

SEVENTH DAY

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SECOND COUNCILMANIC YEAR - SESSION OF 2020-2024

**JOURNAL**  
**CITY COUNCIL OF BALTIMORE**

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March 21, 2022

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The meeting opened with a moment of silent reflection.

The President and members of the Council recited the Pledge of Allegiance to the Flag.

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The City Council of Baltimore met pursuant to adjournment. Present: Nicholas J. Mosby, President, and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos

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**JOURNAL APPROVED**

The amended Journal of February 22, 2022 was read and approved.

The Journal of March 7, 2022 was read and approved.

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**Journal of the City Council****COMMUNICATIONS FROM THE MAYOR****APPROVED BY THE MAYOR****OFFICE OF THE MAYOR**

March 7, 2022

The Honorable Nick J. Mosby, Council President  
And Members of the City Council  
Baltimore City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Dear Honorable President Mosby and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law this day the following bills:

**Bill 21-0106** - Study and Report - Oversight of the Baltimore City Fire Department - For the purpose of requiring that the Baltimore City Fire Department, in consultation with certain other agencies, submit a report to the Mayor and City Council evaluating the policies, practices, and internal control systems of the Department and evaluating the potential establishment of an office dedicated to compliance and investigations within the Fire Department; and providing for a special effective date.

**Bill 21-0087** - Study and Report - Operations of the Baltimore City Fire Department - For the purpose of requiring that the Baltimore City Fire Department, in consultation with certain other agencies, submit a report to the Mayor and City Council evaluating departmental operations, fire suppression and Emergency Medical Services staffing, community risk reduction programs, and performance management programs; and providing for a special effective date.

**Bill 21-0112** - Charter Amendment - Supplementary Criminal Apprehension and Conviction Fund - For the purpose of establishing a continuing, nonlapsing Supplementary Criminal Apprehension and Conviction Fund, to be used exclusively to supplement rewards offered to the public for information leading to the apprehension, arrest, and conviction of criminal suspects; providing for certain modes of appropriation to this Fund; authorizing the Mayor and City Council, by Ordinance, to provide for the oversight, governance, and administration of this Fund; and submitting this amendment to the qualified voters of the City for adoption or rejection.

**Bill 21-0164** - Decennial Fire and Emergency Medical Services Redistricting Plan - For the purpose of requiring the Baltimore City Fire Chief to prepare a Decennial Fire and Emergency Medical Services Redistricting Plan; requiring the Fire Chief to present the Plan to the Mayor

and City Council; requiring the Plan to be approved by resolution of the Mayor and City Council; allowing the Mayor and City Council to amend the Plan under certain circumstances; and generally relating to redistricting the Baltimore City fire battalions and emergency medical services districts.

In service,

Brandon M. Scott  
*Mayor*

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**APPOINTMENTS BY THE MAYOR**

NICHOLE BATTLE, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 12.

JILL DENNIS, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 6.

KATHERINE GOOD, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 7.

PETER MORRILL, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 12.

KUO PAO LIAN, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 1.

ANN POWELL, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 6.

DR. GARY D. RODWELL, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 4.

HARRY T. SPIKES, II, as a member of the Commission for Historical and Architectural Preservation, for a term expiring December 3, 2024, as a member from District 12.

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**INTRODUCTION AND READ FIRST TIME**

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

**Bill No. 22-0204** - By President Mosby, Councilmember Middleton

An Ordinance establishing a fee structure for repeated substantiated 3-1-1 service requests; providing for a special effective date; and generally relating to fining the owner of a vacant structure for repeated service requests.

The bill was read the first time and referred to the Economic and Community Development Committee.

**Bill No. 22-0205** - By President Mosby, Councilmember Middleton

An Ordinance establishing a fee structure for City emergency response services provided or rendered at vacant structures; defining certain terms; providing for a special effective date; and generally relating to emergency response fees for vacant structures.

The bill was read the first time and referred to the Committee of the Whole.

**Bill No. 22-0206** - By President Mosby, Councilmember Middleton

An Ordinance revising the registration process for vacant structures; modifying the registration fee for vacant structures; modifying the registration renewal process for vacant structures; modifying the penalties applied to vacant structures in violation of City Code; providing for a special effective date; and generally relating to registration fees and penalties for vacant structures.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 22-0207** - By Councilmember Ramos, Middleton, Porter, McCray, Torrence, Burnett, Cohen

An Ordinance defining the term “vacant building notice”; creating and amending certain penalties for failing to abate a vacant building notice; and generally related to the issuance and enforcement of vacant building notices.

The bill was read the first time and referred to the Economic and Community Development Committee.

**Bill No. 22-0208** - By Councilmember Ramos, Middleton, Porter, Bullock, McCray, Cohen, Burnett, Dorsey, Torrence

An Ordinance conforming certain requirements regarding notice of an in rem foreclosure action with State law; repealing the requirement for service of process of a certain complaint; and generally relating to in rem foreclosures.

The bill was read the first time and referred to the Economic and Community Development Committee.

**Bill No. 22-0209** - By Councilmember Stokes

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 620 North Caroline Street (Block 1280, Lot 003) and is no longer needed for public use; and providing for a special effective date.

The bill was read the first time and referred to the Ways and Means Committee.

**Bill No. 22-0210** - By Councilmember Stokes, Middleton, Porter, McCray

An Ordinance establishing the Baltimore City Blight Elimination Task Force and its members; setting forth certain duties of the Task Force; requiring an annual report; defining certain terms; and generally relating to the elimination of blight in Baltimore City.

The bill was read the first time and referred to the Committee of the Whole.

**Bill No. 22-0211** - By Councilmember Stokes, Porter, Torrence, Glover

An Ordinance establishing the Employee and Retiree Health Benefits Program for Baltimore City employees; defining certain terms; providing for the administration of the Program; establishing membership, procedures, and duties for the City Health Insurance Committee; requiring certain reports and the provision of certain data; and generally relating to healthcare for City employees, retirees, their spouses, and their dependents.

