

Introduced by: Councilmember Costello

Prepared by: Department of Legislative Reference

Date: September 17, 2018

Referred to: **HOUSING AND URBAN AFFAIRS** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0292

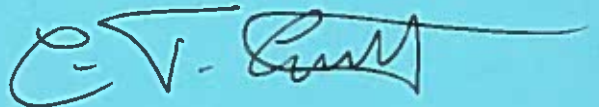
A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Market Center –  
Amendment \_\_**

FOR the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of  
Article 13 - Housing and Urban Renewal  
Section 2-6  
Baltimore City Code  
(Edition 2000)



**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

<input checked="" type="checkbox"/> Baltimore City Public School System	<input type="checkbox"/> Baltimore Development Corporation
<input checked="" type="checkbox"/> City Solicitor	<input type="checkbox"/> Department of Audits
<input type="checkbox"/> Comptroller's Office	<input type="checkbox"/> Department of Finance
<input type="checkbox"/> Department of General Services	<input checked="" type="checkbox"/> Department of Housing and Community Development
<input type="checkbox"/> Department of Human Resources	<input type="checkbox"/> Department of Planning
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Department of Public Works	<input type="checkbox"/> Department of Real Estate
<input type="checkbox"/> Department of Recreation and Parks	<input checked="" type="checkbox"/> Department of Transportation
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Health Department
<input type="checkbox"/> Mayor's Office of Employment Development	<input type="checkbox"/> Mayor's Office of Human Services
<input type="checkbox"/> Mayor's Office of Information Technology	<input type="checkbox"/> Office of the Mayor
<input type="checkbox"/> Police Department	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

**Boards and Commissions**

<input type="checkbox"/> Board of Estimates	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Board of Municipal and Zoning Appeals	<input checked="" type="checkbox"/> Comm. for Historical and Architectural Preservation
<input type="checkbox"/> Commission on Sustainability	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Environmental Control Board	<input type="checkbox"/> Fire & Police Employees' Retirement System
<input type="checkbox"/> Labor Commissioner	<input type="checkbox"/> Parking Authority Board
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Wage Commission
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

CITY OF BALTIMORE  
ORDINANCE **18-214**  
Council Bill 18-0292

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Introduced by: Councilmember Costello  
Introduced and read first time: September 17, 2018  
Assigned to: Housing and Urban Affairs Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: November 19, 2018

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AN ORDINANCE CONCERNING

Urban Renewal – Market Center –  
Amendment 19

1  
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 and to extend the life of the Plan; waiving  
5 certain content and procedural requirements; making the provisions of this Ordinance  
6 severable; providing for the application of this Ordinance in conjunction with certain other  
7 ordinances; and providing for a special effective date.

8 BY authority of  
9 Article 13 - Housing and Urban Renewal  
10 Section 2-6  
11 Baltimore City Code  
12 (Edition 2000)

13 **Recitals**

14 The Urban Renewal Plan for Market Center was originally approved by the Mayor and City  
15 Council of Baltimore by Ordinance 77-579 and last amended by Ordinance 16-553.

16 An amendment to the Urban Renewal Plan for Market Center is necessary to reauthorize the  
17 Plan's powers of acquisition and condemnation so that these actions may legally continue, in  
18 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and  
19 to extend the life of the Plan.

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

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

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

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.

**Council Bill 18-0292**

1           D. Techniques to Achieve Plan Objectives

2               1. Acquisition of Property

3                       .....

4                       (d) The authority to acquire the Properties within the Project Area is expressly  
5                       confirmed and reauthorized through and including [December 31, 2018]  
6                       DECEMBER 31, 2022.

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

8               I. Term of the Plan

9                       The Market Center Urban Renewal Plan, as amended from time to time, is in full  
10                      force and effect through and including [December 31, 2018] DECEMBER 31, 2022.

11           **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Market  
12           Center, as amended by this Ordinance and identified as “Urban Renewal Plan, Market Center,  
13           revised to include Amendment 19, dated September 17, 2018”, is approved. The Department of  
14           Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
15           Legislative Reference as a permanent public record, available for public inspection and  
16           information.

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

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

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

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

Council Bill 18-0292

Certified as duly passed this \_\_\_\_\_ day of DEC 08 2018 20

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

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of DEC 08 2018 20

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

Approved this 13 day of December, 2018.

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

Approved For Form and Legal Sufficiency

This 11<sup>th</sup> Day of December 2018

  
\_\_\_\_\_  
Chief Solicitor



1950-1951

1952-1953

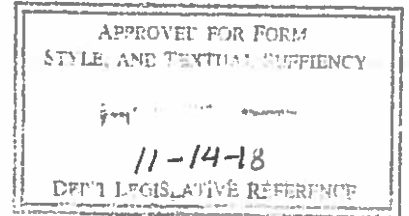
1954-1955

1956-1957

1958-1959

1960-1961

AMENDMENTS TO COUNCIL BILL 18-0292  
(1<sup>st</sup> Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, in the blank, insert "19"; and, on page 2, in line 15, in the blank, insert "19".

**ADOPTED**





**BALTIMORE CITY COUNCIL**  
**Housing And Urban Affairs Committee**  
**VOTING RECORD**

DATE: 11-13-78

BILL#CC: 18- 0292 BILL TITLE: Ordinance – Urban Renewal – Market Center- Amendment

MOTION BY: Swoyer SECONDED BY: Henry

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed ,S.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<b>TOTALS</b>		5	0	

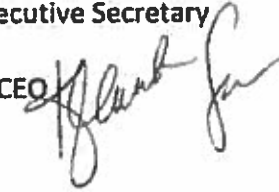
CHAIRPERSON: [Signature]  
 COMMITTEE STAFF: Richard G. Krummerich, Initials: RK





**MEMORANDUM**

**TO:** Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO 

**DATE:** November 5, 2018

**SUBJECT:** Council Bill No. 18-0292  
Urban Renewal – Market Center – Amendment\_

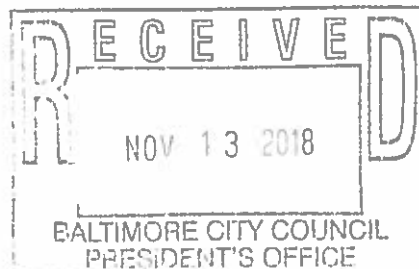
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The Baltimore Development Corporation (BDC) has been asked to provide a response to City Council Bill 18-0292, for the purpose of extending the Market Center Urban Renewal Plan (URP) and the provisions therein for a (4) four year period.

