

---

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

---

April 29, 2021

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 21-0023 – Urban Renewal – Middle East – Amendment

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0023 for form and legal sufficiency. The bill would amend the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City zoning code, replace Appendix B with new Appendix B, delete Appendix E, remove certain properties from the lists in Appendices A, C and D and remove certain other properties located within the Renewal Area; replace the exhibits with new exhibits to reflect the changes in the Plan, and modify the boundaries of the Plan to reflect the removal of certain properties as shown on the new exhibits, waive certain content and procedural requirements, make the provisions of the ordinance severable; provide for the application of the ordinance in conjunction with certain other ordinances, and provide for a special effective date.

Any changes in an Urban Renewal plan, such as these changes, must be made by ordinance. City Code, Art. 13, §2-6(g). Since this is not a technical amendment, it requires the same notice as that required to adopt the original ordinance that created the plan. 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).

Furthermore, the Middle East Plan requires that “[t]he Department of Housing and Community Development shall submit to the Middle East Community Organization and the East Monument Street Merchants Association, or their successors, for their review and comments all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Middle East Community Organization and the East Monument Street Merchants Association or their

successors; otherwise it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held. The Middle East Community Organization and the East Monument Street Merchants Association or their successors, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land, whose interests therein are materially affected by such changes, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.” Plan, ¶ E.

Assuming these notice requirements are met, the Law Department can approve City Council Bill 21-0023 for form and legal sufficiency.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ashlea H. Brown', written over a light blue horizontal line.

Ashlea H. Brown  
Assistant Solicitor

cc: Matthew Stegman  
Nina Themelis  
Nikki Thompson  
Elena DiPietro  
Victor Tervalo  
Hilary Ruley