

FIFTH DAY

SECOND COUNCILMANIC YEAR - SESSION OF 2024-2028

JOURNAL
CITY COUNCIL OF BALTIMORE

February 23, 2026

Rabbi Yoni Sonnenblick of Congregation Ohel Torah delivered an opening prayer.

Led by Marine veteran, Councilmember Zac Blanchard, the President and members of the Council recited the Pledge of Allegiance to the Flag.

The City Council of Baltimore met pursuant to adjournment. Present: Zeke Cohen, President, and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos. Absent: McCray (excused), Middleton (excused).

**MOTION TO ELECT COUNCILMEMBER MIDDLETON
AS COUNCIL VICE-PRESIDENT**

President Cohen made a motion to elect Councilmember Middleton as Vice-President of City Council.

A vote was called on the motion, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.


Absent - Councilmembers McCray and Middleton - Total 2.

President Cohen declared that Councilmember Middleton was elected Vice-President of City Council.

JOURNAL APPROVED

The Journal of February 9, 2026 was read and approved.

COMMUNICATIONS FROM MUNICIPAL AGENCIES

F R O M	Name & Title	J Hardy Legislative Affairs Coordinator j.hardy@baltimorecity.gov	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 100 N. Holliday Street Room 304 City Hall Baltimore, MD 21202		
	Subject	Proposed Disposition of Tax Sale Property		

DATE: March 3rd, 2026

TO: Honorable President and
Members of the Baltimore City Council
c/o Ethan Navarre, Legislative Services Analyst
Shamoyia Gardiner, Deputy Chief of Staff
Baltimore City Council
Room 400 – City Hall

Dear Honorable President and Members of the Baltimore City Council:

In order to expedite the return of properties acquired through tax sale foreclosure to private ownership, Baltimore City Code Article 28 § 8-3 provides for the City Comptroller to sell properties acquired by tax sale at either private or public sale.

It is requested that the following property be published in the City Council Journal as promptly as possible to allow the Department of Real Estate to proceed with their disposition.

Councilmanic District 9

1613 McHenry Street (Block/Lot 277/060)

In accordance with the provisions of Article 28 § 8-3 of the Baltimore City Code, certification of the publication shall be submitted to the Comptroller thirty (30) days after such publication. Please send a copy of the certification to the Department of Real Estate.

Should you have any questions or need any further information, please contact J Hardy at 443-842-0961 or via email at j.hardy@baltimorecity.gov.

cc: Honorable Mark Parker
Eric Evans, Director of Real Estate
KC Kelleher, Deputy Chief of Staff
Cathy Zoppo, Real Estate Agent II

INTRODUCTION AND READ FIRST TIME

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

Bill No. 26-0152 – By: Councilmember Ramos

Cosponsored by: President Cohen and Councilmembers Middleton, Porter, Gray, Bullock, Blanchard, Conway, Parker, Torrence, and Jones

An Ordinance authorizing certain property tax arrearages to be paid through an installment payment plan; requiring the Director of Finance to establish an installment payment program; setting eligibility requirements for the program; prohibiting the Director from taking certain action against a person if compliant with a plan; establishing the effect of non-compliance with a plan; specifying the contents of the notice of an offer of a plan; specifying certain terms of the installment payment plan; requiring the publication of certain information on the City Tax Sale Ombudsman’s website; providing for a special effective date; and generally relating to installment payments of certain property taxes in Baltimore City.

The bill was read the first time and referred to the Budget and Appropriations Committee.

Bill No. 26-0153 – By: Councilmember Parker

An Ordinance amending the calculation of building height measurement for buildings with gambrel roofs.

The bill was read the first time and referred to the Land Use and Transportation Committee.

Bill No. 26-0154 – By: Councilmember Jones

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1610 E Chase Street (Block 1164B, Lot 016), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

The bill was read the first time and referred to the Land Use and Transportation Committee.

Bill No. 26-0155 – By: The Council President (The Administration – Department of Transportation)

An Ordinance granting a franchise to SI Baltimore QOZB#1, LLC (Developer’s Agreement #1757-A) to construct, use, and maintain a 1 ½ inch diameter sanitary sewer main, under South Newkirk Street, subject to certain terms, conditions, and reservations; and providing for a special effective date.

The bill was read the first time and referred to the Land Use and Transportation Committee.

Bill No. 26-0156 – By: The Council President (The Administration – Office of the Comptroller)

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40) and is no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the Land Use and Transportation Committee.