BDC is responsible for facilitating the disposition of dozens of City-owned parcels within the Market Center area for redevelopment. While much progress has been made in recent years, there are a number of remaining properties in the City's inventory. The authority to dispose of these properties is critical in order to return these vacant, blighted, and often historically significant properties to productive use. If the URP were to expire, so would the City's disposition authority. Renewing the URP will extend the City's existing authority on the remaining City-owned parcels in Market Center, which will support commercial revitalization efforts in the neighborhood.

BDC recommends favorable consideration be given to Bill No. 18-0292.

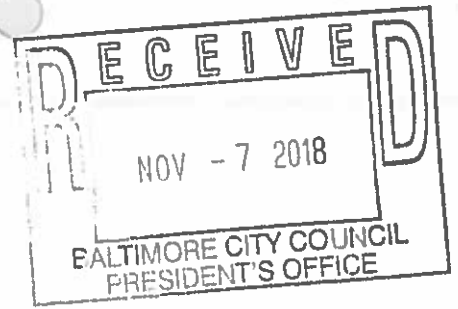
cc: Kyron Banks



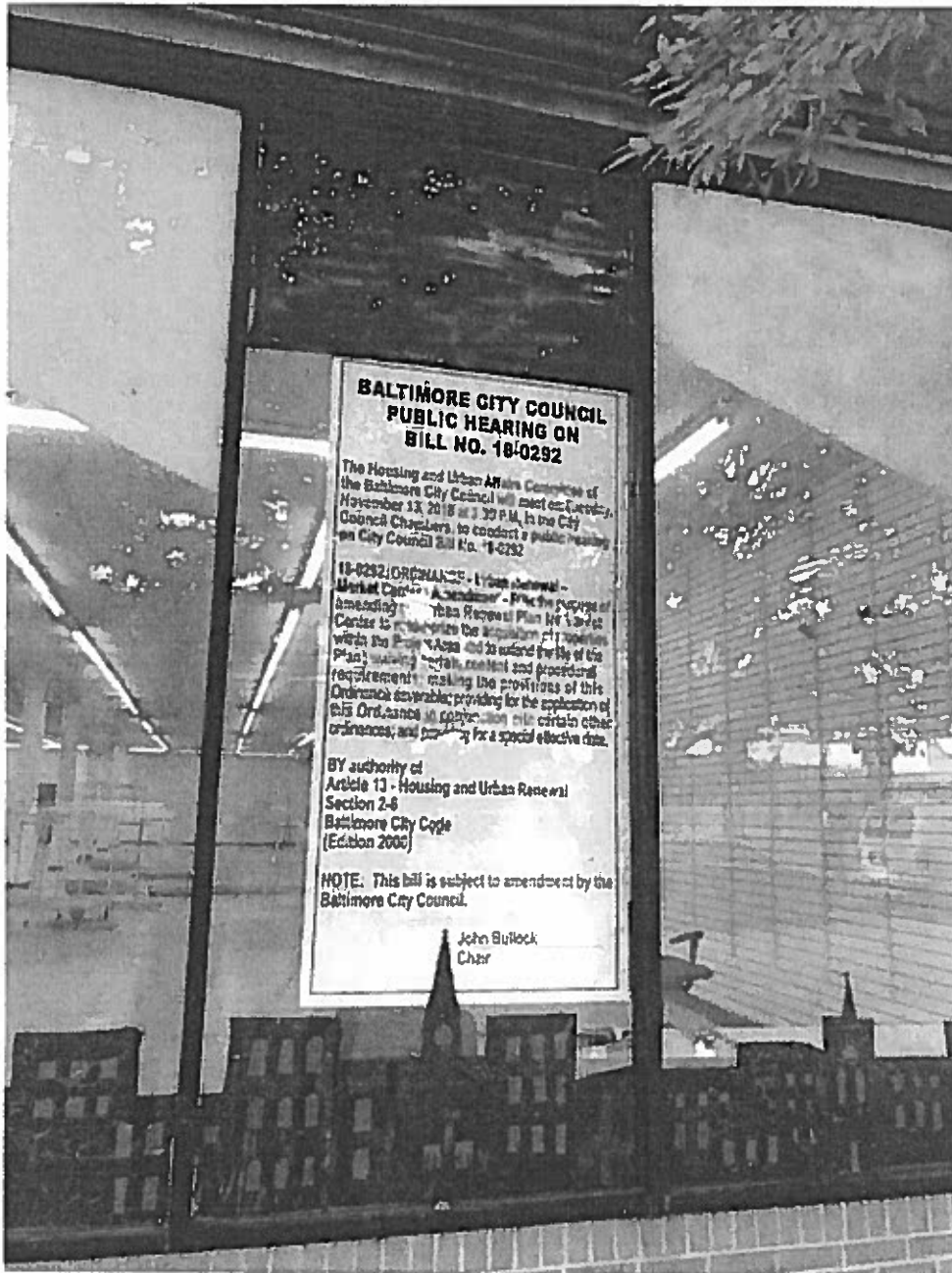
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**Certificate of Posting**  
**Baltimore City Council**

