



HEARING NOTES

Bills: 23-0362

In Rem Foreclosure - Scope of Subtitle

Committee: Ways and Means
Chaired by: Eric Costello
Hearing Date: Tuesday, September 17, 2024
Time (Beginning): 10:15 AM
Time (Ending): 1:40 PM
Location: Council Chambers
Total Attendance: Approximately 60 in-person
Approximately 30 virtually

Committee Members in Attendance:

Ryan Dorsey Isaac Schleifer Danielle McCray
Eric Costello Robert Stokes Sharon Greene-Middleton

Bill Synopsis in the file? YES NO N/A
Attendance sheet in the file? YES NO N/A
Agency reports read? YES NO N/A
Hearing televised or audio-digitally recorded?..... YES NO N/A
Certification of advertising/posting notices in the file? YES NO N/A
Evidence of notification to property owners? YES NO N/A
Final vote taken at this hearing? YES NO N/A
Motioned by: Councilmember Stokes
Seconded by:..... Councilmember Schleifer
Final Vote: Unfavorable

Major Speakers

(This is not an attendance record.)

- Odette Ramos, Councilmember, 14th District
- Deputy Mayor Justin Williams
- James Torrance, Councilmember, 7th District
- Various Community members

Major Issues Discussed

1. Chairman Costello called bills 23-0362 and 23-0363 into order together.
2. Councilmember Ramos gave opening remarks noting the housing crisis, land bank accountability, and the land banks in Cleveland and Detroit.
3. Councilmember Torrance also gave remarks noting the creation of systems that rectify redlining in communities, such as Sandtown-Winchester.
4. Deputy Mayor Justin Williams also gave remarks.
5. Chairman Costello went over the agency reports with agency representatives.
6. Housing Commissioner Alice Kennedy gave a presentation
7. Councilmember Stokes noted that there is a lack of transparency on the Land Bank Authority with the community and a lack of collaboration.
8. Vice President Middleton noted the City needs extra tools and partnerships.
9. DHCD noted they do not see the Land Bank Authority as a new tool but as duplicative, and they are uncertain of its powers. DHCD already has staff working in this area.
10. Councilmember Ramos noted the Land Bank Authority would work with DHCD and the community. It should be allowed to do the In-Rem process based on her interpretation.
11. Councilmember Ramos asked about DHCD’s capacity breakdown and noted the Land Bank Authority would not take away DHCD’s powers.
12. Councilmember Torrance noted that clarification on the Land Bank Authority and the In Rem foreclosure is needed.
13. Councilmember Ramos and Finance discussed the report noting comparisons to other Land Banks. The Office of the Comptroller was also engaged in the discussion.
14. Councilmember Stokes asked about a cost analysis, and Finance noted that it would be \$1.7M to \$22M. Finance noted that programs are already in DHCD, and the Land Bank Authority would divert funds from the agency.
15. Councilmember Torrance noted that Baltimore has 2 real estate agencies – one in DHCD and one in the Comptroller’s Office. There are duplicative efforts throughout the government. He asked how do we collaborate amongst multiple agencies.
16. Vice President Middleton noted they constantly pushed homeownership. They’re still dragging in progress, but everything new will be a financial risk. She thanked Commissioner Kennedy.
17. Various members of the public gave testimony.
18. Hearing recessed at 12:55 pm.
19. Hearing reconvened at 1:30 pm.
20. Amendment put forth. Vote was taken on the amendment and passed favorably.
21. Vote taken; motion passed unfavorable. Hearing concluded.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

E. Costello:No
K. Burnett:Absent
R. Dorsey:Absent

D. McCray:No
S. Green Middleton:.....Abstain
I. Schleifer:No
R. Stokes, Sr.:No

Niya N. Garrett

Niya N. Garrett, Committee Staff

Date: December 10, 2024

Cc: Bill File
OCS Chrono File



Baltimore City Council Committee Hearing Attendance Record

| | |
|--|-----------------------------|
| Subject: Ordinance In Rem Foreclosure - Scope of Subtitle | Bill #: 23-0362 |
| Committee: Ways and Means | Chair: Eric Costello |
| Date: Tuesday, September 17, 2024 | Time: 10:00 AM |
| Location: Clarence "Du" Burns Council Chamber | |