The bill was read the first time and referred to the Education, Workforce, and Youth Committee.

**Bill No. 22-0212** - By Councilmember Costello, President Mosby, Councilmember Middleton, Bullock, Schleifer, Torrence, Stokes, Glover

An Ordinance amending application requirements for the portable homestead tax credit; terminating the sunset of the credit; and generally relating to the portable homestead property tax credit.

The bill was read the first time and referred to the Committee of the Whole.

The President laid before the City Council the following Council Resolutions for first reading:

**Bill No. 22-0098R** - By Councilmember Burnett, Middleton, Porter, Bullock

A Resolution requesting the Director of the Department of Recreation and Parks, the Director of the Department of Planning, the Director of the Department of Transportation, the Director of the Department of Housing and Community Development, the Head of the Bureau of Solid Waste, the Sustainability Coordinator, a representative from the Office of the Comptroller, and the Chief of the Bureau of Budget and Management Research to report on the annual cumulative total of calls for service for the upkeep and maintenance of vacant lots and green spaces.

The bill was read the first time and referred to the Education, Workforce, and Youth Committee.

**Bill No. 22-0099R** - By Councilmember Glover

A Resolution providing the required approval under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1) to allow the license holder holding a valid Class B-D-7 Beer, Wine, and Liquor License issued for use at 2301 East Biddle Street, Baltimore, Maryland 21213 to apply to the Board of Liquor License Commissioners for Baltimore City to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

The bill was read the first time and referred to the Economic and Community Development Committee.

**CONSENT CALENDAR**

CEREMONIAL RESOLUTIONS NO. 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, AND 706 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the resolutions adopted under Rule 3-9.

**Ceremonial Resolutions will be found at the end of the Journal.**

COMMITTEE REPORTS

**BILL NO. 21-0102 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 21-0102 favorably, with amendments.

An Ordinance requiring certain holders of permits issued by the Department of Housing and Community Development to submit a disposal plan with the permit application; requiring permit holders to submit proof of disposal to the Department within a certain period of time after the permit work has concluded; establishing a certain citation amount; and generally relating to requiring permit holders dispose of waste and refuse in a proper and legal manner.

Committee Amendments to City Council Bill No. 21-0102

**Amendment No. 1 {Special effective date}**

On page 1, in line 6, after the second semicolon, insert “providing for a special effective date;”; and, on page 4, in line 9, strike “30<sup>th</sup>” and substitute “90<sup>th</sup>”.

**Amendment No. 2 {Scope - section to apply only to certain permits, at the discretion of the Building Official}**

On page 2, strike line 31 in its entirety; and, on page 3, strike lines 1 through 6 entireties, and substitute:

“10. INCLUDE A DETAILED DISPOSAL PLAN ON THE FORM PROVIDED BY THE BUILDING OFFICIAL FOR THAT PURPOSE, IF:

- A. THE PROPOSED WORK INCLUDES INTERIOR OR EXTERIOR DEMOLITION, AND
- B. THE BUILDING OFFICIAL REQUIRES THE APPLICANT TO PROVIDE A DETAILED DISPOSAL PLAN.”.

**Amendment No. 3 {Amending penalties for noncompliance}**

On page 3, strike lines 22 through 24 in their entireties and substitute:

**“105.11 POST -WORK PROOF OF DISPOSAL. IF A PERMIT HOLDER WAS REQUIRED TO SUBMIT A DETAILED DISPOSAL PLAN AS DESCRIBED IN § 105.3.10 OF THIS CHAPTER, AND THE PERMIT HOLDER FAILS TO SUBMIT PROOF OF WASTE AND REFUSE DISPOSAL TO THE BUILDING OFFICIAL UPON COMPLETION OF THE WORK FOR WHICH THE PERMIT WAS GRANTED:**

1. THE BUILDING OFFICIAL MAY NOT FINALIZE THE PERMIT,
2. THE BUILDING OFFICIAL MAY NOT ISSUE AN OCCUPANCY PERMIT FOR THE STRUCTURE ON WHICH THE WORK WAS PERFORMED, AND
3. THE PERMIT HOLDER IS SUBJECT TO A PENALTY ESTABLISHED UNDER CITY CODE ARTICLE 1, § 40-14(E)(5C) {“VIOLATIONS TO WHICH SUBTITLE APPLIES”}.”

**Amendment No. 4 {Increasing the fine for noncompliance}**

On page 4, in line 7, strike “\$250” and substitute “\$1000”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 21-0166 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. 21-0166 favorably.

An Ordinance changing the zoning for the property known as Block 3635, Lot 055, as outlined in red on the accompanying plat, from the C-4 Zoning District to the C-1 Zoning District.

**Findings of Fact**

**City Council Bill No. 21-0166  
Rezoning - Block 3635, Lot 055**

Upon finding as follows with regard to:



(1) Population changes;

The overall population change in the Charles Village neighborhood has decreased by 2%, which is more modest than the City’s overall population loss of approximately 6%.

(2) The availability of public facilities;

This neighborhood is well served by public facilities, which has not changed in the past decade.

(3) Present and future transportation patterns;

There have been no significant changes to the transportation patterns in the immediate area.

(4) Compatibility with existing and proposed development for the area;

The existing C-4 designation for the Mace Street parcel does not make sense, as it is surrounded on the west and south by a C-1 Neighborhood Business District, and on the north and east by an OR-2 Office-Residential District. The C-4 zoning is not appropriate in this context, and is likely impractical for these properties. Designation as C-1 would be more appropriate, as it would allow for a more compatible range of uses, and a similar scale of development potential.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

The Planning Commission voted unanimously to recommend passage of the bill and the BMZA also recommended passage of the bill. The City agencies to which the bill was referred made the following recommendations:

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
City Solicitor	Favorable with Comments
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Not Opposed

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

In the exhibit of the Planning Department's report, staff illustrates the chain of events through the Comprehensive Rezoning process, and how the Mace Street parcels came to be designated C-4 in error, and how they should've been designated C-1 at that time.