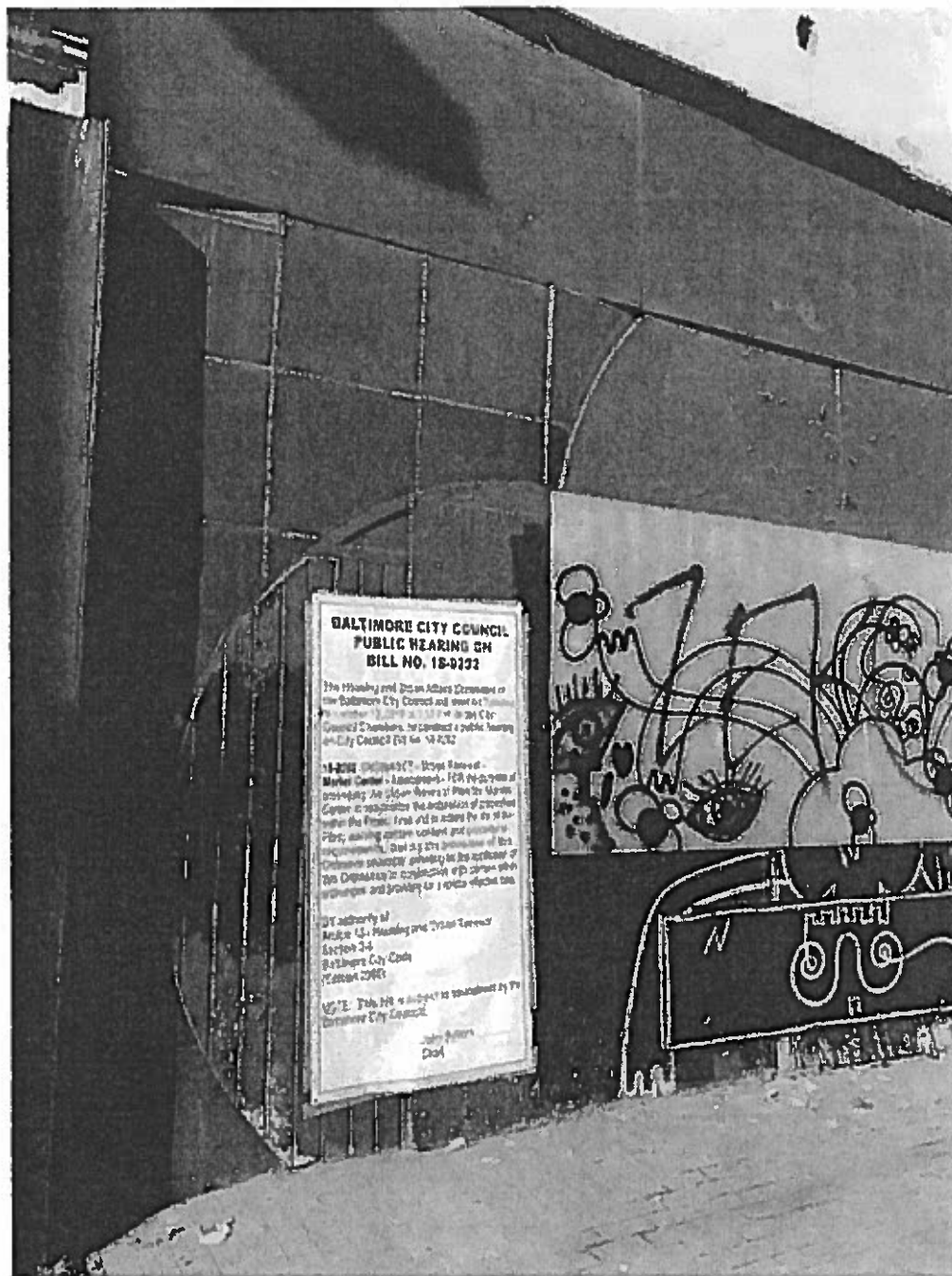


**Hearing Notice City Council Bill No. 18-0292**



**223 W. Lexington Street, Baltimore, Md, 21201**





506 N. Howard Street, Baltimore, Md, 21201





**Posted 11/1/18**

A handwritten signature in black ink, appearing to read 'Patrick Terranova', written over a solid horizontal line.

**Patrick Terranova**

**Baltimore Development Corporation**

**36 S. Charles Street, Suite 2100**

**Baltimore, Md, 21201**

**410-837-9305**



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11637690  
Case #: 18-0292  
Description:

## PUBLISHER'S AFFIDAVIT

BILL NO. 18-0292 - The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, November 13, 2018 at 3:30 P.M. in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0292

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 2 times on the following dates:

10/30/2018      11/6/2018

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 18-0292

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Tuesday, November 13, 2018 at 3:30 P.M. in the City Council Chambers, to conduct a public hearing on City Council Bill No. 18-0292

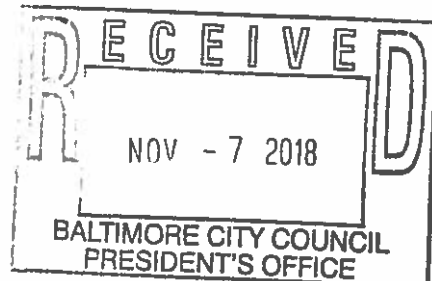
CC 18-0292 ORDINANCE - Urban Renewal - Market Center - Amendment -  
FOR the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of  
Article 13 - Housing and Urban Renewal  
Section 2-6  
Baltimore City Code  
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

John Bullock  
Chair

o30,n6







**Baltimore**  
Development Corporation

October 28, 2018

Mickey G LLC  
c/o Amsale Geletu  
322 N. Howard Street, 4<sup>th</sup> floor  
Baltimore, MD 21201

Re: City Council Bill No. 18-0292

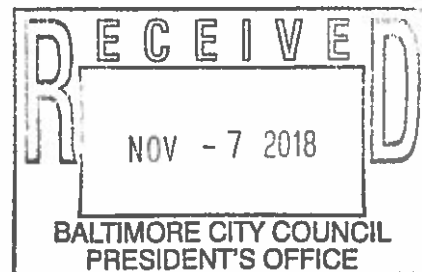
Dear Sir/Madam,

The Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which identifies 201 W. Franklin as an acquisition/disposition lot. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall. This letter is to notify you as the owner of property identified in the URP, of the proposed legislation.

If you have any questions or would like to schedule an appointment to discuss this matter, please contact Patrick Terranova of my staff at [pterranova@baltimoredevelopment.com](mailto:pterranova@baltimoredevelopment.com) or 410-779-3826.

Sincerely,

William H. Cole  
President & CEO





**CITY OF BALTIMORE  
COUNCIL BILL 18-0292  
(First Reader)**

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Introduced by: Councilmember Costello  
Introduced and read first time: September 17, 2018  
Assigned to: Housing and Urban Affairs Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Public Works, Commission for Historical and Architectural Preservation, Department of Transportation

---

**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  
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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  
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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.





**Council Bill 18-0292**

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, 2018]  
7 DECEMBER 31, 2022.

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

9 I. Term of the Plan

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11 force and effect through and including [December 31, 2018] DECEMBER 31, 2022.

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18 information.

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20 approved by this Ordinance in any way fails to meet the statutory requirements for the content of  
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25 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
26 invalidity does not affect any other provision or any other application of this Ordinance, and for  
27 this purpose the provisions of this Ordinance are declared severable.

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

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





October 28, 2018

Mikoy G LLC  
c/o Anjali Gupta  
322 N. Howard Street, 4<sup>th</sup> floor  
Baltimore, MD 21201

Re: City Council Bill No. 38-0292

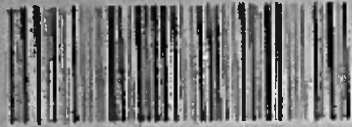
Dear Sir/Madam,

The Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which identifies 201 W. Franklin as an acquisition/disposition for Urban Affairs Committee, to be held on November 13, 2018 in City Hall. This letter is to notify you as the owner of property identified in the URP, of the proposed legislation. If you have any questions or would like to schedule an appointment to discuss this matter, please contact Patrick Teranova at [pteranova@baltimoredevelopment.com](mailto:pteranova@baltimoredevelopment.com) or 410-779-3826.

