

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 14-0424**

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Introduced by: The Council President  
At the request of: The Administration (Baltimore Development Corporation)  
Introduced and read first time: August 11, 2014  
Assigned to: Urban Affairs and Aging Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: November 10, 2014

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**AN ORDINANCE CONCERNING**

**Urban Renewal – Market Center –  
Amendment 17**

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2  
3 FOR the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the  
4 acquisition of properties within the Project Area, to clarify and correct certain language, to  
5 amend Appendix B to add a certain property, to revise an Exhibit Sheet to reflect a change in  
6 the Plan, and to extend the life of the Plan; waiving certain content and procedural  
7 requirements; making the provisions of this Ordinance severable; providing for the  
8 application of this Ordinance in conjunction with certain other ordinances; and providing for  
9 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)

**Recitals**

16 The Urban Renewal Plan for Market Center was originally approved by the Mayor and City  
17 Council of Baltimore by Ordinance 77-579 and last amended by Ordinance 11-469.

18 An amendment to the Urban Renewal Plan for Market Center 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 clarify and correct certain language, to amend Appendix B to add a certain property, to revise an  
22 Exhibit Sheet to reflect a change in the Plan, and to extend the life of the Plan.

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.  
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.

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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 Market Center are approved:

3           (1) In the Plan, amend D.1.(d) to read as follows:

4                   D. Techniques to Achieve Plan Objectives

5                           1. Acquisition of Property

6                                   .....

7                                   (d) The authority to acquire the Properties within the Project Area is expressly  
8 confirmed and reauthorized through and including [December 31, 2014]  
9 DECEMBER 31, 2018.

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

11                   I. Term of the Plan

12                           The Market Center Urban Renewal Plan, as [it may be] amended from time to  
13 time, is in full force and effect [for a period of 40 years from the date of original  
14 adoption of the Renewal Plan by ordinance of the Mayor and City Council of  
15 Baltimore] THROUGH AND INCLUDING DECEMBER 31, 2018.

16          (3) In the Plan, add the following property to Appendix B:

17   Appendix B

18   Properties for Acquisition and Disposition for  
19 Rehabilitation or Redevelopment

20   .....

21   130 NORTH EUTAW STREET

22          (4) In the Plan, revised Exhibit 2, "Property Acquisition - Land Disposition", dated  
23 August 11, 2014, is approved to reflect a change in the Plan.

24       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Market  
25 Center, as amended by this Ordinance and identified as "Urban Renewal Plan, Market Center,  
26 revised to include Amendment 17, dated August 11, 2014", is approved. The Department of  
27 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
28 Legislative Reference as a permanent public record, available for public inspection and  
29 information.

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

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

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

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

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

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

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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