- (7) Existing uses of property within the general area of the property in question;

Looking at the greater block surrounding the subject properties, there are predominantly commercial uses on the West 25th Street block, a mix of commercial and residential uses on North Howard Street, surface parking lots on West 26th Street, and rowhomes on Maryland Avenue. Mace Street is an alley street, half of which is surface parking, and the rest are the rears of properties fronting on surrounding streets.

- (8) The zoning classification of other property within the general area of the property in question;

The properties to the north and east are zoned OR-2, and the properties to the west and south are zoned C-1. Rezoning the Mace Street properties to C-1 would be compatible with the surrounding zoning classifications.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The Mace Street properties are not large enough for most applications in a C-4 District, but would be more practically developable in a C-1 zone. The mix of uses and scale of development allowed under C-1 would be more compatible with the surrounding zones and existing development.

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

During the early phases of the Comprehensive Rezoning process, the auto-oriented uses of 2507 North Howard Street were shifting away from this block, and consolidating to the south at the time that the initial zoning map was being developed. As a result of the multi-year process, it was determined that while 2507 North Howard Street and the Mace Street properties were initially proposed C-4, that they should instead be zoned C-1. At the same time, 2520 North Howard Street (also previously used as an auto body shop) should go from the initially assigned C-3 to C-4 since that would better match the building type on the property. When 2507 North Howard Street was changed to C-1 zoning, the Mace Street properties were missed, though they were in the same zoning

node.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:
- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect:

In the process of the Comprehensive Rezoning process, properties in the 2500-block of North Howard and Mace Streets were considered for C-4 Heavy Commercial use, and there is evidence in the record that shows there was consideration for whether these properties would need C-4 zoning, or whether an alternate assignment would be more appropriate. The public process for the Comprehensive Rezoning process spanned from 2012 to 2016. The initial staff reviews of what would be a new draft zoning code and maps started as early as 2010. One of the challenges for this block at that time was that in 2010, the collection of Anderson auto sales, service center, and collision services were moving around to other buildings in the immediate area. It wasn't particularly clear at that time what the demand for heavy commercial use would be in this block. The 25th Street Station Planned Unit Development (PUD) was enacted in November 2010 one block to the south, which would allow for the development of new heavy commercial uses, though it would not come to fruition. When the new zoning code became effective in 2017, the two Mace Street parking lot parcels were designated C-4 in error, while 2507 North Howard Street was designated C-1. Staff does not think that there is any need for two parking lot parcels on an alley street to have been designated for heavy commercial zoning, and that this designation appears to be the result of an administrative mistake.

SOURCE OF FINDINGS (Check all that apply):

Planning Report – Planning Commission's report, dated November 19, 2021, which included the Department of Planning Staff Report, dated November 18, 2021.

Testimony presented at the Committee hearing

Oral – Witness:

- Tamara Wood, Planning Department
- Elena DiPietro, Law Department
- Justin Williams, Representative for the Applicant

- Nina Themelis, Board of Municipal Zoning Appeals

Written:

- Planning Commission Report – Dated November 19, 2021 and Planning Department Staff Report – Dated November 18, 2021
- Department of Transportation, Agency Report – Dated February 16, 2022
- Board of Municipal and Zoning Appeals, Agency Report – Dated October 21, 2021
- Law Department, Agency Report – Dated March 4, 2022
- Department of Housing and Community Development, Agency Report – Dated February 23, 2022
- Baltimore Development Corporation, Agency Report – Dated January 26, 2022
- Parking Authority, Agency Report – Dated November 15, 2021

#### **COMMITTEE MEMBERS VOTING IN FAVOR**

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

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

#### **BILL NO. 21-0171 REPORTED FAVORABLY AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 21-0171 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 811 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat; and granting a variance from bulk (lot area) requirements.

Councilmember Middleton made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

**Findings of Fact**

**City Council Bill No. 21-0171**

**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 811 Chauncey Avenue**

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Establishment, location, construction, maintenance, and operation of a multi-family dwelling at 811 Chauncey Avenue would not be detrimental to or endanger public health, safety, or welfare.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

The proposed use is not precluded by any other law, including an Urban Renewal Plan.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

The authorization would be in harmony with the purpose and intent of the Zoning Code.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

The site, including its size and shape, is appropriate for the proposed use.

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- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There would be no change to traffic patterns if this use would be authorized.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

This site is zoned R-7 and is located within the Reservoir Hill National Register Historic District and the Reservoir Hill community. During the mid-20<sup>th</sup> Century there was much conversion of single-family dwellings to multi-family dwellings in Reservoir Hill. There are scattered religious, institutional, and small-scale commercial uses in the area, and residential uses range from single-family attached housing of various sizes to small and large apartment houses, including twin high-rise public housing buildings for the elderly and disabled on the north edge of Reservoir Hill along Druid Park Lake Drive. In the southeast of the community is the redevelopment site known as Madison Park North, where new townhouses are now being planned. It is unlikely that the proposed multi-family use would impair present or future development.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to other properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

There are adequate utilities, roads, drainage, and other necessary facilities.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use of a portion of the existing structure would not affect preservation of cultural and historic landmarks and structures.

(9) the character of the neighborhood;

Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood, as noted above.

(10) the provisions of the City’s Comprehensive Master Plan;

The proposed use is consistent with the City’s Comprehensive Master Plan. The Planning Commission, which approved the request, also found that, as a matter of equity, multifamily dwelling units provide additional opportunity for residents to live in this neighborhood.

(11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not prevented or limited by any Urban Renewal Plan.

(12) all applicable standards and requirements of this Code;

The proposed use meets all applicable standards and requirements of the Zoning Code.