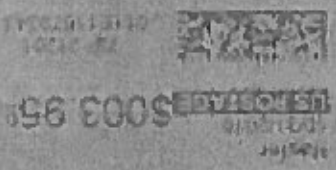
Sincerely,

William H. Cole  
President & CEO

CERTIFIED MAIL



7004 8520 0005 WASH 4703



Mikoy G LLC  
c/o Anjali Gupta  
322 N Howard St, 4th floor  
Baltimore, MD 21201

Baltimore  
Development Corporation  
36 S. Charles St.  
Baltimore, MD 21201





FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

### Track Another Package +

Tracking Number: 70042510000548268703

Remove X

Your item was delivered to the front desk, reception area, or mail room at 1:43 pm on November 5, 2018 in BALTIMORE, MD 21201.

### Delivered

November 5, 2018 at 1:43 pm  
Delivered, Front Desk/Reception/Mail Room  
BALTIMORE, MD 21201

Get Updates

Feedback

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Text & Email Updates

---

Tracking History

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Product Information

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See Less

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Go to our FAQs section to find answers to your tracking questions.

**FAQs** (<https://www.usps.com/faqs/uspstracking-faqs.htm>)



## Terranova, Patrick

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**From:** Terranova, Patrick  
**Sent:** Monday, October 29, 2018 6:15 PM  
**To:** 'jim@thefrenchcompanies.com'  
**Cc:** dan@episcopalhousing.org; Rattanni, Ryan  
**Subject:** Market Center URP  
**Attachments:** 18-0292\_1st Reader.pdf

Jim and Dan,

This email is to serve as notification that the Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which details certain design guidelines and other regulations. Because the URP guidelines apply to your project and the City's authority to sell 410-422 W. Mulberry is granted by the URP, we wanted to make you aware of this legislation. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall.

If you have any questions, please do not hesitate to reach out.

Best,

**Patrick Terranova**  
Economic Development Director  
Baltimore Development Corporation  
36 S. Charles Street, Suite 2100  
Baltimore, MD 21201  
Office 410.837.9305 • Direct 410.779.3826  
[pterranova@baltimoredevelopment.com](mailto:pterranova@baltimoredevelopment.com)

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## Terranova, Patrick

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**From:** Kowler, Ira  
**Sent:** Tuesday, October 30, 2018 11:06 AM  
**To:** Terranova, Patrick  
**Subject:** FW: Notification - Market Center  
**Attachments:** 18-0292\_1st Reader.pdf

**From:** Kowler, Ira  
**Sent:** Monday, October 29, 2018 3:10 PM  
**To:** Larry Jennings; 'Jewel Jennings-Wright'  
**Subject:** Notification - Market Center

Good afternoon,

This email is to serve as notification that the Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which details certain design guidelines and other regulations. Because the URP guidelines apply to your project and the City's authority to sell 217-225 W. Franklin/423-425 N. Howard Street is granted by the URP, we wanted to make you aware of this legislation. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall.

If you have any questions, please do not hesitate to reach out.

Best,  
Ira

**Ira Kowler**  
Economic Development Officer  
Baltimore Development Corporation  
36 S. Charles Street, Suite 2100  
Baltimore, MD 21201  
Office 410.837.9305 • Direct 410.779.3845  
[ikowler@baltimoredevelopment.com](mailto:ikowler@baltimoredevelopment.com)



## **Terranova, Patrick**

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**From:** Kowler, Ira  
**Sent:** Tuesday, October 30, 2018 11:06 AM  
**To:** Terranova, Patrick  
**Subject:** FW: Notification - Market Center  
**Attachments:** 18-0292\_1st Reader.pdf

**From:** Kowler, Ira  
**Sent:** Monday, October 29, 2018 3:09 PM  
**To:** Michael Benevento  
**Subject:** Notification - Market Center

Good afternoon,

This email is to serve as notification that the Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which details certain design guidelines and other regulations. Because the URP guidelines apply to your project and the City's authority to sell 417-421 Howard Street is granted by the URP, we wanted to make you aware of this legislation. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall.

If you have any questions, please do not hesitate to reach out.

Best,  
Ira

**Ira Kowler**  
Economic Development Officer  
Baltimore Development Corporation  
36 S. Charles Street, Suite 2100  
Baltimore, MD 21201  
Office 410.837.9305 • Direct 410.779.3845  
[ikowler@baltimoredevelopment.com](mailto:ikowler@baltimoredevelopment.com)



## **Terranova, Patrick**

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**From:** Kowler, Ira  
**Sent:** Tuesday, October 30, 2018 11:06 AM  
**To:** Terranova, Patrick  
**Subject:** FW: Notification - Market Center  
**Attachments:** 18-0292\_1st Reader.pdf

**From:** Kowler, Ira  
**Sent:** Monday, October 29, 2018 3:08 PM  
**To:** PAP Catchall  
**Subject:** Notification - Market Center

Good afternoon,

This email is to serve as notification that the Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which details certain design guidelines and other regulations. Because the URP guidelines apply to your project and the City's authority to sell 409 Park Avenue is granted by the URP, we wanted to make you aware of this legislation. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall.

If you have any questions, please do not hesitate to reach out.

Best,  
Ira

**Ira Kowler**  
Economic Development Officer  
Baltimore Development Corporation  
36 S. Charles Street, Suite 2100  
Baltimore, MD 21201  
Office 410.837.9305 • Direct 410.779.3845  
[ikowler@baltimoredevelopment.com](mailto:ikowler@baltimoredevelopment.com)



## **Terranova, Patrick**

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**From:** Kowler, Ira  
**Sent:** Tuesday, October 30, 2018 11:07 AM  
**To:** Terranova, Patrick  
**Subject:** FW: Notification - Market Center  
**Attachments:** 18-0292\_1st Reader.pdf

**From:** Kowler, Ira  
**Sent:** Monday, October 29, 2018 3:07 PM  
**To:** Kevin Scott; 'Jody Davis'  
**Subject:** Notification - Market Center

Good morning,

This email is to serve as notification that the Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which details certain design guidelines and other regulations. Because the URP guidelines apply to your project and the City's authority to sell 104 Park Avenue is granted by the URP, we wanted to make you aware of this legislation. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall.

If you have any questions, please do not hesitate to reach out.

Best,  
Ira

**Ira Kowler**  
Economic Development Officer  
Baltimore Development Corporation  
36 S. Charles Street, Suite 2100  
Baltimore, MD 21201  
Office 410.837.9305 • Direct 410.779.3845  
[ikowler@baltimoredevelopment.com](mailto:ikowler@baltimoredevelopment.com)





## **Terranova, Patrick**

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**From:** Terranova, Patrick  
**Sent:** Thursday, November 01, 2018 4:27 PM  
**To:** Yonah Zahler (yonah@zahlco.com)  
**Subject:** Market Center URP  
**Attachments:** 18-0292\_1st Reader.pdf

Yonah,

This email is to serve as notification that the Baltimore City Council is considering a four-year renewal of the existing Market Center Urban Renewal Plan (URP), which details certain design guidelines and other regulations. Because the URP guidelines apply to your project and the City's authority to sell 410-422 W. Mulberry is granted by the URP, we wanted to make you aware of this legislation. The legislation (enclosed) is scheduled for a public hearing during a meeting of the Housing and Urban Affairs Committee, to be held on November 13, 2018 at City Hall.

If you have any questions, please do not hesitate to reach out.

Best,

**Patrick Terranova**  
Economic Development Director  
Baltimore Development Corporation  
36 S. Charles Street, Suite 2100  
Baltimore, MD 21201  
Office 410.837.9305 • Direct 410.779.3826  
[pterranova@baltimoredevelopment.com](mailto:pterranova@baltimoredevelopment.com)

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The Baltimore City Department of  
HOUSING & COMMUNITY  
DEVELOPMENT

**MEMORANDUM**

**To:** The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

**From:** Michael Braverman, Housing Commissioner *MB*

**Date:** November 2, 2018

**Re:** City Council Bill 18-0292, Amending Market Center Urban Renewal Plan

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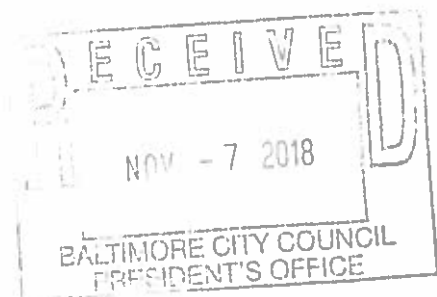
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0292, for the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If enacted, this bill will allow the City to continue to use its acquisition and disposition authorities to assemble redevelopment parcels and apply standards for development that meet the use and design objectives of the Plan.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0292.

**MB:sd**

**cc:** Mr. Kyron Banks, *Mayor's Office of Government Relations*





CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR  
100 N. Holliday Street  
Suite 101, City Hall  
Baltimore, Maryland 21202

November 5, 2018

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

Re: City Council Bill 18-0292 - Urban Renewal - Market Center-  
Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0292 for form and legal sufficiency. The bill reauthorizes, for an additional four years, the currently existing condemnation authority for certain properties located in the Market Center Urban Renewal Area. Reauthorization is required to comply with Section 12-105.1 of the Real Property Article of the Maryland Code, which was enacted in 2007. This law terminated any then existing state or local condemnation authority as of July 1, 2011 and required that it be reauthorized. See 2007 Laws of Md., ch. 305, §3. This bill is the next required reauthorization of the existing condemnation authority for the Market Center Urban Renewal Area. The bill also amends the sunset date for the Plan.

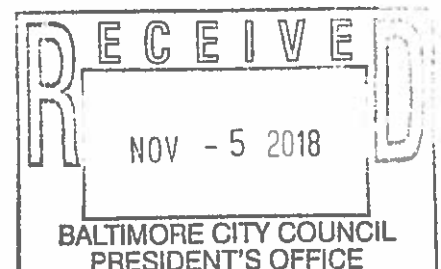
Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Accordingly, the Law Department approves City Council Bill 18-0244 for form and legal sufficiency.

Very truly yours,


Hilary Ruley  
Chief Solicitor

cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Victor Tervalá, Chief Solicitor  
Ashlea Brown, Assistant Solicitor  
Avery Aisenstark

*Fav w/ comments*





<b>FROM</b>	NAME & TITLE	Laurie Feinberg, Acting Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0292/ AMENDING MARKET CENTER URBAN RENEWAL PLAN		

DATE:

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

October 19, 2018

At its regular meeting of October 18, 2018, the Planning Commission considered City Council Bill #18-0292, for the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0292 and adopted the following resolution; 8 members being present (seven in favor, one abstention).

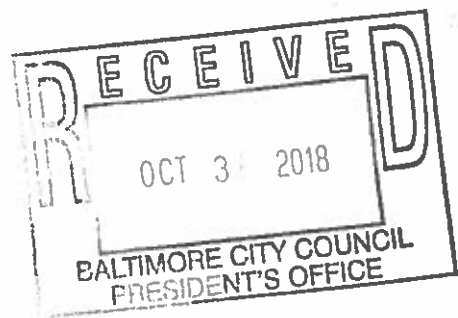
**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0292 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

LF/ewt

attachment

- cc:
- Mr. Pete Hammen, Chief Operating Officer
  - Mr. Jim Smith, Chief of Strategic Alliances
  - Ms. Karen Stokes, Mayor's Office
  - Mr. Colin Tarbert, Mayor's Office
  - Mr. Kyron Banks, Mayor's Office
  - The Honorable Edward Reisinger, Council Rep. to Planning Commission
  - The Honorable Eric Costello, Councilman, 11<sup>th</sup> District
  - Mr. William H. Cole IV, BDC
  - Mr. Derek Baumgardner, BMZA
  - Mr. Geoffrey Yeale, Zoning Administration
  - Ms. Sharon Daboin, DHCD
  - Ms. Elena DiPietro, Law Dept.
  - Mr. Francis Burnszynski, PABC
  - Mr. Josh Taylor, DOT
  - Ms. Natawna Austin, Council Services
  - Mr. Ervin Bishop, Council Services



F







*Catherine E. Pugh*  
Mayor

**PLANNING COMMISSION**

*Sean D. Davis, Chairman*

**STAFF REPORT**



*Laurie Feinberg*  
Acting Director

**October 18, 2018**

**REQUEST: City Council Bill #18-0292/ Urban Renewal – Market Center – Amendment 19**

For the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Christina Hartsfield

**PETITIONER:** Councilman Costello

**SITE/GENERAL AREA**

The Market Center Urban Renewal Plan area generally encompasses downtown west of Liberty Street, east of Martin Luther King, Jr. Boulevard, south of the Mount Vernon and Seton Hill historic districts, and north of Ridgely’s Delight and the Inner Harbor. Much of the area URP correlates with the area of Downtown known as the Westside, which has a mix of commercial, residential, institutional and hospitality land uses.

