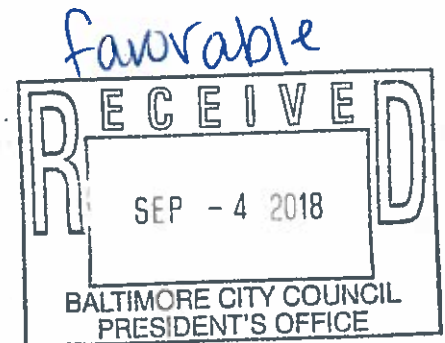
TO: Housing and Urban Affairs Committee

FROM: Department of Transportation

POSITION: Supports

RE: Council Bill – Urban Renewal – Johnston Square – Amendment

**PURPOSE/PLANS** – 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 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.



**AGENCY/DEPARTMENT POSITION –**

The Department of Transportation Supports City Council 18-0247.

If you have any questions, please do not hesitate to contact Josh Taylor at [Josh.Taylor@baltimorecity.gov](mailto:Josh.Taylor@baltimorecity.gov), 443-604-3352.

Sincerely,

Michelle Pourciau  
Director



TO: Sharon Daboin

FROM: Richard Krummerich

DATE: June 26, 2018

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

- A. City Council Bill No. **18-0247** is scheduled for public hearing on **September 13, 2018 at 3:30 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.

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**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 18-0247**

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Thursday, September 13, 2018 at 3:30 P.M, in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0247.

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.

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

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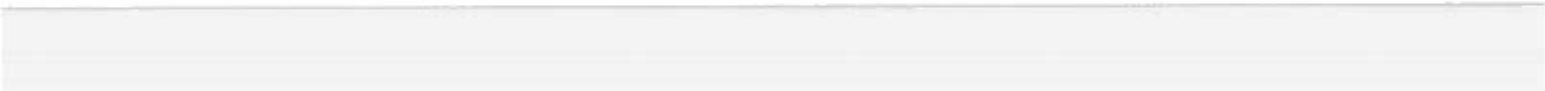
SEND CERTIFICATION OF PUBLICATION TO:

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 Street  
  
Baltimore, MD 21202





TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0247 / URBAN RENEWAL - JOHNSTON SQUARE- AMENDMENT		

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

DATE: June 22, 2018

At its regular meeting of June 21, 2018, the Planning Commission considered City Council Bill #18-0247, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0247 and adopted the following resolution; seven members being present (seven in favor).

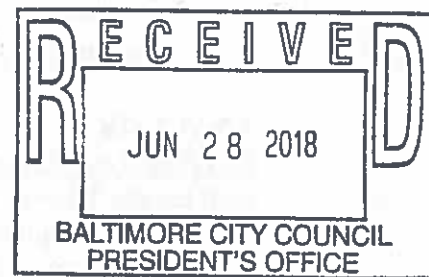
**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0247 be passed by the City Council.

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 #18-0247 / 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.

**RECOMMENDATION:** Approval

**STAFF:** Tamara Woods

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

#### HISTORY

- The Johnston Square Urban Renewal Plan (URP) was established by Ord. #77-357, dated June 28, 1977.
- Amendment No. 10, dated January 31, 2011, approved by the Mayor and City Council of Baltimore by Ordinance No. 11-448, dated May 26, 2011.
- Ordinance 14-295 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.c. to read: "c. 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 JOHNSTON SQUARE 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.

- In the Plan, in Appendix A and Appendix B, delete several addresses from the list of properties. This action removes properties of which the City has already disposed. The properties to be deleted follows:
  - Appendix A
    - 916 E. Preston Street
    - 1214 Homewood Avenue
    - 1202 Homewood Avenue
    - 1028 N. Eden Street
  - Appendix B
    - 1016 North Eden Street

**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 #18-0247.

**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.

A handwritten signature in blue ink, appearing to read "Thomas J. Stosur". The signature is stylized with a large, sweeping initial "T" and a long horizontal stroke.

**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 18-0247 – Urban Renewal – Johnston Square –  
Amendment

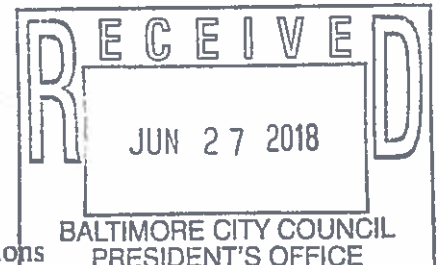
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0247 for form and legal sufficiency. The bill reauthorizes, for an additional four years, the currently existing condemnation authority for properties located in the Johnston Square 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 first reauthorization was done via City Council Bill 11-0645. This bill is the next required reauthorization of the existing condemnation authority for the Johnston Square Urban Renewal Area. The bill also seeks to remove several properties from Appendices A and B to the Urban Renewal Plan and extend the life of the Plan for another four years.

