

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor

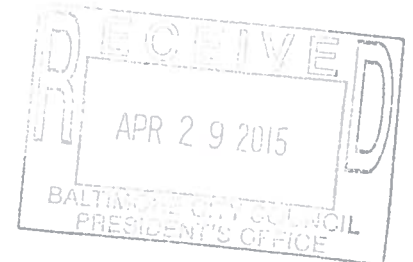


DEPARTMENT OF LAW

GEORGE A. NILSON, City Solicitor
101 City Hall
Baltimore, Maryland 21202

April 29, 2015

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 15-0485 – Urban Renewal –Sharp-Leadenhall -
Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 15-0485 for form and legal sufficiency. The bill amends the Urban Renewal Plan for Sharp-Leadenhall by, among other things, modifying certain permitted land uses, provisions regarding community review and the process for amending the Renewal Plan. It also deletes certain provisions regarding property acquisitions, provisions relating to inclusionary housing, as well deleting Appendix A and certain exhibits, while revising certain exhibits and adding a new one. The bill provides for an immediate effective date.

The Law Department notes that lines 23 through 29 on page 6 of the bill say that “In order to execute the Urban Renewal Plan, Zoning District changes as designated on the Zoning Districts Map, Exhibit 5, will be required.” Thus, plan effectiveness is tied to rezoning property. Our information is that at least one rezoning bill has been filed and that more will be filed shortly. Until those re-zonings are approved, however, the proposed Urban Renewal Plan will have no lawful effect.

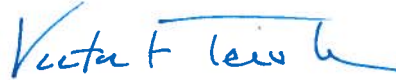
The Law Department also points out that lines 30 through 31 on page 14 of the bill directs that Exhibit 5 be renumbered to Exhibit 3 and be renamed “Recommended Zoning.” If this proposal is adopted, line 27 on page 6 of the bill will need amendment. Line 27 refers to Exhibit 5 as showing the proposed rezoning. Line 27 should read “Exhibit 3” if it is to conform to the proposal on page 14.

Section 2-6(g)(1) of Article 13 of the City Code requires that any change to an Urban Renewal Plan be made by ordinance. City Council Bill 15-0485 is an appropriate mechanism for making changes to the Plan. Beyond the recommendation to amend the bill as described above,

Fav w/ comments

there are no legal impediments to the passage of the bill. The Law Department will approve the bill for form and legal sufficiency provided the bill is amended as described above.

Very truly yours,



Victor K. Tervalo
Chief Solicitor

cc: George Nilson, City Solicitor
Angela C. Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief, Opinions & Advice
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor