

City of Baltimore

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



Meeting Agenda - Final

Monday, July 17, 2023

5:00 PM

Du Burns Council Chambers, 4th Floor, City Hall

Baltimore City Council

*Nicholas J. Mosby, President of the Council - District 1: Zeke Cohen - District 2:
Danielle N. McCray - District 3: Ryan Dorsey - District 4: Mark Conway - District 5:
Isaac "Yitzy" Schleifer - District 6: Sharon Green Middleton - District 7: James
Torrence - District 8: Kristerfer Burnett - District 9: John T. Bullock - District 10:
Phylcia Porter - District 11: Eric T. Costello - District 12: Robert Stokes, Sr. - District
13: Antonio Glover - District 14: Odette Ramos*

Call to Order**Invocation**

Michael Martin, Stillmeadow Community Fellowship Church

Pledge of Allegiance**Showcase Baltimore****Roll Call****Approval of the Journal**

June 26, 2023 at 5 P.M.

Communications from the Mayor**Bills Signed by the Mayor**

June 28, 2023

[23-0389](#)**Transit-Oriented Development - Reisterstown Plaza**

For the purpose of supporting a State Transit-Oriented Development designation for Reisterstown Plaza, the area surrounding and including the Reisterstown Plaza Metro Subway Link Station; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[23-0390](#)**Transit-Oriented Development - Penn Station**

For the purpose of supporting a State Transit-Oriented Development designation for Penn Station, the area surrounding and including Baltimore Penn Station; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[23-0404](#)**Transit-Oriented Development - Penn North**

For the purpose of supporting a State Transit-Oriented Development designation for Penn North, the area surrounding and including the Penn North Metro Subway Link Station; and providing for a special effective date.

Sponsors:

City Council President (Administration)

[23-0405](#)**Transit-Oriented Development - North Avenue**

For the purpose of supporting a State Transit-Oriented Development designation for North Avenue, the area surrounding and including the Light Rail Link Station; and providing for a special effective date.

Sponsors:

City Council President (Administration)

Executive Nominations to be Withdrawn[EA23-0204](#)**David A. Rosario**

Member - Baltimore Hispanic Commission

WITHDRAWN

Executive Nominations[EA23-0207](#)**Richard J. Worley, Jr.**

Commissioner - Baltimore Police Department

RULES AND OVERSIGHT COMMITTEE

Bills Introduced[23-0410](#)**Rezoning - 6311 Eastern Avenue**

For the purpose of changing the zoning for the property known as 6311 Eastern Avenue (Block 6699, Lot 002A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District.

Sponsors:

Zeke Cohen

ORDINANCE

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

[23-0411](#)**Rezoning - 205-209 East Cold Spring Lane**

For the purpose of changing the zoning for the property known as 205-209 East Cold Spring Lane (Block 5053I, Lots 001, 002, 003), as outlined in red on the accompanying plat, from the R-1-C Zoning District to the EC-2 Zoning District.

Sponsors:

Mark Conway

ORDINANCE

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

[23-0412](#)**City Property - Renaming Playground at Hanlon Park After Ruby K. Couch**

For the purpose of changing the name of the playground Hanlon Park, located at 2731 North Longwood Street, to the Ruby K. Couch Playground.

Sponsors:

James Torrence

ORDINANCE

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

Resolutions Introduced

[23-0180R](#)

Informational Hearing - Summer 2023 Baltimore City Pool Closures

For the purpose of inviting representatives from the Department of Recreation and Parks, Department of General Services, the Mayor's Office of Infrastructure Development, the Office of the City Administrator, and any other relevant parties to: (1) report why Cherry Hill Splash Park, Lake Clifton Pool, and Patterson Park Pool have not yet opened for the 2023 season; (2) discuss the impact of these closures on City residents and the ability of the City to secure funding for future infrastructure improvements; and (3) discuss solutions to prevent future closures.

Sponsors:

Zeke Cohen

RESOLUTION

PUBLIC SAFETY AND GOVERNMENT OPERATIONS COMMITTEE

[23-0181R](#)

Informational Hearing - Special Event Permitting Processes

For the purpose of inviting representatives from the Department of Transportation, Department of Recreation and Parks, Department of Public Works, Baltimore Police Department, Fire Department, Department of Human Resources, City Administrator's Office, and any other relevant parties to come before the City Council to: (1) detail the causes of widespread challenges with the City's special events permitting processes, including application backlogs, staff shortages, and system irregularities; (2) outline solutions to ensure that these backlogs, staff shortages, and irregularities do not continue to impact beloved City events and public safety; and (3) outline reasons for permit denials and detail the City's strategy for responding to unpermitted events.

