

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**TUESDAY, APRIL 4, 2023
9:59 AM**

COUNCIL CHAMBERS

Council Bill #22-0271

Sale of Property – 1101 Winston Avenue

CITY COUNCIL COMMITTEES

ECONOMIC AND COMMUNITY DEVELOPMENT

(ECD)

Sharon Green Middleton, Chair

John Bullock – Vice Chair

Mark Conway

Ryan Dorsey

Antonio Glover

Odette Ramos

Robert Stokes

Staff: Jennifer Coates

WAYS AND MEANS (W&M)

Eric Costello, Chair

Kristerfer Burnett

Ryan Dorsey

Danielle McCray

Sharon Green Middleton

Isaac “Yitzy” Schleifer

Robert Stokes

Staff: Marguerite Currin

PUBLIC SAFETY AND GOVERNMENT

OPERATIONS (SGO)

Mark Conway – Chair

Kristerfer Burnett

Zeke Cohen

Erick Costello

Antonio Glover

Phylicia Porter

Odette Ramos

Staff: Matthew Peters

EDUCATION, WORKFORCE, AND YOUTH (EWY)

Robert Stokes – Chair

John Bullock

Zeke Cohen

Antonio Glover

Sharon Green Middleton

Phylicia Porter

James Torrence

Staff: Marguerite Currin

HEALTH, ENVIRONMENT, AND TECHNOLOGY

(HET)

Danielle McCray – Chair

John Bullock

Mark Conway

Ryan Dorsey

Phylicia Porter

James Torrence

Isaac “Yitzy” Schleifer

Staff: Matthew Peters

RULES AND LEGISLATIVE OVERSIGHT

(OVERSIGHT)

Isaac “Yitzy” Schleifer, Chair

Kristerfer Burnett

Mark Conway

Eric Costello

Sharon Green Middleton

Odette Ramos

James Torrence

Staff: Richard Krummerich

LEGISLATIVE INVESTIGATIONS

Eric Costello, Chair

Sharon Green Middleton, Vice Chair

Isaac “Yitzy” Schleifer, Chair

Robert Stokes

Danielle McCray

Staff: Marguerite Currin



BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0271

Sale of Property – 1101 Winston Avenue

Sponsor: President Mosby at the request of the Department of Housing and Community Development
Introduced: September 12, 2022

Purpose:

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either private sale, all its interest in certain property that is located at 1101 Winston Avenue (Block 5188; Lot 004) and is no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports

Law Department	Favorable
Department of Finance	None as of this writing
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	None as of this writing
Board of Estimates	Must be approved by BOE

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

Background

If enacted, Bill 22-0271 would authorize the sale of the property located at 1100 Winston Avenue (Block 5188; Lot 004) in the **Kenilworth Park** neighborhood of the City; Council District #4. It is the former Winston Elementary Middle School. **See attached pictures and history for same.**

Upon approval by the Mayor and City Council, **the Board of Estimates** would have to approve the deal to finalize the disposition.

Additional Information

Fiscal Note: None

Information Source(s): City Charter, Bill 22-0271 and all agency reports received as this writing.

Marguerite M. Currin

Analysis by: Marguerite M. Currin
Analysis Date: April 13, 2023

Direct Inquiries to: (443) 984-3485

1101 Winston Avenue



Status:	For Sale
Property Type:	Building
Current Zoning:	R-5
Lot Size:	7.5 acres (estimated)
Neighborhood:	Kenilworth Park
Zip Code:	21212



1101 Winston Avenue

The former **Winston Elementary Middle School**, located in the **Kenilworth Park neighborhood** and just west of the New Northwood neighborhood, was constructed in 1959. It sits on approximately 7.5 acres and has a building area of 100,060 square feet. This property is a one-building unit with three stories that include 10 parking spaces in an open lot, a playground, lobby area, locker rooms, kitchen, auditorium, offices, and a small and standard-size gymnasium. The building is constructed of masonry bearing walls with concrete-topped metal decks.