The President laid before the City Council the following Council Resolutions for first reading:

Bill No. 26-0047R - By Councilmember Ramos
Cosponsored by: Councilmember Porter

Introduced
(Read and adopted)

“Good Cause” Eviction – Request for State Action

FOR the purpose of calling on the Maryland General Assembly to pass HB 744/SB 462, Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction), which would allow local jurisdictions to enact “good cause” eviction laws and protect residents from arbitrary, discriminatory, or retaliatory displacement from their homes and communities.

Recitals

All Marylanders deserve the chance to put down roots in their communities. However, a disproportionate number of Baltimore City residents are under the constant threat of homelessness or displacement from no-cause eviction. In Fiscal Year 25, 4,460 no-cause evictions were filed in Maryland – a more than 40% increase from years prior to the COVID-19 pandemic. These evictions disproportionately impact Black and Latine families, essential workers, and those with service jobs. Evictions can cause residents to lose their jobs, separate children from their current school, and result in adverse health care outcomes.

“Good cause” eviction laws prevent tenants from being evicted without violating their lease or otherwise presenting a valid reason to be evicted. Maryland is one of 5 states that prohibit local jurisdictions from passing “good cause” eviction laws, even though “good cause” laws have been passed in 8 states and over 23 localities.

During the COVID-19 pandemic, in response to the growing need for housing security, the Baltimore City Council introduced a temporary emergency measure that required landlords to offer a renewal for residential leases unless “just cause”, now known as “good cause”, was provided.

During the short time the City law was effective, the City Council did not observe any of the pitfalls that critics of the law predicted. The City’s “just cause” legislation did not prevent a landlord from evicting a tenant that had violated the terms of their lease or otherwise posed a threat to the community. The City Council was able to provide relief and security to Baltimore renters without causing undue hardship elsewhere.

“Good cause” eviction legislation would empower Baltimore City and all other jurisdictions in Maryland to enact policies that are better suited to meet the demands of its local housing market and the needs of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the Baltimore City Council calls on the Maryland General Assembly to pass HB 744/SB 462, Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction), which would allow local jurisdictions to enact “good cause” eviction laws and protect residents from arbitrary, discriminatory, or retaliatory displacement from their homes and communities.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor of Baltimore City, the Governor of Maryland, the President of the Maryland Senate, the Speaker of the Maryland House of Delegates, the Chair and members of the House Environment and Transportation Committee, the Chair and members of the Senate Judicial Proceedings Committee, the Baltimore City Senate and House Delegations to the General Assembly, the Baltimore City Council President, and the Mayor’s Legislative Liaison to the City Council.

Councilmember Ramos made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Ramos made a motion that the Resolution be adopted.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The President declared the Resolution “Adopted”.

Bill No. 26-0048R - By The Council President (The Administration – Baltimore Development Corporation)

Introduced
(Read and adopted)

**Approving the Submission of an Application to the State of Maryland for the
Redesignation of Baltimore City’s Modified Consolidated
Enterprise Zone and its Focus Areas**

FOR the purpose of approving the submission of an application to the State of Maryland to redesignate Baltimore City’s modified Consolidated Enterprise Zone and its Focus Areas.

Recitals

WHEREAS, The General Assembly of the State of Maryland established an Enterprise Zone Program to focus State and local resources on the encouragement of economic growth in economically distressed areas and employment opportunities for the unemployed.

WHEREAS, the current Consolidated Enterprise Zone and Focus Areas expire in June 2032 and the City of Baltimore wishes to redesignate the Enterprise Zone and Focus Areas.

WHEREAS, the City of Baltimore and representatives of the Baltimore Development Corporation (“BDC”) have been working towards this end.

WHEREAS, the City of Baltimore, through the BDC, used data from the 2019 and 2023 American Community Survey from the U.S. Census Bureau to determine the census tracts that met the eligibility criteria for the Enterprise Zone and Focus Areas.

WHEREAS, all census tracts that had previously been included in Baltimore City's 2022 Consolidated Enterprise Zone continue to qualify under the criteria set forth by the State of Maryland, only parcels that met all criteria will be added to the Enterprise Zone and Focus Areas.

WHEREAS, the Baltimore City Council recognizes that there is a significant need to stimulate the creation of jobs by including the Downtown, Port Covington, Highlandtown, Greektown, Edmondson Square, Reisterstown Road, Falls Road, Greenmount Avenue, York Road Corridor, Harford Corridor, Belair Road, Fayette Street, North Washington Street, Sinclair Lane, Frankford Avenue, Fairfield Area, Poppleton, Reisterstown Plaza/Seton Business Park, Upton, and Westport in Baltimore City's Consolidated Enterprise Zone.

