
CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
JAMES L. SHEA, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

October 18, 2022

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 22-0281 – Urban Renewal – Middle East – Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0281 for form and legal sufficiency. It would amend the Urban Renewal Plan for Middle East by extending its duration until 2026 and deleting many properties from its appendices.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, § 2-6(g)(1). Since this is not a technical amendment but is instead one that affects the area encompassed by the Plan, it requires the same notice as that required to adopt the original ordinance that created the Plan. City Code, Art. 13, § 2-6(g) (2), (3). Thus, notice of the City Council hearing must be posted in the neighborhood of the area involved at least ten days prior to the hearing. City Code, Art. 13, § 2-6(d)(3)(i). Additionally, notice of the City Council hearing must be published once a week for two consecutive weeks in a newspaper of general circulation in Baltimore City. City Code, Art. 13, § 2-6(d)(3)(ii).

Additionally, any notice and hearing requirements in the current Plan itself must be followed. Paragraph E of the Plan requires that the City Department of Housing and Community Development give any proposed amendment to the “Middle East Community Organization and the East Monument Street Merchants Association, or their successors” no later than the time the Planning Department receives the proposed amendment. Plan, ¶ E. The community association has three weeks to respond to any proposed change and if they fail to do so, the change is deemed satisfactory. Plan, ¶ E. There must be a public hearing on any changes, like this one, that are made by ordinance. Plan, ¶ H. At least ten days before that hearing, the community association must be given written notice of the date and time of that hearing. Plan, ¶ E. Similarly, for “any land in the project area previously disposed of by the City for use in accordance with the” plan, the owner must be given ten days’ notice of the hearing and access to a copy of the proposed changes. Plan, ¶ H.

Assuming these notice requirements are met, the Law Department can approve City Council Bill 22-0281 for form and legal sufficiency.

Very truly yours,



Hilary Ruley
Chief Solicitor

cc: James L. Shea, City Solicitor
Matthew Stegman, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Jeffrey Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
D'ereka Bolden, Assistant Solicitor
Michelle Toth, Special Assistant Solicitor