(13) the intent and purpose of this Code; and

The multi-family use would meet all applicable standards and requirements of the Zoning Code and would be consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission, Agency Report – Dated December 17, 2021 which included the Department of Planning Staff Report – Dated December 16, 2021

Testimony presented at the Committee hearing

Oral – Witness:

- Councilmember James Torrence, Sponsor
- Tamara Wood, Planning Department

- Nina Themelis, Board of Municipal Zoning Appeals
- Elena DiPietro, Law Department
- Liam Davis, Department of Transportation
- Kris Misage Parking Authority of Baltimore City
- Stephanie Murdock, Department of Housing and Community Development
- Raven Thompson, Baltimore Development Corporation

**Written:**

- Councilmember James Torrence, Sponsor – Dated March 8, 2022
- Planning Commission, Agency Report – Dated December 17, 2021 which included the Department of Planning Staff Report – Dated December 16, 2021
- Department of Transportation, Agency Report – Dated March 7, 2022
- Board of Municipal and Zoning Appeals, Agency Report – November 5, 2021
- Law Department, Agency Report – Dated March 7, 2022
- Department of Housing and Community Development, Agency Report – Dated February 23, 2022
- Baltimore Development Corporation, Agency Report – Dated January 6, 2022
- Parking Authority, Agency Report – Dated November 17, 2021

**COMMITTEE MEMBERS VOTING IN FAVOR**

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

Councilmember Middleton made a motion, duly seconded and pursuant to the applicable sections of Article 32 of the Baltimore City Code, that the Council adopt these findings of fact concerning any variances of applicable standards for:

**City Council Bill No. 21-0171****811 Chauncey Avenue**

**Variance for:  
Variance from Lot Area Size Requirements**



**Threshold Question:**

[x] *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

**Hardship or Practical Difficulty:**

*The City Council has considered at least one of the following:*  
(check all that apply to evidence consideration)

[x] The physical surroundings around the **Structure/ Land** involved;  
*(underline one)*

[x] The shape of the **Structure/ Land** involved;  
*(underline one)*

[ ] The topographical conditions of the **Structure/ Land** involved;  
*(underline one)*

*and finds either that:*

(1) An unnecessary hardship **Would / Would Not** exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

*or that:*

(2) Practical difficulty **Would / Would Not** exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The Zoning Code requires, for conversion of a single-family dwelling in the R-7 zoning district, 1,100 square feet of lot area per dwelling unit (BCZC §9-703.d.), citing Table 9-401). A lot area of 2,200 square feet is thus required for the proposed use. This lot has approximately 1,680 square feet and thus does not meet this requirement for conversion. This lot area variance, which is approximately 24% of the amount otherwise required, is included in this bill.

The maximum lot coverage allowed for a multi-family dwelling structure in the R-7 district is 70% (BCZC, Table 9-401). The existing structure covers approximately 60% of the lot and is not being enlarged. No variance of this requirement is needed.

The conditions on which this application is based are unique to the property for which the

variances are sought and not generally applicable to other property within the same zoning classification, as this is a two-story structure with a basement, which has the required floor area per dwelling unit and rear yard space for the required off-street parking space needed for the conversion. An unnecessary hardship or practical difficulty is not being created by the intentional action of a person with a present interest in the property.

The purpose of the variances is not based exclusively on a desire to increase the value or income potential of the property, given its large floor area that meets the floor area per unit type conversion standards in the Zoning Code, and that its existing structure is large in relation to the lot on which it is situated. The variances would not be injurious to the use and enjoyment of other property in the immediate vicinity; nor substantially diminish and impair property values in the neighborhood; nor adversely affect the City's Comprehensive Master Plan. nor be detrimental to or endanger the public health, safety, or welfare, or be in any way contrary to the public interest.

SOURCE OF FINDINGS (Check all that apply):

Testimony presented at the Committee hearing

Oral – Witness:

- Councilmember James Torrence
- Tamara Wood, Planning Department
- Elena DiPietro, Law Department
- Liam Davis, Department of Transportation

Written:

- Councilmember James Torrence – Dated March 8, 2022
- Planning Commission, Agency Report – Dated December 17, 2021 which included the Department of Planning Staff Report – Dated December 16, 2021
- Department of Transportation, Agency Report – Dated March 7, 2022
- Board of Municipal and Zoning Appeals, Agency Report – November 5, 2021
- Law Department, Agency Report – Dated March 7, 2022
- Department of Housing and Community Development, Agency Report – Dated February 23, 2022
- Baltimore Development Corporation, Agency Report – Dated January 6, 2022
- Parking Authority, Agency Report – Dated November 17, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

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

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 21-0180 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Middleton, for the Economic and Community Development Committee, reported that the Committee has complied with §§ 10-304 and 10-305 of the Land Use Article of the Maryland Annotated Code and Article 32 § 5-508 of the Baltimore City Code and recommends the adoption of Bill No. ? favorably.

An Ordinance changing the zoning for the property known as 2525 Insulator Drive (Block 1079, Lot 001), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-3 Zoning District; and providing for a special effective date.

**Findings of Fact**

**City Council Bill No. 21-0180  
Rezoning - 2525 Insulator Drive**

Upon finding as follows with regard to:

(1) Population changes;

According to the ACS 5-year Estimate Survey and the 2020 Census, the Property's census tract (tract 2303) has experienced population growth since 2017, going from approximately 1,306 residents to approximately 1,617 residents in three years.

(2) The availability of public facilities;

There are adequate public facilities available in the area where this property is located, and there are no plans to reduce or remove any of these facilities. Due to the construction in the area, the availability of public facilities may increase.

(3) Present and future transportation patterns:

Due to the construction of the new streets and parcels of Port Covington, there are currently road closures. Once construction is completed there will be a new road network in the area. However, both Insulator Drive and Cromwell Street will remain. The existing Cromwell Street will shift and there will be additional access points near this parcel.

According to the Department of Transportation, the property falls within the Baltimore City Department of Transportation's South Baltimore / Middle Branch B Traffic Mitigation Zone and is subject to the City's traffic impact mitigation requirements.