WHEREAS, The City of Baltimore, through the BDC, has prepared an application for the redesignation of the modified Baltimore City Enterprise Zone and Focus Areas to reflect the inclusion of certain parcels within qualified census tracts.

WHEREAS, The regulations of the Enterprise Zone Program require the written expression of the sentiment of the Baltimore City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council of Baltimore endorses the 2026 application of the City for the redesignation of the modified Consolidated Enterprise Zone and Focus Areas.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor, the President of the Baltimore City Council, the Secretary of the Maryland Department of Commerce, the President of the Baltimore Development Corporation, and the Mayor's Legislative Liaison to the City Council.

President Cohen made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then President Cohen made a motion that the Resolution be adopted.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The President declared the Resolution “Adopted”.

Bill No. 26-0049R - By Councilmember Glover
Cosponsored by: Councilmember Porter

Introduced
(Read and adopted)

Recognizing March 11 as National 311 Day

FOR the purpose of recognizing March 11 as National 311 Day in Baltimore.

Recitals

WHEREAS, Baltimore was the first city in the United States to implement a “311” system.

WHEREAS, the 311 system pioneered the non-emergency service model that has since been replicated nationwide and internationally.

WHEREAS, since 2020, March 11 has been recognized by several cities in the United States as National 311 Day.

WHEREAS, 2026 is the 30th anniversary of the creation of the 311 system.

WHEREAS, by designating March 11 as 311 Day, Baltimore honors our spot as the first 311 system, recognizes the continued success of the 311 system, and celebrates our leadership on the national stage.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the City Council recognizes March 11 as National 311 Day.

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Mayor’s legislative liaison to the City Council.

Councilmember Glover made a motion that the Rules be suspended.

There being no objection, the President declared that the Rules were suspended.

Then Councilmember Glover made a motion that the Resolution be adopted.

The roll was called on the motion, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The President declared the Resolution “Adopted”.

CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 0456, 0457, 0458, 0459, 0460, 0461, 0462, 0463, 0464, 0465, 0466, 0467, 0468, 0469, 0470, 0471, 0472, 0473, 0474, 0475, 0476, 0477, AND 0478 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The President declared the resolutions adopted under Rule 3-9.

Ceremonial Resolutions will be found at the end of the Journal.

COMMITTEE REPORTS

**BILL NO. 25-0129 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Gray, for the Budget and Appropriations Committee, reported Bill No. 25-0129 favorably.

An Ordinance providing a Supplementary State Fund Operating Appropriation in the amount of \$415,146 to the Department of Recreation and Parks – Service 654 (Urban Forestry), to provide funding for 2 positions, a job training program, and a green building class to expand the Camp Small wood recycling operations in hopes of advancing Baltimore’s sustainability and equity goals; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0118 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0118 favorably.

An Ordinance approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, §§ 5-405(a), 5-406, and 13-203 of the Baltimore City Code the Council adopt these findings of fact concerning a planned unit development.

Findings of Fact

**City Council Bill No. 25-0118
Planned Unit Development – Designation – Tivoly Eco-Village**

IN GENERAL:

To approve this PUD, the City Council has considered:

- (1) whether the planned unit development is in general conformance with all elements of the Comprehensive Master Plan, and the character and nature of existing and contemplated development in the vicinity of the proposed planned unit development;

Bill 25-0118 is aligned with the master plan and with the City's carbon reduction goals. The creation of this PUD is a key part of the Coldstream Homestead Montebello Impact Investment Area.

- (2) whether the planned unit development will preserve unusual topographic or natural features of the land, and the design of the planned unit development will best utilize and be compatible with the topography of the land;

The site is relatively flat with a slope from the highest point near Hugo Street of 204' above sea level, to a low point at the center of the rear of Tivoly Street of 167' above sea level. The buildings are situated along the existing street grid which integrates the slope.

- (3) whether the physical characteristics of the planned unit development will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;

The proposed Eco-Village will not adversely affect the development or value of the neighboring properties. As designed, the development will fill in vacant land creating more density and activity within the larger community. The unique aspects of the development including the smaller lot areas, increased lot coverage, and setback requirements will allow an increased density within the detached dwelling typology requested by the community

- (4) whether the planned unit development will provide the same protection as the basic district regulations in regard to fire, health hazards, and other dangers;

The planned unit development will provide the same protection as the basic district regulations. This plan has already been to Site Plan Review Committee, and received approval in August of this year.

- (5) whether the planned unit development will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulations;

The planned unit development allows for the increased density while maintaining the detached dwelling typology desired by the community. It also makes it easier to meet the sustainability goals of the project.