Kenilworth Park has a population of 1,630 residents and is partially located in Baltimore City and Baltimore County. Living in Kenilworth Park offers residents a sparse suburban feel. Most residents own their homes. The Kenilworth Park community is near Chinquapin Run Park, Herring Run Park, Dewees Park, and Morgan State University.

In the Kenilworth Park neighborhood, 37.1 percent of the working population is employed in executive, management, and professional occupations. The second most popular occupational group in this neighborhood is sales and service jobs, from major sales accounts to working in fast food restaurants, at 24.5 percent. Other Kenilworth Park residents are employed in manufacturing and laborer occupations, 22.5 percent, and 15.9 percent are in clerical, assistant, and tech support occupations.

Council Bill 22-0271

AGENCY REPORTS

See attached

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 4, 2022

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 22-0271 – Sale of Property – 1101 Winston Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0271 for form and legal sufficiency. The bill would allow the City to sell its interest in 1101 Winston Avenue, declaring it no longer needed for public use.

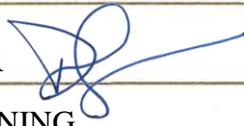
Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell any interest in property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates.

The Law Department approves the bill 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
Ashlea Brown, Chief Solicitor
Jeffery Hochstetler, Chief Solicitor
Michelle Toth, Assistant Solicitor
D'ereka Bolden, Assistant Solicitor

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0271/ SALE OF PROPERTY – 1101 WINSTON AVENUE		

DATE:

October 25, 2022

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

The Department of Planning is in receipt of City Council Bill #22-0271, which is for the purpose of 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 1101 Winston Avenue (Block 5188; Lot 004) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0271, as this property is no longer needed for public use. We understand that this former school building has not yet been awarded for redevelopment.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2022

Re: City Council Bill 22-0271 - Sale of Property – 1101 Winston Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0271 for the purpose of 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 1101 Winston Avenue (Block 5188; Lot 004) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires, manages, and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City.

DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 22-0271 would allow for either the public or private sale of 1101 Winston Avenue. The property is estimated at 7.2 acres and is located in the Kenilworth Park neighborhood in the 4th District. The property is zoned R-5. The site includes a one-building unit, former design school, with three stories that include 10 parking spaces in an open lot, a playground, lobby area, locker rooms, kitchen, auditorium, offices, and a small and standard-size gymnasium.

The 2021 RFP for 1101 Winston Avenue is in the "best and final round" with GEDCO Sommerset and Winston Community Partners. We anticipate an award recommendation to the Housing Commissioner in early November 2022. During the interviews with both respondents, DHCD has asked for details on the homeownership outcomes and the inclusion of any affordable housing opportunities.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use.



We respectfully request a **favorable** report on Council Bill 22-0271.

AK/sm

cc: Ms. Nina Themelis, Mayor's Office of Government Relations

**CITY OF BALTIMORE
COUNCIL BILL 22-0271
(First Reader)**

Introduced by: The Council President
At the request of: Department of Housing and Community Development
Introduced and read first time: September 12, 2022
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Planning, Department of Housing and Community Development, Department of Real Estate, Board of Ethics

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1101 Winston Avenue**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
4 or private sale, all its interest in certain property that is located at 1101 Winston Avenue
5 (Block 5188; Lot 004) and is no longer needed for public use; and providing for a special
6 effective date.

7 BY authority of
8 Article V - Comptroller
9 Section 5(b)
10 Baltimore City Charter
11 (1996 Edition)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
13 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
15 the property located at 1101 Winston Avenue (Block 5188; Lot 004), containing 7.2 acres, more
16 or less, and improved by a 3 story building, previously utilized as the Baltimore Design School,
17 containing 113,754 square feet, more or less, this property being no longer needed for public use.

18 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
19 unless the deed has been approved by the City Solicitor.

20 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
21 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.