**HISTORY**

The Market Center Urban Renewal Plan (URP) was established by Ordinance #77-579, dated November 16, 1977. As written, the Market Center URP was set to expire November 16, 2017, 40 years from its adoption. On November 26, 2014, Ordinance #14-312 (Amendment 17) was enacted, which extended the term and acquisition authority of the URP to December 31, 2018. The last amendment to the URP was by Ordinance #16-553 to amend Exhibit 3.

**ANALYSIS**

City Council Bill #18-0292 proposes to amend Section D.1.(d) of the Market Center URP to renew the acquisition authority of the plan to December 31, 2022 and to also extend the term of the URP to December 31, 2022. Per Maryland Real Property Code §12-105.1 (2017), the legislative authority of the URP to acquire and condemn property must be renewed every four years. Since the current authority and term of the plan expires on December 31, 2018, an amendment to the URP is necessary for reauthorization and renewal.

By extending the term of the URP, the City can continue to use its acquisition and disposition authorities to assemble redevelopment parcels and apply standards for development that meet the use and design objectives of the Plan. The Baltimore Development Corporation is the City’s



broker for city-owned properties in the URP. They manage 48 properties in Market Center, more than 25 of which are in some process of disposition for private development. The URP allows BDC to sell those properties without a separate sales ordinance, which would otherwise prolong the transaction time for real estate deals.

While these authorizations are important and still prove to be useful in facilitating development in the Westside district, the Plan also contains elements that are no longer applicable or inconsistent with other City codes or policies. The 2017 update of Baltimore City's Zoning Code incorporated the land use and design elements of the URP, so many aspects of the URP are now duplicative and add unnecessary regulatory reviews. Other components of the plan detailed below are also not applicable or no longer necessary:

- **The URP binds future development and renovation to the terms a Memorandum of Agreement that no longer exists.**

In 2001, the City and the Maryland Historical Trust entered into a Memorandum of Agreement (MOA) to preserve certain contributing structures to the Market Center National Register Historic District. The URP references the MOA and states that "all development and preservation standards as a result of renovations and redevelopment" must conform to it. In 2017, that agreement was terminated in lieu of two new local historic districts – the Five and Dime and Howard Street districts.

- **The prescription of "mixed" land use for each parcel is not consistent with intent of the Plan or current zoning.**

The URP encourages mixed-use development throughout the district. However, the Plan defines "mixed" as "two or more uses occupy[ing] the same parcel" and prescribes "mixed" use for each parcel in the Plan area. Since many properties are of a single use, the literal application of this regulation would make many of the properties non-complying.

The Zoning Code diminishes the need for the URP to regulate the development, use, and design of the built environment, as the Zoning Code more accurately reflects present-day land uses and development trends. Because of the Westside's historical mix of land uses, most of the properties that fall within the URP area were zoned C-5, the densest and most diverse commercial zoning category. This category permits the use of each parcel as one or more of many commercial, residential, institutional, industrial or open space uses to encourage the mixed-use neighborhood that the community desires.

- **The Baltimore City Design Manual incorporates the Design Guidelines for New Construction and Rehabilitation from the URP.**

Most of the standards in the Design Manual regulating the C-5 district derived from the design guidelines of the Central Business District and Market Center URPs. By doing this, the City ensured the ability to enforce quality design standards and protect the architectural integrity of the district when the URPs expire. Since modifications to the manual are approved by the Planning Commission and not legislatively, it will be easier to update the standards as design trends evolve.




- **The URP signage regulations do not reflect the trends of the market.**

Presently, the signage regulations of the Zoning Code are being redrafted to conform to the most current laws and trends. As proposed in the introductory bill, properties in the C-5 district will be permitted to install larger signage, in more locations, and with innovative technology. Having sign regulations that are compatible with the latest trends will be crucial for the City to recruit more retail and commercial tenants to Market Center. However, by renewing the URP, the sign regulations of the URP will still govern and will restrict the signage capacity of tenants in the URP area.

In recognition of the plan's importance in facilitating redevelopment of the Market Center area and realization that substantive amendments to CCB #18-0292 would be infeasible before the plan's expiration, planning staff recommends support of this bill. However, it is in the best interest of all stakeholders to take prompt action to further evaluate and update the URP in line with the new Zoning Code and contemporary community needs.


#### **NOTIFICATION**

The Market Center Merchant's Association, the Seton Hill association, the Mount Vernon Neighborhood Association, and the Baltimore Development Corporation have been notified of this action.



**Laurie Feinberg**  
**Acting Director**



FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0292	MEMO	

TO Mayor Catherine E. Pugh

DATE: 10/2/18

TO: Respective City Council Housing and Urban Affairs Committee  
 FROM: Department of Transportation  
 POSITION: Support  
 RE: Council Bill – 18-0292

**INTRODUCTION** – Urban Renewal – Market Center - Amendment

**PURPOSE/PLANS** – For the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**AGENCY/DEPARTMENT POSITION** –

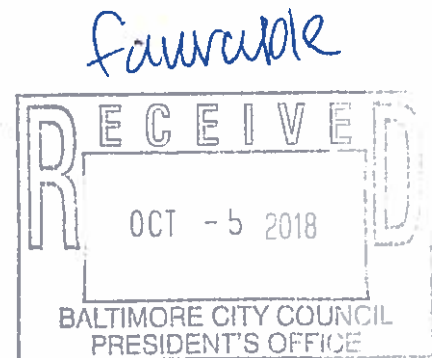
The Department of Transportation Supports City Council 18-0292.

If you have any questions, please do not hesitate to contact Josh Taylor at [josh.taylor@baltimorecity.gov](mailto:josh.taylor@baltimorecity.gov), 443-604-3352.

Sincerely,




Michelle Pourciau  
 Director







<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 18-0292		

DATE: September 26, 2018

TO

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall

I am herein reporting on City Council Bill 18-0292 introduced by Council Member Costello.

