



HEARING NOTES

Bill: 22-0135R

Informational Hearing - Code Enforcement - Non-Residential Property

Committee: Economic and Community Development

Chaired By: Councilwoman Sharon Green Middleton

Hearing Date: January 24, 2023

Time (Beginning): 2:18 PM

Time (Ending): 3:23 PM

Location: City Hall; Clarence "Du" Burns Chambers and WEBEX

Total Attendance: ~30

Committee Members in Attendance:

John Bullock Mark Conway Ryan Dorsey Robert Stokes Odette Ramos

Bill Synopsis in the file?..... yes no n/a
Attendance sheet in the file? yes no n/a
Agency reports read? yes no n/a
Video or audio-digitally recorded? yes no n/a
Certification of advertising/posting notices in the file? yes no n/a
Evidence of notification to property owners? yes no n/a
Final vote taken at this hearing? yes no n/a
Motioned by: Councilmember Ramos
Seconded by: Councilmember Conway
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Councilmember Phylcia Porter, Sponsor
- Chris Ryer, Department of Planning

- Hilary Ruley, Law Department
- Chris Ryer, Department of Planning
- Alice Kennedy, Department of Housing and Community Development (DHCD)
- Jason Hessler, Deputy Commissioner, DHCD
- Eric Booker. DHCD
- Dan Taylor, Baltimore Development Corporation
- Peter Duvall, Community Development Services for Various Neighborhoods
- Debbie Dickerson, Pigtown Property Owner
- Scott Kashnow, Franklin Square resident
- Brittan Banks, Pigtown resident
- Tracy O'Neil, Pigtown resident
- Nicole, Property Owner

Major Issues Discussed

1. Councilmember Middleton opened the meeting, introduced committee members and read the bill into the record.
2. Councilmember Porter commented about the purpose of the bill. She expressed the need for partnership solutions to address vacant building problems. She emphasized that property owners are not being targeted for not being able to secure leases for their properties. She would like properties around the City to be maintained in good condition. Incentivizing property owners so that buildings do not become vacant is important. She will follow-up with DHCD to improve handling of non-residential vacant properties.
3. Chris Ryer presented the Planning Commission's report which supports the bill.
4. Alice Kennedy emphasized the impact vacant buildings (residential and non-residential) have on communities. Commercial corridors are vital to communities. Key to achieving success is partnerships both public and private. One of the major priorities is putting property back into use. The Department of Housing and Community Development works with Baltimore Development Corporation to address vacant property issues. Some properties are unoccupied, not vacant. DHCD works to provide resources to help unoccupied properties become productive. Vacant Building Notices can authorize special actions.
5. Councilman Stokes shared information about establishment of a Blight Taskforce which would assess vacant properties and enforce violations. The Taskforce would work with other agencies to determine causes for vacancies.
6. Councilmember Ramos spoke about lowering the threshold for Vacant Building Notices. Monetize the designation. She indicated interest in registering empty store front properties in Residential Business Licensing Districts.
7. Councilmember Conway wanted to know if there is an alert system to identify vacant buildings. There is not an alert system. Baltimore has a mandatory registration for non-owner-occupied properties.

- 8. Councilmember Dorsey wanted to know whether photos submitted with 3-1-1 complaints are reviewed. Inspectors review photos. There does not seem to be a time-sensitive follow-up protocol for Vacant Building Notices. According to DHCD, over the last two years a policy change has occurred which would allow for the issuance of a Failure to Abate Notice. Inspector bandwidths (number of inspectors available) determines follow-up. Currently there are 50 inspectors. Permitting is important.
- 9. Dan Taylor discussed programs aimed at incentivizing cooperative property owners.
- 10. Agency representatives provided reports for their respective agencies.
- 11. The committee opened the hearing for public testimony.
- 12. Peter Duvall testified about the boarding of vacant properties.
- 13. Debbie Dickerson is concerned about nuisance vacant properties in her area.
- 14. Scott Kashnow testified in support of the bill and the need for an early warning alert system for vacant properties.
- 15. Brittany Banks testified in support of the bill. Property owners should be held accountable for vacant property.
- 16. Tracy O’Neill supports the bill and would like to hold commercial property owners accountable for vacant buildings.
- 17. Nicole testified about the permitting process.
- 18. The committee approved a motion to recommend the bill favorably.
- 19. The hearing was adjourned.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

Sharon Green Middleton, Chair:..... Yea
 John Bullock: Yea
 Mark Conway: Yea
 Ryan Dorsey: Yea
 Antonio Glover: Absent
 Odette Ramos: Yea
 Robert Stokes:..... Yea

Jennifer L. Coates, Committee Staff

Date: January 24, 2023

cc: Bill File
OCS Chrono File



Baltimore City Council Committee Hearing Attendance Record

Subject: Ordinance - Informational Hearing - Code Enforcement - Non-Residential Property	Bill #: 22-0135R
Committee: Economic and Community Development	Chair: Sharon Green Middleton
Date: Tuesday, January 24, 2023	Time: 2:10PM
Location: Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	Testify	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
PETER	DUVALL	2422 GULLIPOND AVE 21218 COMMUNITY DEVELOPMENT SERVICES	✓	N/A	N/A		

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730



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John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
PETER	DUNN	COMMUNITY DEVELOPMENT SERVICES 2422 GULLIVER AVE, 21218	✓	✓		NA	

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**BALTIMORE CITY COUNCIL
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
VOTING RECORD**

DATE: January 24, 2023

BILL#: 22-0135R

BILL TITLE: Informational Hearing - Code Enforcement - Non-Residential Property

MOTION BY: Ramos, Odette

SECONDED BY: Conway, Mark

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bullock, John	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conway, Mark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glover, Antonio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ramos, Odette	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	7			

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: _____

City of Baltimore

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

Meeting Minutes - Final

Economic and Community Development

Tuesday, January 24, 2023

2:10 PM Virtual/Du Burns Chambers, 4th Floor, City Hall: Phone:
+1-408-418-9388, Access Code: 2349 404 3923, Password:
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m6534be34013481928880fd0d956ac8b7)
MTID=m6534be34013481928880fd0d956ac8b7

22-0135R

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 6 - Sharon Green Middleton, John T. Bullock, Mark Conway, Ryan Dorsey, Odette Ramos, and Robert Stokes Sr.
Absent 1 - Antonio Glover

ITEMS SCHEDULED FOR PUBLIC HEARING

[22-0135R](#)

Informational Hearing - Code Enforcement - Non-Residential Property

For the purpose of inviting representatives from the Department of Housing and Community Development Code Enforcement Division and the Department of Planning Division of Community Planning and Revitalization to provide: (i) data detailing code violations at non-residential properties, including unoccupied, vacant, and abandoned structures, (ii) a review of licensing and registration requirements for unoccupied, vacant, and abandoned non-residential properties, (iii) data demonstrating whether unoccupied, vacant, and abandoned non-residential properties are complying with City Code registration requirements; and (iv) provide guidance about how to address long-term vacancies at non-residential properties.

Sponsors: Phylicia Porter, Odette Ramos, John T. Bullock, Robert Stokes, Sr., Zeke Cohen, Kristerfer Burnett

A motion was made by Ramos, seconded by Conway, that this City Council Resolution be recommended favorably. The motion carried by the following vote:

Yes: 6 - Middleton, Bullock, Conway, Dorsey, Ramos, and Stokes Sr.

Absent: 1 - Glover

ADJOURNMENT