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



| First Name | Last Name | Address / Organization / Email | Testify | What is your position on this bill? | | Lobbyist: Are you registered in the City?* | |
|-------------------|------------------------|--|--------------|-------------------------------------|---------|--|----|
| | | | | For | Against | Yes | No |
| John | Doe | 400 N. Holliday St. Johndoenbmore@yahoo.com | ✓ | ✓ | ✓ | ✓ | ✓ |
| NNEKA | NNAMDI | NNEKA@FIGHTBLIGHTBMDR.COM | ✓ | ✓ | | | ✓ |
| Dan | Ellis | Dellis@nhsbaltimore.com | ✓ | ✓ | | | ✓ |
| John | KERN | J.H.K@THEJOSFUND.COM | ✓ | ✓ | | | ✓ |
| Shana | Roth-Gormley | ShanaR@communitylaw.org | ✓ | ✓ | | | ✓ |
| TIA | Richards | Tiakrich26@gmail | ✓ | ✓ | | | ✓ |
| Carrie | Baniszewski | cibaniszewski@gmail.com | ✓ | ✓ | | | |
| Ashe | — | LAW | | | | | |
| Ray Beya | — | Community | ✓ | ✓ | | | |

Imani Yasin campaign for community control

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730



Baltimore City Council Committee Hearing Attendance Record

| | |
|--|-----------------------------|
| Subject: Ordinance Land Bank Authority | Bill #: 23-0363 |
| Committee: Ways and Means | Chair: Eric Costello |
| Date: Tuesday, September 17, 2024 | Time: 10:01 AM |
| Location: Clarence "Du" Burns Council Chamber | |

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Testify

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Lobbyist: Are you registered in the City?*

| First Name | Last Name | Address / Organization / Email | | For | Against | Yes | No |
|------------|--------------|--|---|-----|---------|-----|----|
| John | Doe | 400 N. Holliday St. Johndoenbmore@yahoo.com | ✓ | ✓ | ✓ | ✓ | ✓ |
| NNEKA | NNAMDI | NNEKA@RIGHT4RIGHTBMORE.COM | ✓ | ✓ | | | ✓ |
| Don | Ellis | dellis@nhsbaltimore.com | ✓ | ✓ | | | ✓ |
| JOHN | KERN | JOHN@THESOSFUND.COM | ✓ | ✓ | | | ✓ |
| Shana | Roth-Gormley | shanaR@communitylaw.org | ✓ | ✓ | | | ✓ |
| Ashley | brun | LAW | | | | | |
| Carrie | Baniszewski | cibaniszewski@gmail.com | ✓ | ✓ | | | |
| RAY | Baylor | community ray.baylor@gmail | ✓ | ✓ | | | |
| Chad | Williams | WNADA | ✓ | | | | |

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| | | | | For | Against | Yes | No |
| John | Doe | 400 N. Holliday St. Johndoenbmore@yahoo.com | ✓ | ✓ | ✓ | ✓ | ✓ |
| Brae | Jones | 1014 W 36TH ST BALTIMORE MD 21211 | ✓ | ✓ | | | ✓ |
| Mansur | Abdur-Malik | 420 Nottingham Rd Baltimore MD 21229 | ✓ | | ✓ | | ✓ |
| Bert | Tehuisa | HAE RENOVATIONS LLC HAE REAL ESTATE@GMAIL.COM | ✓ | | ✓ | | ✓ |
| Dantman | Brady | Temple Church | | | ✓ | | |
| Alep | Alexander | Harlem Park Neighborhood Council | | | ✓ | | |
| FARMER | Chippy | PLANTATION PARK HEIGHTS. 3811 Park Heights Ave. plantationparkheights@gmail.com | | | ✓ | | |
| | | | | | | | |

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