

**CITY OF BALTIMORE
COUNCIL BILL 22-0291
(First Reader)**

Introduced by: Councilman Costello
Introduced and read first time: October 24, 2022
Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation, Department of Public Works

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Market Center –**
3 **Amendment**

4 FOR the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the
5 acquisition of properties within the Project Area; to extend the life of the Plan; waiving
6 certain content and procedural requirements; making the provisions of this Ordinance
7 severable; providing for the application of this Ordinance in conjunction with certain other
8 ordinances; and providing 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 Market Center was originally approved by the Mayor and City
16 Council of Baltimore by Ordinance 77-579 and last amended by Ordinance 18-214.

17 An amendment to the Urban Renewal Plan for Market Center 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, and
20 to extend the life of the Plan.

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

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

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

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

2 D. Techniques to Achieve Plan Objectives

3 1. Acquisition of Property

4

5 (d) The authority to acquire the Properties within the Project Area is expressly
6 confirmed and reauthorized through and including [December 31, 2022]
7 DECEMBER 31, 2026.

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

9 I. Term of the Plan

10 The Market Center Urban Renewal Plan, as amended from time to time, is in full
11 force and effect through and including [December 31, 2022] DECEMBER 31, 2026.

12 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Market
13 Center, as amended by this Ordinance and identified as “Urban Renewal Plan, Market Center,
14 revised to include Amendment ____, dated October 24, 2022”, is approved. The Department of
15 Planning shall file a copy of the amended Urban Renewal Plan with the Department of
16 Legislative Reference as a permanent public record, available for public inspection and
17 information.

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

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

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

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