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 18-0247 for form and legal sufficiency.

Very truly yours,

  
Hilary Rule  
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*





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 18-0247 - Urban Renewal – Johnston Square – Amendment \_\_\_

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0247, for the purpose of amending the Urban Renewal Plan (URP) 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.

If enacted, this bill would amend the URP for Johnston Square to extend the life of the Plan 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 following five properties have been acquired and disposed of by the City and if the URP is amended the properties would be removed from the URP:

Appendix A	Block and Lot
916 E. Preston St.	1144 056
1214 Homewood Ave.	1155 043
1202 Homewood Ave.	1155 049
1028 N Eden St.	1189 012
Appendix B	
1016 N Eden St.	1189 018

*F*

RECEIVED  
JUN 4 2018  
BALTIMORE CITY COUNCIL  
PRESIDENT'S OFFICE




The renewal of the acquisition authority and the extension of the life 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 Johnston Square URP.

The Department of Housing and Community Development strongly encourages the passage of City Council Bill 18-0247.

MB:sd

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



<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 18-0247		

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 18-0247, 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 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; 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 Johnston Square was established by Ordinance 77-357 and last amended by Ordinance 14-295.

If approved, City Council Bill 18-0247 would amend the Urban Renewal Plan 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. In addition, the Bill would delete certain properties from the lists in Appendices A and B of the Plan.

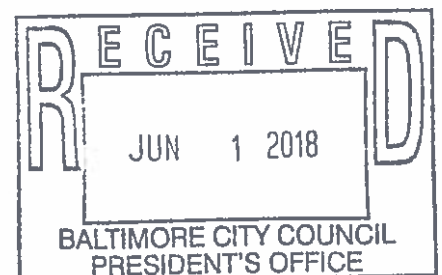
The Department of Public Works has no objection to City Council Bill 18-0247.

Sincerely,

  
Rudolph S. Chow, P.E.  
Director

RSC/KTO

*no objection*





# 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.

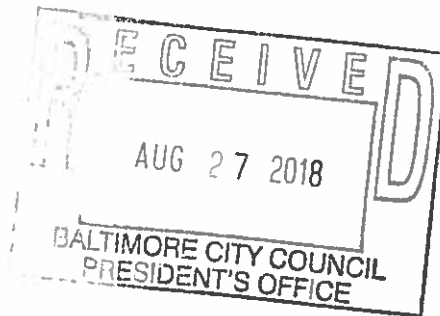
**CC 18-0248 ORDINANCE - Urban Renewal - Middle East - Amendment** - FOR the purpose of amending the Urban Renewal Plan for Middle East to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, and to remove certain properties from the list in Appendices A 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

at20,27







**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**

18-0247

**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.

Sponsors: City Council President (Administration)

A motion was made by Member Burnett, seconded by Member Henry, 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 18-0246**

**Ordinance – Urban Renewal – Coldstream Homestead Montebello – Amendment**

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

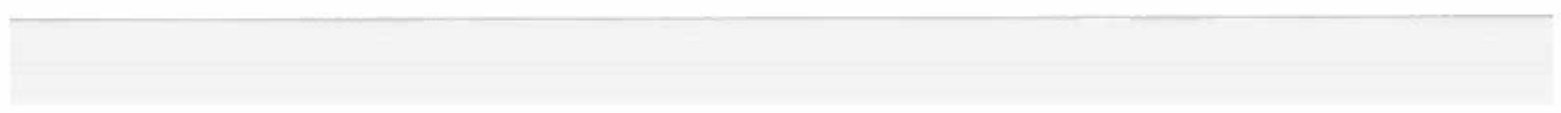
**Hearing Date:** October 9, 2018  
**Time (Beginning):** 4:52 PM  
**Time (Ending):** 5:08 PM  
**Location:** Clarence "Du" Burns Chamber  
**Total Attendance:** 56  
**Committee Members in Attendance:**  
John Bullock Zeke Cohen  
Isaac "Yitzy" Schleifer Ryan Dorsey  
Kristerfer Burnett  
Bill Henry  
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 Cohen		
Final Vote: .....	Fav. with Amendments		

**Major Speakers**

*(This is not an attendance record.)*

- Kate Edwards - Housing
- 
-



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**Major Issues Discussed**

1. The 3:30 Hearing continued.
  2. This Bill continues the City's right to acquire property in the CHUM neighborhood.
  3. 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  
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Richard G. Krummerich, Committee Staff

Date: 10-10-18

cc: Bill File  
 OCS Chrono File





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

Committee: \* Housing and Urban Affairs | Chairperson: \* John Bullock  
 Date: October 9, 2018 | Time: 3:45 PM | Place: \* Council Chambers  
 Subject: \* - Ordinance – Urban Renewal – Johnston Square – Amendment | CC Bill Number: 18-0247

**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"/>

(\* ) 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

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Tuesday, October 9, 2018

3:45 PM

Du Burns Council Chamber, 4th floor, City Hall

---

18-0247

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

18-0247

#### **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.

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**







**BILL SYNOPSIS**

**Committee:** Housing and Urban Affairs

**Bill C 18-0247**

---

**Ordinance – Urban Renewal – Johnston Square – Amendment\_**

---

**Sponsor:** *President Young, (The Administrator)*

**Introduced:** *May 14, 2018*

**Purpose:**

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.