(4) Compatibility with existing and proposed development for the area;

Uses that would be authorized by rezoning this property to PC-3 would be completely compatible with existing and planned uses for the area. There are very few existing uses and are primarily commercial. The construction underway will provide for housing that does not currently exist and increased commercial. The surrounding area is the only other area of the City that has the PC zoning categories. The PC-3 zoning category is immediately to the west, while the PC-4 zoning category is immediately to the East. In addition, other properties in the Port Covington plan area are zoned either PC-1 and PC2. There is little I-2 zoned property remaining.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

The Planning Commission voted to recommend passage of the bill with eight members being present (seven in favor and one abstention). The BMZA deferred to the Planning Commission. The City agencies to which the bill was referred made the following recommendations:

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
City Solicitor	Favorable with Comments
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Not Opposed

- (6) The proposed amendment’s relationship to and consistency with the City’s Comprehensive Master Plan;

Changing the zoning of the subject property to PC-3 would make it part of the continuous chain of the Port Covington zoning category that was created for this area. It has been applied to the majority of the Port Covington area thus helping to meet the Comprehensive Master Plan objective of providing more housing choices, recreational opportunities, retaining and attracting businesses in growth sectors of the economy.

- (7) Existing uses of property within the general area of the property in question;

This portion of the City had historically been an industrial hub for the City of Baltimore. Over the course of several decades most of the heavy industry left and slowly transitioned to either light industry (Baltimore Sun and Sagamore Spirit) or commercial/office (Walmart, Sam’s Club, Under Armour). Locke Insulator was one of the few remaining heavy industry sites. When it closed in 2017, the plans for the surrounding 260-acre area were well underway and contemplated to become mixed use. Given there is no current existing use, there is the opportunity for a new use for the Locke Insulator property to integrate into the larger plan for the area.

- (8) The zoning classification of other property within the general area of the property in question;

The majority of the properties in the area are zoned to a PC-1, PC-2, PC-3 or PC4. There are very few I-2 properties remaining and they are not immediately adjacent.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

While this property is suitable for the non-residential uses permitted under its existing zoning classification, the current zoning classification does not allow for residential use, which is the intended future use. In addition, the surrounding properties have been rezoned to the PC zoning districts.

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

This property was placed in its zoning category in 2016 and enacted in June 2017. As mentioned above, the Port Covington area as a whole, has undergone a huge transformation including the subdivision for a new street grid and development parcels, as well as design approval for seven of those development parcels. This includes 5 building sites and two parks that are intended to become City owned.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning;

Maryland Land Use Article stipulates that a rezoning can only be approved based on either substantial change or mistake. Planning Staff does not find any evidence of a mistake in zoning 2525 Insulator Drive I-2 in the 2016/2017 zoning code rewrite. The first, most significant change was the enactment of the new code itself that allowed for the effectuation of the new PC zoning categories. The second most significant change was the closing of Locke Insulator.

Immediately following enactment of the code, for the first time this area was no longer zoned for just heavy industry. These categories never before existed in the City and provided the legal underpinning for the physical improvements that were to follow and further the implementation of the plan that was adopted in 2016.

In 2018, City staff from the Departments of Planning, Transportation, and Public Works, along with BDC staff, met with representatives from Weller Development over the course of several months to establish the basic dimensions and design features of this subdivision submission that would create the new Port Covington infrastructure and parcels of Chapter 1. The first building designs were approved a few months after the initial subdivision. This subdivision was approved in April 2019 Subdivision II and in July 2019 Final Development Plan Approval was given to the building in Chapter I. Two new parks have also been approved, Triangle Park in 2020 and Cromwell Street Park in 2021.

The creation of the new street grid and the new development parcels focused on the following aspects:

- 1) Realignment of East Cromwell Street
- 2) Creation of Atlas Street and other connecting Streets
- 3) Establishment of new block structure and development parcels (approximately 15 parcels created)
- 4) Final Development Plans are approved for E1- 250 Atlas Street, E5A & E5B - 2200 Anthem Street, E6 -10 Rye Street, E7- 301 Atlas Street, Triangle Park and Cromwell Street Park.

The image below shows the approved grid for Chapter I, the location of the approved building sites outlined in red and the creation of two new parks: Triangle Park and Cromwell Street Park. In the image, one can see the Locke Insulator property in the lower left corner (highlighted with a red star). The streets and new buildings for Port Covington Chapter I are well under construction. The new building construction represents approximately 1 million square feet of new mixed-use development that was approved and started construction after June 5, 2017. This does not include the new streets under construction and the two new parks recently approved.



- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council’s initial premises were incorrect;

## SOURCE OF FINDINGS (Check all that apply):

Planning Report – Planning Commission’s report, dated December 3, 2021, which included the Department of Planning Staff Report, dated December 2, 2021.

Testimony presented at the Committee hearing

## Oral – Witness:

- Tamara Wood, Planning Department
- Elena DiPietro, Law Department
- Justin Williams, Representative for the Applicant

## Written:

- Planning Commission’s report, dated December 3, 2021, which included the Department of Planning Staff Report, dated December 2, 2021
- Department of Transportation, Agency Report – Dated March 7, 2021
- Board of Municipal and Zoning Appeals, Agency Report – Dated January 24, 2022
- Law Department, Agency Report – Dated March 7, 2022
- Department of Housing and Community Development, Agency Report – Dated February 23, 2022
- Baltimore Development Corporation, Agency Report – Dated December 30, 2021
- Parking Authority, Agency Report – Dated November 22, 2021

## COMMITTEE MEMBERS VOTING IN FAVOR

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

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.



**BILL NO. 22-0086R REPORTED FAVORABLY  
AND ADOPTED**

Councilmember Middleton, for the Economic and Community Development Committee, reported Bill No. 22-0086R favorably.