- (6) whether the planned unit development is compatible with any nearby industrial district.

There are no nearby industrial areas

and finds that:

- (1) the use **IS** compatible with the surrounding neighborhood for the following reasons:

The proposed planned unit development maintains residential use which is the primary use within the community, outside of the commercial buildings along Harford Road.

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- (2) the use **FURTHERS** the proposed classification for the following reasons:

The proposed planned unit development and its creation of residential properties and a community center furthers the purpose of the proposed classification

- (3) the PUD master plan developed under Section 13-304 of the Zoning Code **ENSURES** there will be no discordance with existing uses by:

The master plan for the proposed planned unit development ensures that there will be no discordance with existing uses

- (4) the establishment, location, construction, maintenance, or operation of the PUD **WOULD NOT** be detrimental to or endanger the public health, safety, or welfare because:

The PUD has broad community support and with its proposed amenities and support of carbon reduction goals it will support the public welfare

- (5) the use **WOULD NOT** be precluded by any other law, including an Urban Renewal Plan

no other law would preclude this use

- (6) the authorization **WOULD NOT** be contrary to the public interest because:

Because the community would receive over 100 new units returned to productive use revitalizing a distressed area

- (7) the authorization **WOULD** be in harmony with the purpose and intent of the Zoning Code because:

The Authorization complies with the zoning code and is the result of a long process of work between the City and the community.

In addition, the City Council has considered the following:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City’s Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare. For all of these reasons, the Council finds that PUD amendment to be in the interest of the general welfare.

Source of Findings:

(check all that apply)

Planning Report –

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Hilary Ruley – Attorney for Client
Eric Tiso – Department of Planning

Written – Authors’ Names:

Board of Municipal and Zoning Appeals, Agency Report
Law Department, Agency Report
Department of Transportation, Agency Report
Department of Housing and Community

Committee Members Voting in Favor:

Dorsey
Middleton
Parker
Gray
Porter
Blanchard

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0139 REPORTED FAVORABLY
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 25-0139 favorably.

An Ordinance changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, §§ 5-508 of the Baltimore City Code the Council adopt these findings of fact concerning a rezoning.

Findings of Fact

City Council Bill No. 25-0139

Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Upon finding as follows with regard to:

(1) Population changes;

Since the adoption of Transform Baltimore in 2017, the surrounding area has experienced modest but notable population fluctuation. According to the U.S. Census and ACS estimates: City Council Bill #25-0139/ Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility 6101 Bowleys Lane 4 - In 2017, the area population was just over 17,300 (ACS 5-year). - By the 2020 Decennial Census, the population had dropped slightly to around 17,100. - Most recently, 2025 ACS 1-year estimates show the area has grown to over 19,000 residents.

(2) The availability of public facilities;

The area continues to be adequately served by existing municipal water, sewer, and public services

(3) Present and future transportation patterns:

No substantial changes in present or future transportation patterns have been identified.

(4) Compatibility with existing and proposed development for the area;

The proposed project at 6101 Bowleys Lane seeks to construct a municipal composting facility as part of a broader upgrade to the existing DPW waste collection site. The project would enable the City to process organic waste locally, reduce landfill reliance, and meet its climate and waste diversion goals.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

Dept of Public Works	Approve
Dept of Transportation	Approve
Planning Commission	Approve
Board of Municipal and Zoning Appeals	Approve
Law Dept	Approve

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan;

This rezoning will not impact any relevant or currently proposed plan.

- (7) Existing uses of property within the general area of the property in question;

This site is in an industrial area of the City, which is an appropriate location for this form of City service. Staff does not anticipate any significant impacts to development potential in the surrounding area.

- (8) The zoning classification of other property within the general area of the property in question;

The surrounding areas are zoned C-2, R-6, & I-1

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The change in zoning would bring the facility into alignment with other zoning in the area

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

There has been no development in the area in recent years.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning;

- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect;

Given that this parcel is in a zone by itself, staff believes this assignment wasn't the best fit for its actual operations. The statement of intent for the Industrial Mixed-Use zones are: "(1) The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. (2) These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district." Staff believes that this will be a better fit, as this site is an existing facility, and can serve as a buffer between more intense uses to the east and south, and Herring Run.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – Planning Commission’s Report
- Testimony presented at the Committee hearing

Oral – Witness Name:

Jason Wright - Department of Housing and Community Development
Ty’lor Schnella – Mayor’s Office of Government Relations
Eric Tiso - Department of Planning
Jeff Hochstetler – Department of Law

Written – Submitted by:

Planning Department Staff Report –
Baltimore Development Corporation Report –
Law Department, Agency Report –
Department of Public Works, Agency Report –
Department of Transportation
Board of Municipal and Zoning Appeals

Committee Members Voting in Favor:

Dorsey
Middleton
Blanchard
Gray
Bullock
Parker
Porter

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

THIRD READING

The President laid before the City Council:

BILL NO. 25-0102 - An Ordinance renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The bill was read and approved, and the bill was declared "Passed".