**Effective:** Upon enactment

**Hearing Date/Time/Location:** October 9, 2018 at 3:45 PM in the Council Chambers

---

**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	Favorable
Board of Municipal and Zoning Appeals	Favorable
CHAP	No Objection/Defers to Planning
Transportation	Favorable



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## Analysis

### Current Law

The Urban Renewal Plan for Johnston Square was established by Ordinance 77-357 on June 28, 1977. It has been amended 11 times the last being Ordinance 14-295 on October 1, 2014.

### Background

The Johnston Square Urban Renewal Plan is located just to the east of Downtown Baltimore. The Boundaries are generally: Hoffman Street on the North, Eager Street on the South, Eden Street on the East, and Fallsway on the West. The area is mixed use and has many institutions. The Plan has helped protect residents from incompatible uses.

CC 18-0247 amends the Urban Renewal Plan for Johnston Square to reflect recent changes. Among its highlights;

1. Extends the Plan until December 31, 2022
2. Extends the authority to acquire properties within the Plan until December 31, 2022.
3. Removes 5 properties from the acquisition list.

---

## 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 18-0247  
(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 – Johnston Square –**  
3 **Amendment \_\_**

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

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

15 **Recitals**

16 The Urban Renewal Plan for Johnston Square was originally approved by the Mayor and City  
17 Council of Baltimore by Ordinance 77-357 and last amended by Ordinance 14-295.

18 An amendment to the Urban Renewal Plan for Johnston Square is necessary to reauthorize  
19 the Plan's powers of acquisition and condemnation so that these actions may legally continue, in  
20 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to  
21 extend the life of the Plan, and to remove certain properties from the lists in Appendices A and  
22 B.

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

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

**Council Bill 18-0247**

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

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

4           C. Techniques Used to Achieve Plan Objectives

5           1. Acquisition

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

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

11          D. Duration of Provisions and Requirements

12                 The Johnston Square Urban Renewal Plan, as amended from time to time, is in  
13 full force and effect through and including [December 31, 2018] DECEMBER 31,  
14 2022.

15          (3) In the Plan, in Appendix A, delete the following from the list of properties:

16                 916 E. Preston Street  
17                 1214 Homewood Avenue  
18                 1202 Homewood Avenue  
19                 1028 N. Eden Street

20          (4) In the Plan, in Appendix B, delete the following from the list of properties:

21                 9. 1016 North Eden Street

22           **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Johnston  
23 Square, as amended by this Ordinance and identified as “Urban Renewal Plan, Johnston Square,  
24 revised to include Amendment \_\_, dated May 14, 2018”, is approved. The Department of  
25 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
26 Legislative Reference as a permanent public record, available for public inspection and  
27 information.

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

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

**Council Bill 18-0247**

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

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





**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

APPROVED FOR FORM  
STYLE, AND TEXTUAL SUFFICIENCY

5-10-18  
DEPT LEGISLATIVE REFERENCE

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 – 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.

BY authority of

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

**Recitals**

The Urban Renewal Plan for Johnston Square was originally approved by the Mayor and City Council of Baltimore by Ordinance 77-357 and last amended by Ordinance 14-295.

An amendment to the Urban Renewal Plan for Johnston Square 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, to extend the life of the Plan, and to remove certain properties from the lists in Appendices A and B.

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 Johnston Square are 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.c. to read as follows:

**C. Techniques Used to Achieve Plan Objectives**

**1. Acquisition**

- ....
- c. 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 Johnston Square Urban Renewal Plan, as amended from time to time, is in full force and effect through and including [December 31, 2018] DECEMBER 31, 2022.

(3) In the Plan, in Appendix A, delete the following from the list of properties:

916 E. Preston Street  
1214 Homewood Avenue  
1202 Homewood Avenue  
1028 N. Eden Street

(4) In the Plan, in Appendix B, delete the following from the list of properties:

9. 1016 North Eden Street

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Johnston Square, as amended by this Ordinance and identified as “Urban Renewal Plan, Johnston Square, 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.