**A COUNCIL RESOLUTION CONCERNING**

**Approval for the Exchange of a Class B-D-7 License to a  
Class A-7 License for Use at 2343 East Monument Street**

FOR the purpose of providing the required approval under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1) to allow the license holder holding a valid Class B-D-7 Beer, Wine, and Liquor License issued for use at 2343 East Monument Street, Baltimore, Maryland 21205 to apply to the Board of Liquor License Commissioners for Baltimore City to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

**Recitals**

Under Md. Code Ann., Alc. Bev. § 12-902.1(d)(1), a City Council resolution is required to allow a current holder of a valid Class B-D-7 Beer, Wine, and Liquor License issued on or before July 1, 2018, to apply to the Board of Liquor License Commissioners for Baltimore City (the “Board”) to exchange their Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License.

The Class A-7 License authorizes the license holder to sell beer, wine, and liquor at retail at the place described in the license for off-premise consumption. The holder of a Class A-7 License may sell beer, wine, and liquor on Monday through Sunday from 10:00 a.m. to midnight.

The license holder wishes to apply to the Board to exchange the Class B-D-7 License issued for use at 2343 East Monument Street for a Class A-7 License. Accordingly, representatives of the license holder have applied to the Baltimore City Council for approval of the exchange.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the City Council authorizes, by and through this resolution, that the current holder of a Class B-D-7 Beer, Wine, and Liquor License located at 2343 East Monument Street, Baltimore, Maryland 21205, may apply to the Board of Liquor License Commissioners for Baltimore City (the “Board”) to exchange its Class B-D-7 Beer, Wine, and Liquor License for a Class A-7 Beer, Wine, and Liquor License and may be afforded all the privileges and responsibilities of that license class and type under the Alcoholic Beverages Article for the State of Maryland.

**AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Executive Secretary of the Board of Liquor License Commissioners for Baltimore City.

Favorable report adopted.

The roll was called on the adoption of the Resolution, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the Resolution adopted.

**BILL NO. 21-0161 REPORTED FAVORABLY, WITH AMENDMENTS,  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember McCray, for the Health, Environment, and Technology Committee, reported Bill No. 21-0161 favorably, with amendments.

An Ordinance making City operations achieve net-zero emissions of greenhouse gases by 2050; defining certain terms; authorizing rules and regulations; and generally related to the City's emission of greenhouse gasses.

Committee Amendments to City Council Bill No. 21-0161

**Amendment No. 1**

On page 1, after line 23, insert:

“(B) CARBON OFFSET.

“CARBON OFFSET” MEANS ONE METRIC TON OF CARBON DIOXIDE EQUIVALENT (CO<sub>2</sub>E)  
THAT IS KEPT OUT OF THE ATMOSPHERE BY EITHER:

(1) PREVENTING THE CREATION OF THE EMISSIONS; OR

(2) SEQUESTERING CARBON IN:

(I) VEGETATION;

(II) SOILS;

(III) ROCK; OR

(IV) WATER.”;

and, on page 2, in line 1, strike “(b)” and substitute “(C)”; and, on that same page, after line 2, insert:

“(D) ENVIRONMENTAL JUSTICE.

“ENVIRONMENTAL JUSTICE” MEANS THE FAIR TREATMENT OF ALL INDIVIDUALS REGARDLESS OF RACE, COLOR, NATIONAL ORIGIN, OR INCOME WITH RESPECT TO THE DEVELOPMENT, IMPLEMENTATION, AND ENFORCEMENT OF ENVIRONMENTAL LAWS, REGULATIONS, AND POLICIES.”;

and, in lines 3, 6, 8, and 12, strike “(C)”, “(D)”, “(E)”, and “(F)”, respectively, and substitute “(E)”, “(F)”, “(G)”, and “(H)”, respectively.

**Amendment No. 2**

On page 2, in line 23, strike the first comma and substitute a colon; and, on that same page, in that same line, after the first comma insert:

“(A) BY JANUARY 1, 2025, A 30% REDUCTION IN GREENHOUSE GAS EMISSIONS FROM 2007 LEVELS;

(B) BY JANUARY 1, 2030, A 60% REDUCTION IN GREENHOUSE GAS EMISSIONS FROM 2007 LEVELS; AND

(C)”;

and, on that same page, in that same line, strike 2050 and substitute with “2045”.

**Amendment No. 3**

On page 1, in line 8, strike “34-1 and 34-9 ” and substitute “34-1, 34-9, and 34-12 ”; and, on page 3, after line 7, insert:

**“§ 34-12. Director’s Powers and duties - Rules and regulations.**

(A) IN GENERAL.

Subject to Title 4 {"Administrative Procedure Act – Regulations"} of th City General Provisions Article, the Director may adopt rules and regulations to carry out this subtitle.

(B) SCOPE.

THESE RULES AND REGULATIONS SHALL REQUIRE TRANSPARENCY AND COMMUNITY-BASED PUBLIC PARTICIPATION MECHANISMS TO PROVIDE INPUT TO AND TRACK THE PROGRESS OF THE CITY’S DEVELOPMENT AND IMPLEMENTATION OF CITY POLICIES THAT MAKE ALL CITY OPERATIONS ACHIEVE:

- (1) BY JANUARY 1, 2025, A 30% REDUCTION IN GREENHOUSE GAS EMISSIONS FROM 2007 LEVELS;
- (2) BY JANUARY 1, 2030, A 60% REDUCTION IN GREENHOUSE GAS EMISSIONS FROM 2007 LEVELS; AND
- (3) BY JANUARY 1, 2045, NET-ZERO EMISSIONS, AS DEFINED IN § 34-1(E) OF THIS SUBTITLE.”;

**Amendment No. 4**

On page 3, in line 17, strike “2050” and substitute “2045”; and, on that same page, in line 18, after “§ 34-1(E)” insert “, WHILE ENSURING THAT CAPITAL INVESTMENTS ASSOCIATED WITH ACHIEVING NET-ZERO EMISSIONS ARE PRIORITIZED TO THE EXTENT POSSIBLE IN THE COMMUNITIES MOST IMPACTED BY CLIMATE CHANGE AND POLLUTION, AS DETERMINED BY THE DIRECTOR”.