Sponsors:

Zeke Cohen, Phylicia Porter, John T. Bullock

RESOLUTION

WAYS AND MEANS COMMITTEE

[23-0182R](#)

Informational Hearing - Regional Water Governance Task Force

For the purpose of inviting representatives from the Office of the City Administrator, the Director of the Department of Public Works, the Mayor's Office of Government Relations, the Office of Equity and Civil Rights, and any other relevant agencies to report on the topics outlined in this Resolution and provide additional information as needed by the Committee.

Sponsors:

Odette Ramos, John T. Bullock

RESOLUTION

PUBLIC SAFETY AND GOVERNMENT OPERATIONS COMMITTEE

[23-0183R](#)

Request for State Action - Reject Baltimore Gas and Electric Company's Proposed Multi-Year Rate Plan

For the purpose of calling on the Maryland Public Service Commission to reject the multi-year rate plan proposed by the Baltimore Gas and Electric Company.

Sponsors:

Zeke Cohen

RESOLUTION

IMMEDIATE ADOPTION

Consent Calendar

(See Section A at back of Agenda)

2R Second Reader

Economic and Community Development

22-0250

The Councilmember Mary Pat Clarke Opportunity to Purchase Act

For the purpose of repealing City Code, Article 13, Subtitle 6 {"Tenant's Right of First Refusal"} as obsolete and replacing it with a subtitle establishing a tenant's opportunity to purchase certain rental facilities; defining certain terms; establishing certain exemptions from the subtitle; providing for certain rules of interpretation; authorizing the Commissioner of the Department of Housing and Community Development to adopt rules and regulations to carry out the subtitle; requiring that a landlord provide a notice of offer of sale to certain persons on deciding to sell a rental facility; establishing certain procedures for landlords and tenants in instances where a party submits a statement of interest to purchase a rental facility; allowing for the landlord to require certain earnest money deposits; permitting the assignment of certain rights; prohibiting a waiver of certain rights absent agreed-on consideration; requiring certain disclosures if a rental facility is transferred to a party other than a tenant; requiring certain reports; providing for certain penalties; and generally relating to providing tenants with the opportunity to purchase certain rental facilities.

Sponsors:

Odette Ramos, John T. Bullock, Zeke Cohen, Kristerfer Burnett, Isaac "Yitzy" Schleifer, Ryan Dorsey, Phylcia Porter, Mark Conway, Antonio Glover, Robert Stokes, Sr., James Torrence

RECOMMEND FAVORABLE WITH AMENDMENTS

22-0254

Office of Aging - Independent Agency

For the purpose of establishing an Office of Aging as an independent agency; defining certain terms; providing for the appointment of the Director of the Office; establishing duties of the Office; providing for the staff and budget of the Office; requiring the adoption of certain rules and regulations; requiring the Office to submit an annual report to the Mayor and City Council; establishing the Commission on Aging to advise and collaborate with the Office; providing for the appointment, structure, and governance of the Commission; requiring the Commission to submit an annual report to the Director; and requiring Commission members, the Director, and other staff of the Office to file financial disclosures under the Ethics Code.

Sponsors:

Zeke Cohen, Sharon Green Middleton, Odette Ramos, Danielle N. McCray, John T. Bullock, Kristerfer Burnett, Mark Conway, Ryan Dorsey, Phylcia Porter, James Torrence

FAVORABLE WITH AMENDMENTS

[23-0365](#)**Rezoning - 601 through 621 East Biddle Street, 1101 through 1129 Forrest Street, 602 East Chase Street, and 1110 Nursery Place**

For the purpose of changing the zoning for the properties known as 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, and 621 East Biddle Street, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, and 1129 Forrest Street, 602 East Chase Street, and 1100 Nursery Place (Block 1168, Lots 15 through 42), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

Sponsors:

Robert Stokes, Sr.

FAVORABLE

[23-0153R](#)**Investigative Hearing - Vacant Building Water Shut Offs**

For the purpose of inviting representatives from the Department of Public Works, the Department of Housing and Community Development, and the Department of Real Estate, the Baltimore Fire Department, and the Office of the City Administrator to report on why Section 116.4.6 of the Baltimore City Building Code, which requires the Department of Housing and Community Development to inform the Department of Public Works that there is a vacant building and that the water must be shut off, is not being implemented, the impact of not implementing this section of the Building Code, and a path toward implementation.