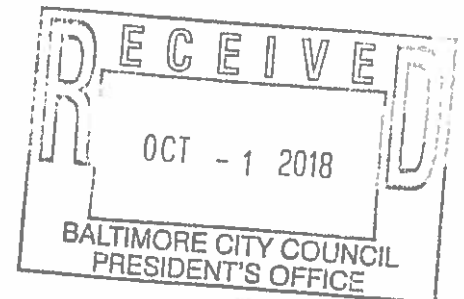
The purpose of the Bill is to amend the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 77-579 established the Urban Renewal Plan for Market Center and was last amended by Ordinance 16-553. The Plan covers an area that is generally bounded by Martin Luther King, Jr. Boulevard to the west; Pratt Street and Lombard Street to the south; Paca Street, Hopkins Place, Liberty Street and Cathedral Street to the east; and Monument Street, Madison Street and Franklin Street to the north. The zoning is a mix of industrial, commercial, office and some residential. The University of Maryland Medical Center, the Baltimore Veterans Affairs Medical Center, Lexington Market, and the Baltimore Arena are all located within the boundaries of the Urban Renewal Plan.

City Council Bill 18-0292, if approved, would reauthorize the term of the Plan and its powers of acquisition and condemnation for an additional four years (until December 31, 2022) so that these actions may legally continue in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland.

The Department of Public Works has no objection to the passage of City Council Bill 18-0292.

  
Rudolph S. Chow, P.E.  
Director



RSC/MMC

*No obj*



**CITY OF BALTIMORE  
COUNCIL BILL 18-0292  
(First Reader)**

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Introduced by: Councilmember Costello

Introduced and read first time: September 17, 2018

Assigned to: Housing and Urban Affairs Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Public Works, Commission for Historical and Architectural Preservation, Department of Transportation

---

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 and 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 16-553.

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.

Council Bill 18-0292

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

D. Techniques to Achieve Plan Objectives

I. Acquisition of Property

(d) The authority to acquire the Properties within the Project Area is expressly confirmed and reauthorized through and including [December 31, 2018] DECEMBER 31, 2022.

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

I. Term of the Plan

The Market Center Urban Renewal Plan, as amended from time to time, is in full force and effect through and including [December 31, 2018] DECEMBER 31, 2022.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Market Center, as amended by this Ordinance and identified as “Urban Renewal Plan, Market Center, revised to include Amendment \_\_, dated September 17, 2018”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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

**CALL TO ORDER**

**INTRODUCTIONS**

**ATTENDANCE**

- Present** 5 - Member John T. Bullock, Member Kristerfer Burnett, Member Bill Henry, Member Shannon Sneed, and Member Zeke Cohen
- Absent** 2 - Member Isaac "Yitzy" Schleifer, and Member Ryan Dorsey

**ITEMS SCHEDULED FOR PUBLIC HEARING**

18-0292

**Urban Renewal - Market Center - Amendment \_\_**

For the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**Sponsors:** Eric T. Costello

**A motion was made by Member Sneed, seconded by Member Henry, that this Ordinance be Recommended Favorably with Amendment . The motion carried by the following vote:**

- Yes:** 5 - Member Bullock, Member Burnett, Member Henry, Member Sneed, and Member Cohen
- Absent:** 2 - Member "Yitzy" Schleifer, and Member Dorsey

**ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**





**HEARING NOTES**

**Bill: CC 18-0292**

**Ordinance – Urban Renewal – Market Center – Amendment**

**Committee:** Housing and Urban Affairs  
**Chaired By:** Councilmember John Bullock

**Hearing Date:** November 13, 2018  
**Time (Beginning):** 3:32 PM  
**Time (Ending):** 3:37 PM  
**Location:** Clarence "Du" Burns Chamber  
**Total Attendance:** 22  
**Committee Members in Attendance:**  
John Bullock  
Kristofer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen

Bill Synopsis in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners? .....	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by: .....	Councilmember Sneed		
Seconded by: .....	Councilmember Henry		
Final Vote: .....	Fav. with Amendments		

**Major Speakers**

*(This is not an attendance record.)*

- Councilman Eric Costello ( D.11<sup>th</sup>)
- 
-





### Major Issues Discussed

1. The Chair convened the Hearing and recognized the assembled guests. He then called upon Councilman Costello sponsor of the Bill who explained its purpose is to the Allow the City to continue to develop the Area around the Lexington Market.
2. The Bill was amended to reflect chronological order and passed on a 5-0 Vote with 2 Members absent.

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### Further Study

Was further study requested?

Yes    No

If yes, describe.

---

### Committee Vote

J.Bullock.....	Yea
K.Burnett .....	Yea
B. Henry : .....	Yea
S. Sneed:.....	Yea
Z. Cohen: .....	Yea
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Richard G. Krummerich, Committee Staff

Date: November 14, 2018

cc: Bill File  
OCS Chrono File





**CITY OF BALTIMORE  
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: \* Housing and Urban Affairs      Chairperson: \* Jo  
 Date: November 13, 2018      Time: 3:30 PM      Place: \* Council Chambers  
 Subject: \* - Ordinance – Urban Renewal –Market Center – Amendment

**PLEASE PRINT**

**IF YOU WANT TO TESTIFY PLEASE CHECK HERE**

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com
Patrick	Ternanova		BDC		pternanova@balnewsdevelopment.com
Marcia Tyrell Dr	Collins Dixon		DPS HER		

(\* ) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGIS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



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# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Agenda - Final

### Housing and Urban Affairs Committee

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Tuesday, November 13, 2018

3:30 PM

Du Burns Council Chamber, 4th floor, City Hall

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18-0292

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

18-0292

#### **Urban Renewal - Market Center - Amendment \_\_**

For the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

## BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 18-0292

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### Ordinance – Urban Renewal – Market Center - Amendment \_

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*Sponsor: President Young (The Administration) \**

*Introduced: September 17, 2018*

**Purpose:**

For the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area, to extend the life of the Plan, waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**Effective:** Upon enactment

**Hearing Date/Time/Location:** November 13, 2018 at 3:30 PM in the Council Chambers

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### Agency Reports

Department of Law	Favorable/Comments
Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Department of Public Works	No Objection
Baltimore Development Corporation	
Transportation	Favorable
CHAP	





## **Analysis**

### **Current Law**

The Market Center Urban Renewal Plan was created by Ordinance 77-0579 on November 16, 1977. It has been amended 17 times the last being in 2016

### **Background**

The Market Center Urban Renewal Plan is located just to the west of downtown Baltimore. The Boundaries are generally: Monument Street on the North, Pratt Street on the South, Martin Luther King Jr. boulevard on the West, and Park Avenue on the East.