**Amendment No. 5**

On page 3, in line 26, strike “and”; and, on that same page, after line 26, insert:

“(7) ESTABLISH KEY ENVIRONMENTAL JUSTICE INDICATORS TO TRACK COMMUNITY IMPACTS OF PLAN; AND”;

and, on page 4, in line 1, strike “(7)” and substitute “(8)”.

**Amendment No. 6**

On page 4, in line 5, strike “and”; and, on page 4, after line 5, insert:

“(III) COMMUNITY ENVIRONMENTAL HEALTH METRICS, INCLUDING THE PARITY OR DISPARITY OF BENEFITS AND BURDENS ACROSS DIFFERENT

POPULATION GROUPS, AND INCLUDING THE DECREASE IN METRIC TONS OF  
CRITERIA POLLUTANTS, WHICH INCLUDE:

- (A) CARBON MONOXIDE;
- (B) GROUND-LEVEL OZONE;
- (C) LEAD;
- (D) NITROGEN DIOXIDE;
- (E) PARTICULATE MATTER; AND
- (F) SULFUR DIOXIDE; AND”;

and, on that same page, in line 6, strike “(iii)” and substitute “(IV)”.

**Amendment No. 7**

On page 4, after line 6, insert:

“SECTION 2. AND BE IT FURTHER ORDAINED, That the Director of Planning, or the Director’s designee, shall conduct an assessment of any additional staffing needs required to implement this Ordinance, and shall deliver a report detailing the number of additional staff, position descriptions, and salary requirements to the Mayor, the City Council, the City Administrator, the Director of Finance, and the Director of Human Resources.”;

and, on that same page, in line 7, strike “2” and substitute “3”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill, as amended, was read the second time and ordered printed for third reading.

**BILL NO. 21-0082R REPORTED FAVORABLY  
AND ADOPTED**

Councilmember McCray, for the Health, Environment, and Technology Committee, reported Bill No. 21-0082R favorably.

**A COUNCIL RESOLUTION CONCERNING****Investigative Hearing - What is the State of Stat?**

FOR the purpose of requesting that the City Administrator, the Deputy City Administrator, each of the Deputy Mayor's, the Chief Data Officer, the Director of the Office of Performance and Innovation, the Director of the Baltimore City Office of Information Technology and the heads of Data Driven Strategies and Performance Management from each city agency come before the City Council to discuss the current state of data collection, evaluation, and how we are using the tenets of CitiStat to address internal process issues to help close service delivery gaps.

**Recitals**

CitiStat is a computerized system linked to 3-1-1 and 9-1-1 mapping technology. It was adopted from the CompStat model, which is a program that was created by the New York City Transit Police Department, and expanded by the New York City Police Department during the 1990's. Baltimore City implemented the CompStat model twenty-years ago and rebranded it as CitiStat. When CitiStat was implemented, the City tracked agency spending, calls for service, and the efficiency of the City's response to those service requests. This was done through the lens four original CompStat tenets:

- (1) timely and accurate information or intelligence;
- (2) rapid deployment of resources;
- (3) effective tactics; and
- (4) relentless follow-up.

In 2004, four-years after CitiStat was fully implemented across twelve city agencies, the City of Baltimore won the prestigious Innovations in American Government Award from the Council for Excellence in Government, a nonprofit organization that focuses on improving government performance.

Since its introduction the ambitions of CitiStat and its successes as a good government management tool has stumbled. CitiStat's short and long-term viability has been unstable over the last 10-years — unable to weather the multitude of administration changes.

With this investigative hearing the Council seeks to better understand:

- (1) the structure of the offices and units responsible for citywide and agency specific data collection and evaluation;

- (2) how often CitiStat and internal Stat meetings are being held;
- (3) what administrative and operational processes are currently being measured by each agency;
- (4) plans to hold joint meetings on multidisciplinary issues to break agencies out of their silos to help create cross-cutting policy; and
- (5) when issues are discovered in Stat meetings what business and process improvement techniques are used to address those problems.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the Baltimore City Council request that the City Administrator, the Deputy City Administrator, each of the Deputy Mayor's, the Chief Data Officer, the Director of the Office of Performance and Innovation, the Director of the Baltimore City Office of Information Technology and the heads of Data Driven Strategies and Performance Management from each city agency come before the City Council to discuss the current state of data collection and evaluation, and how we are using the tenets of CitiStat to address internal process issues to help close service delivery gaps..

**AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Mayor, the Office of the Baltimore City Administrator, the Director of the Office of Performance and Innovation, the Commissioner of the Baltimore City Health Department, the Police Commissioner of the Baltimore Police Department, the Fire Chief of the Baltimore City Fire Department, the Director of the Department of Public Works, the Director of the Department of Transportation, the Director of the Department of General Services, the Commissioner of the Department of Housing and Community Development, the Director of the Department of Recreation and Parks, the Director of the Department of Planning, the Director of the Baltimore City Office of Information Technology, and the Mayor's Legislative Liaison to the Baltimore City Council.

Favorable report adopted.

The roll was called on the adoption of the Resolution, resulting as follows:

Yeas - President and Councilmembers Cohen, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Burnett, Bullock, Porter, Costello, Stokes, Glover, Ramos - Total 15.

Nays - 0.

The President declared the Resolution adopted.

**BILL NO. 21-0182 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 21-0182 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 900-912 Baltic Avenue (Block 7271, Lot 001) and no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 21-0184 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 21-0184 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 606 South Ann Street (Block 1828, Lot 045) and is no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 22-0190 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 22-0190 favorably.

An Ordinance repealing Ordinance 08-94, which created the Westport Waterfront Development District; repealing Ordinance 08-95, which created the Westport Waterfront Special taxing District; repealing Ordinance 08-96, which authorized the pledge by the City of Tax Increment Revenues and Special Tax Revenues for the purpose of financing infrastructure improvements; and providing for a special effective date.

Favorable report adopted.



The bill was read the second time and ordered printed for third reading.