Sponsors:

Odetta Ramos, John T. Bullock, Kristerfer Burnett, Sharon Green Middleton, Phylicia Porter

RECOMMEND FAVORABLE

Rules and Legislative Oversight[EA23-0195](#)**Lady Brion**

Member - Public Arts Commission - District 2

RECOMMEND CONFIRMATION

[EA23-0196](#)**Barbara Cornman**

Member - Adult Public Guardianship Review Board - District 14

RECOMMEND CONFIRMATION

[EA23-0197](#)**Robin Russell Allen**

Member - Planning Commission - District 14

RECOMMEND CONFIRMATION

[EA23-0198](#)**Corren Johnson**

Director - Baltimore City Department of Transportation - District 8

RECOMMEND CONFIRMATION

[EA23-0199](#)**Claudia Freeland Jolin**

Member - Planning Commission - District 14

RECOMMEND CONFIRMATION

- [EA23-0200](#) **Max Grossfeld**
Member - Baltimore City Wage Commission - District 12
RECOMMEND CONFIRMATION
- [EA23-0201](#) **Chole Starcher**
Member - Baltimore City Wage Commission - District 14
RECOMMEND CONFIRMATION
- [EA23-0202](#) **R. Anthony Mills**
Office Administrator - Office of Water-Customer Advocacy and Appeals - District 6
RECOMMEND CONFIRMATION
- [EA23-0203](#) **Faviola Donato-Galindo**
Member - Baltimore Hispanic Commission - District 4
RECOMMEND CONFIRMATION
- [EA23-0205](#) **Elizabeth A. Hafey**
Member - Board of Municipal and Zoning Appeals - District 1
RECOMMEND CONFIRMATION
- [EA23-0206](#) **Michelle A. Goines**
Member - Adult Public Guardianship Review Board
RECOMMEND CONFIRMATION

3R Third Reader

Third Reader (for final passage)

- [22-0287](#) **Real Estate Practices - Disclosures - Historic Districts**
For the purpose of requiring certain disclosures in order to sell a property that is located in a historic district; and providing for certain penalties.
Sponsors: John T. Bullock, Sharon Green Middleton, James Torrence
- [22-0296](#) **Rezoning - 810 Leadenhall Street**
For the purpose of changing the zoning for the property known as 810 Leadenhall Street (Block 0902, Lot 006), as outlined in red on the accompanying plat, from the IMU-1 Zoning District to the TOD-4 Zoning District.
Sponsors: Eric T. Costello
- [22-0323](#) **Zoning - Conditional Use Parking Lot - 3618 and 3620 Elm Avenue**
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the properties known as 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), as outlined in red on the accompanying plat; and providing for a special effective date.
Sponsors: Odette Ramos

[23-0346](#)**RPP Area 48 (Riverside) - Revisions**

For the purpose of modifying the hours of applicable parking restrictions for Residential Parking Plan Area 48 (Riverside); reducing the non-permit parking time threshold; establishing an exception to the applicable permit limit; and correcting and conforming related provisions.

Sponsors:

Eric T. Costello

[23-0370](#)**Zoning - Use Regulation - Residential-Care Facilities (Age-Restricted)**

For the purpose of permitting certain residential-care facilities in the EC-2 Zoning District as a conditional use requiring approval by Ordinance of the Mayor and City Council; and providing for a special effective date.

Sponsors:

Mark Conway

[23-0371](#)**Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

Sponsors:

Mark Conway

Committee Announcements

Announcements

**THE NEXT MEETING OF THE CITY COUNCIL
WILL BE HELD ON MONDAY, AUGUST 21, 2023 AT 5:00 P.M.**

Adjournment

Cable Hearing Schedule

We are live streaming more to you now than ever before! Please visit <https://baltimore.legistar.com/Calendar.aspx> to view all legislative hearings, work sessions, voting sessions and council meetings that are covered by CHARM TV 25.
<http://charmtvbaltimore.com/watch-live>

Thank you all for attending this meeting.
Please check the area around your seat to make certain that you have everything that you brought with you.

We will be closing the room shortly and ask that everyone exit promptly to the 1st floor main entrance.

Thank you for visiting City Hall.