BILL NO. 25-0138 - An Ordinance increasing the amount of tax imposed per trip for passenger-for-hire services; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, Dorsey, Conway, Schleifer, Torrence, Gray, Bullock, Porter, Blanchard, Jones, Glover, Ramos - Total 13.

Nays - 0.

Absent - Councilmembers McCray and Middleton - Total 2.

The bill was read and approved, and the bill was declared "Passed".

ADJOURNMENT

President Cohen adjourned the City Council to next meet on Monday, March 9, 2026, at 5:00 p.m.

Consent Calendar

CR0456 Bullock

A Baltimore City Council Resolution on the death of Donald Worthington Waugh, January 30, 1935 – January 29, 2026.

CR0457 President Cohen and all Members

A Baltimore City Council Resolution on the death of George "Phil" Phillips, Jr., May 3, 1950 – February 8, 2026.

CR0458 President Cohen and all Members

A Baltimore City Council Resolution Congratulating the Society for Research on Nicotine & Tobacco in recognition of your 32nd annual meeting and leadership in advancing science, improving health, and saving lives.

CR0459 Conway

A Baltimore City Council Resolution Congratulating the Iota Phi Lambda Sorority, Inc., Kappa Chapter in recognition of 100 Years of Excellence in Black History.

CR0460 President Cohen and all Members

A Baltimore City Council Resolution on the death of Roberta Sampson Phillips, September 21, 1945 – February 1, 2026.

CR0461 President Cohen and all Members

A Baltimore City Council Resolution on the death of Diamond Andria Rice, January 4, 1993 – February 1, 2026.

CR0462 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Karen Wilson in recognition of his 45 years of exceptional public service with the Department of Public Works.

CR0463 President Cohen and all Members

A Baltimore City Council Resolution on the death of Desmond Payne, April 13, 1979 – October 29, 2025.

CR0464 President Cohen and all Members

A Baltimore City Council Resolution on the death of Marilyn Lee, October 14, 1944 – February 5, 2026.

CR0465 President Cohen and all Members

A Baltimore City Council Resolution on the death of Gary Thomas, July 21, 1954 – April 14, 2025.

CR0466 President Cohen and all Members

A Baltimore City Council Resolution on the death of Boston Briggs, January 15, 1948 – January 25, 2026.

CR0467 President Cohen and all Members

A Baltimore City Council Resolution on the death of Ms. Mary Malloy, November 25, 1944 – January 26, 2026.

CR0468 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Katherine Miller in recognition of her 100th birthday.

CR0469 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Bishop Henry Allen Tindal Sr. in recognition of 58 years of service in the ministry for 58 years in East Baltimore.

CR0470 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Helena Stevens Jordan Johnson in recognition of her 100th birthday.

CR0471 President Cohen and all Members

A Baltimore City Council Resolution on the death of Mary Ann Fitzgerald, April 13, 1943 – February 7, 2026.

CR0472 President Cohen and all Members

A Baltimore City Council Resolution on the death of Hansberry "Hansy" Moore, August 2, 1950 – January 24, 2026.

CR0473 President Cohen and all Members

A Baltimore City Council Resolution on the death of Delphine Lee, December 20, 1953 – February 7, 2026.

CR0474 President Cohen and all Members

A Baltimore City Council Resolution Congratulating The Almighty Mickeez in recognition of 36 years of developing and molding the industry of dance in Baltimore.

CR0475 President Cohen and all Members

A Baltimore City Council Resolution on the death of Dixie Colleen Gullick-Goburn, September 13, 1948 – February 5, 2026.

CR0476 President Cohen and all Members

A Baltimore City Council Resolution on the death of William L Smith, Sr., July 17, 1935 – January 28, 2026.

CR0477 Conway

A Baltimore City Council Resolution Congratulating the Baltimore Twilighters Marching Band in recognition of the organization's vibrant performances and ongoing commitment to youth engagement in the City.

CR0478 Conway

A Baltimore City Council Resolution Congratulating the Baltimore All-Stars in recognition of the organization's vibrant performances and ongoing commitment to youth engagement in the City.