CC 18-0292 amends the Market Center Urban Renewal Plan to bring it into conformity with recent changes. Among its highlights:

1. Extends the Plan until December 31, 2022.
2. Extends the authority to acquire property within the plan until December 31, 2022.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Bill File

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Analysis by: Richard G. Krummerich  
Analysis Date: 11-8-18

Direct Inquiries to: 410-396-1266



**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

APPROVED FOR FORM STYLE, AND TENTIAL SUFFIENCY
9-17-18
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Costello

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Market Center –  
Amendment \_\_**

FOR the purpose of amending the Urban Renewal Plan for Market Center to reauthorize the acquisition of properties within the Project Area and to extend the life of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of

Article 13 - Housing and Urban Renewal  
Section 2-6  
Baltimore City Code  
(Edition 2000)

**Recitals**

The Urban Renewal Plan for Market Center was originally approved by the Mayor and City Council of Baltimore by Ordinance 77-579 and last amended by Ordinance 16-553.

An amendment to the Urban Renewal Plan for Market Center is necessary to reauthorize the Plan's powers of acquisition and condemnation so that these actions may legally continue, in compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and to extend the life of the Plan.

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

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

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

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

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

D. Techniques to Achieve Plan Objectives

1. Acquisition of Property

.....  
(d) The authority to acquire the Properties within the Project Area is expressly confirmed and reauthorized through and including [December 31, 2018] DECEMBER 31, 2022.

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

I. Term of the Plan

The Market Center Urban Renewal Plan, as amended from time to time, is in full force and effect through and including [December 31, 2018] DECEMBER 31, 2022.

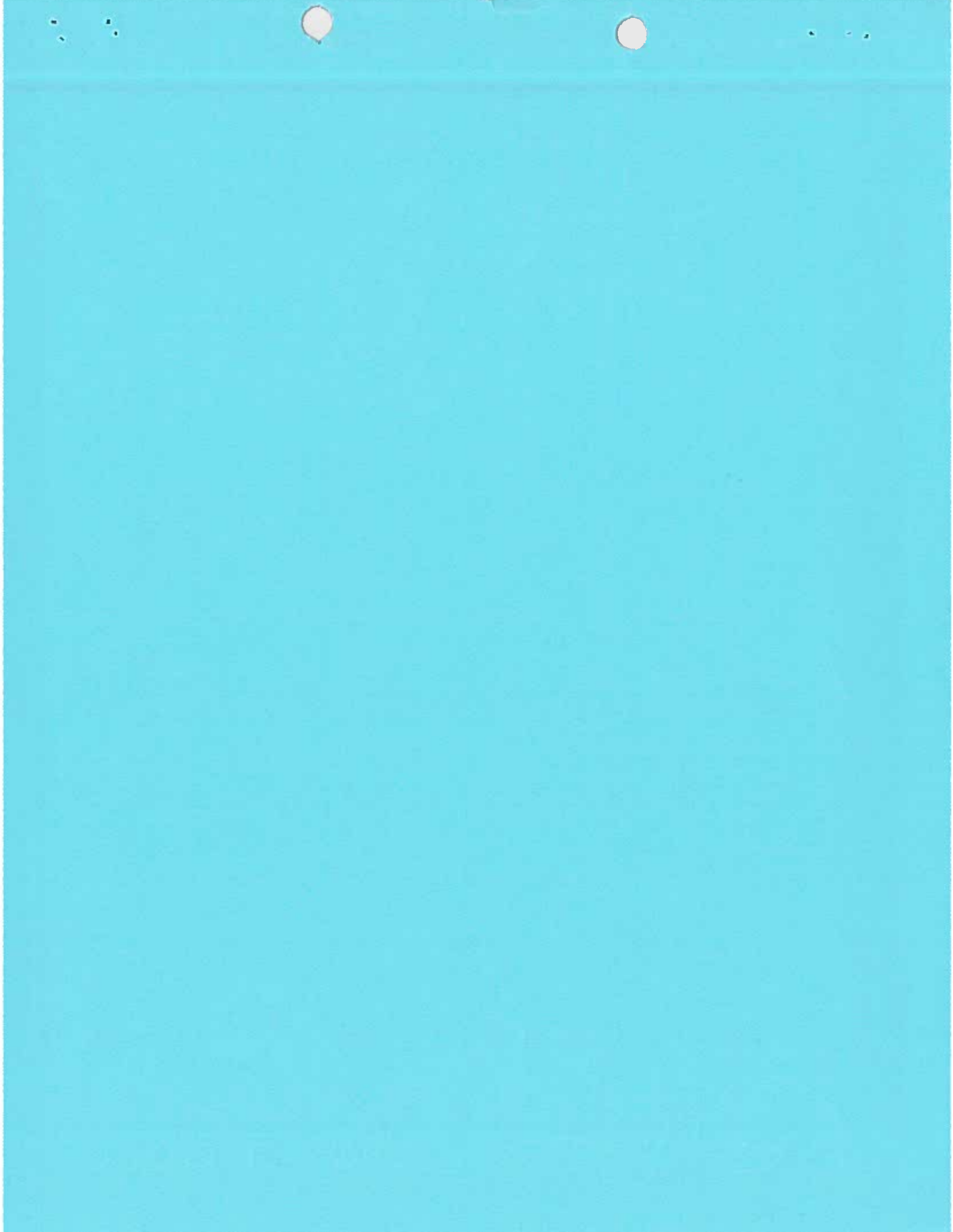
**SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Market Center, as amended by this Ordinance and identified as “Urban Renewal Plan, Market Center, revised to include Amendment \_\_, dated September 17, 2018”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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



ACTION BY THE CITY COUNCIL

SEP 17 2018

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON 11-14 \_\_\_\_\_ 20 18

COMMITTEE REPORT AS OF 11-19 \_\_\_\_\_ 20 18

\_\_\_\_\_ FAVORABLE \_\_\_\_\_ UNFAVORABLE X FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

  
Chair

COMMITTEE MEMBERS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMITTEE MEMBERS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

NOV 19 2018

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING \_\_\_\_\_ DEC 03 2018

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

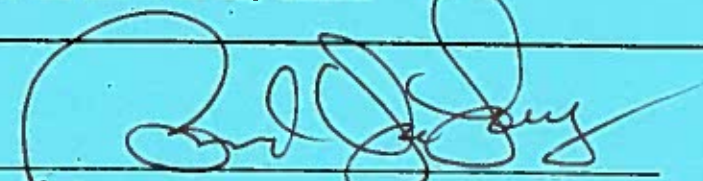
THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

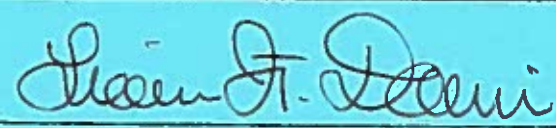
\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

  
President

  
Chief Clerk