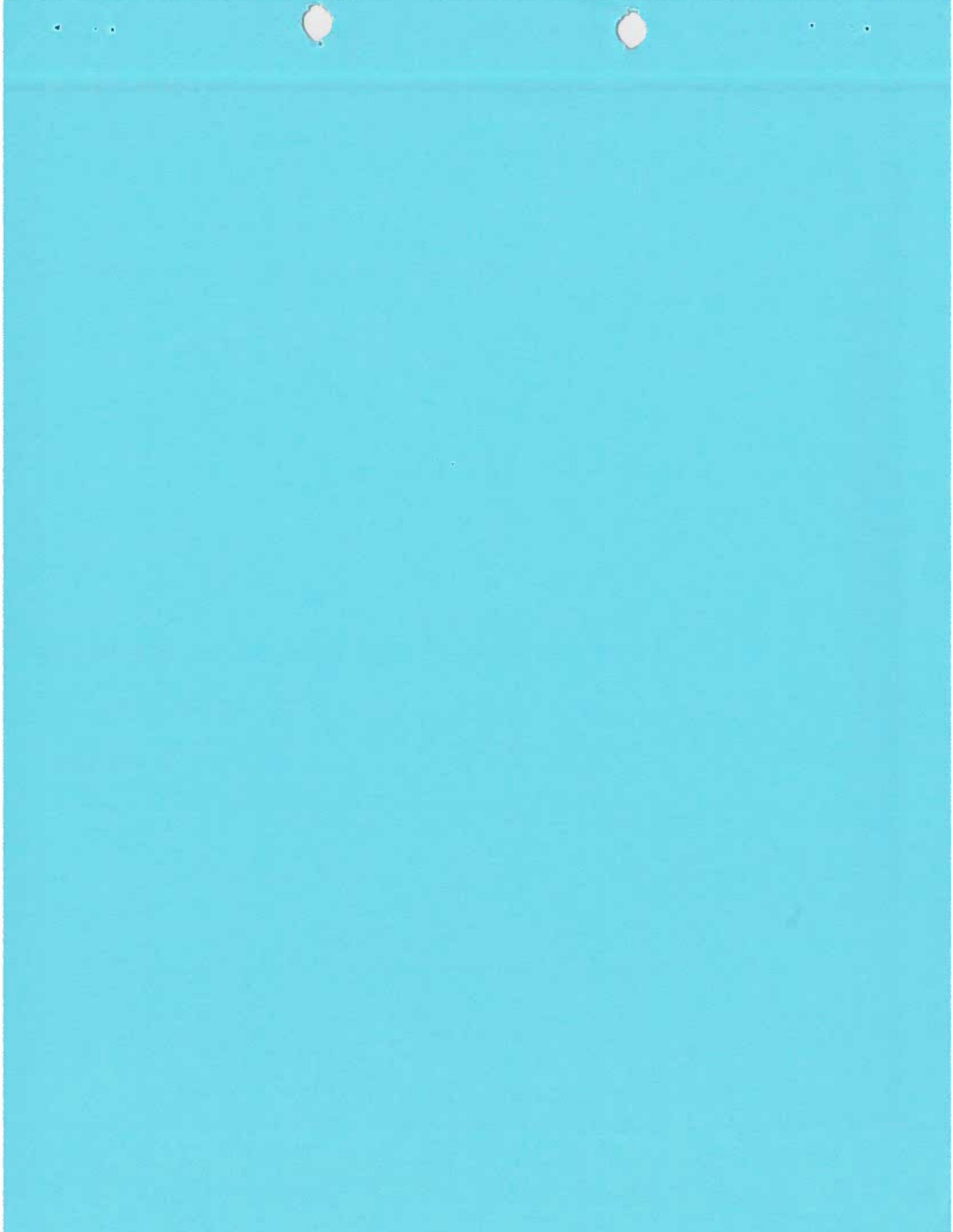
**SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the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

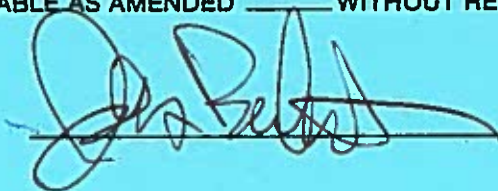
MAY 14 2018

FIRST READING (INTRODUCTION) \_\_\_\_\_

PUBLIC HEARING HELD ON 10-9 \_\_\_\_\_ 20 18

COMMITTEE REPORT AS OF 10-15 \_\_\_\_\_ 20 18

\_\_\_\_\_ 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.

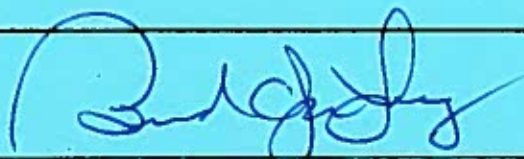
THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ 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