**BILL NO. 22-0201 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Costello, for the Ways and Means Committee, reported Bill No. 22-0201 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 4601 East Monument Street (Block 6469, Lot 001F) and is no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**ADJOURNMENT**

On motion of Councilmember Middleton, duly seconded, the City Council adjourned to meet on Monday, April 4, 2022, at 5:00 p.m.

Consent Calendar

- CR 671**            **President Mosby, All Members**  
A Baltimore City Resolution on the death of Georgie Reed, November 28, 1922 - February 18, 2022.
- CR 672**            **President Mosby, All Members**  
A Baltimore City Resolution on the death of Fred Lunsford, December 8, 1932 - February 1, 2022.
- CR 673**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Leonard S. Payne on 32 years of service with the City of Baltimore.
- CR 674**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Al J. Almond on 33 years of service to the City of Baltimore.
- CR 675**            **Schleifer**  
A Baltimore City Resolution on the death of Gertrude Tanner, September 12, 1911 - February 19, 2022.
- CR 676**            **Schleifer**  
A Baltimore City Resolution on the death of Stanislaus Chase, November 20, 1931 - February 24, 2022.
- CR 677**            **Dorsey**  
A Baltimore City Resolution congratulating Patricia L. Ragin-Williams on 20 years in the BCPSS and a life of advocacy, we thank and honor you.
- CR 678**            **President Mosby, All Members**  
A Baltimore City Resolution on the death of Israel Cason, October 24, 1951 - February 22, 2022.
- CR 679**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Shawn Ava Young on your birthday, may you experience a wealth of bliss, good health and happiness.
- CR 680**            **President Mosby, All Members**  
A Baltimore City Resolution on the death of Carolyn D. Blackwell, December 5, 1943 - March 5, 2022.
- CR 681**            **President Mosby, All Members**  
A Baltimore City Resolution to the Family of Virginia Wilkerson, October 3, 1940 - February 28, 2022.

- CR 682**      **President Mosby, All Members**  
A Baltimore City Resolution congratulating Ronald Johnson on 15 years of your immense contributions to the City of Baltimore, may you experience a wealth of bliss, good health and happiness.
- CR 683**      **President Mosby, All Members**  
A Baltimore City Resolution on the death of Bryan K. Atkins, January 6, 1967 - February 10, 2022.
- CR 684**      **President Mosby, All Members**  
A Baltimore City Resolution to the Family of Helen Elaine Moore, July 7, 1937 - March 8, 2022.
- CR 685**      **President Mosby, All Members**  
A Baltimore City Resolution to the Family of Detroit Campbell "Baby Ray" Washington, September 29, 1924 - March 1, 2022.
- CR 686**      **Burnett**  
A Baltimore City Resolution on the death of Anna Coleman, December 30, 1950 - March 8, 2022.
- CR 687**      **Burnett**  
A Baltimore City Resolution on the death of Gloria B. Washington, August 27, 1936 - February 4, 2022.
- CR 688**      **President Mosby, All Members**  
A Baltimore City Resolution to the Monique Billinger, June 24, 1971 - March 3, 2022.
- CR 689**      **Middleton**  
A Baltimore City Resolution to the Family of Margaret Deborah Fernandez, April 24, 1952 - March 2, 2022.
- CR 690**      **President Mosby, All Members**  
A Baltimore City Resolution congratulating Kobe Kyree Gibbs your dedication, may God grant your parents the wisdom to raise you to be a mighty man of God.
- CR 691**      **Burnett**  
A Baltimore City Resolution on the death of Arthur L. Williams, July 6, 1954 - March 5, 2022.
- CR 692**      **President Mosby, All Members**  
A Baltimore City Resolution on the death of Barbara A. McCutcheon, July 4, 1938 - March 11, 2022.
- CR 693**      **President Mosby, All Members**  
A Baltimore City Resolution on the death of Ernest M. Flowers, Sr., April 28, 1939 - March 9, 2022.

- CR 694**            **President Mosby, All Members**  
A Baltimore City Resolution to the Family of Claudia Harris, April 27, 1954 - March 6, 2022.
- CR 695**            **President Mosby, All Members**  
A Baltimore City Resolution to the Family of Celestine "Lis" Goings, April 7, 1932 - March 7, 2022.
- CR 696**            **Torrence**  
A Baltimore City Resolution congratulating Latanya Fulton dedication and service to the 7th district community.
- CR 697**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating the Lambda Kappa Mu Sorority, Inc. Iota Chapter on a sisterhood of business professional women celebrating 75 years of providing (SASS) to the Baltimore City Community.
- CR 698**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating the Lambda Kappa Mu Sorority, Inc. Iota Chapter on a sisterhood of business professional women celebrating 75 years of providing (SASS) to the Baltimore City Community.
- CR 699**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Roberta's Housing on your Inaugural Elijah Cummings Leadership Awards and dinner.
- CR 700**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Bishop Asa Armbrister on 40 years of spiritual service to the Baltimore area congregants.
- CR 701**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Safe Streets-Brooklyn on your first annual Black History Month Award Ceremony.
- CR 702**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Clarice Woods on 21 years of dedicated service to the citizens of the great State of Maryland with the Department of Public Safety and Correctional Services.
- CR 703**            **President Mosby, All Members**  
A Baltimore City Resolution congratulating Robert Turner on over 20 years of dedicated service to the citizens of the great State of Maryland with the Department of Public Safety and Correctional Services.
- CR 704**            **Burnett**  
A Baltimore City Resolution congratulating Doris Mabel Woods on your 100th Birthday Celebration.

**CR 705            President Mosby, All Members**

**A Baltimore City Resolution congratulating Carmella Scott on your retirement after 34 plus years of service to the citizens of Baltimore and the Department of Recreation and Parks.**

**CR 706            President Mosby, All Members**

**A Baltimore City Resolution congratulating Tierra Smith, Olivia Reed, Tia K. Smith, Mika Kelly, Jay Stover and Donna E. Bruce on your work to build community through services at the Healing City Summit.**