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**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, FEBRUARY 20, 2024  
10:00 AM**

**COUNCIL CHAMBERS**

**Council Bill #23-0471**

**Sale of Property – 3000 Highman Avenue**

# CITY COUNCIL COMMITTEES

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Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill:** 23-0471

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### Sale of Property – 3000 Highman Avenue

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**Sponsor:** President Mosby at the request of the Comptroller's Office (Department of Real Estate)  
**Introduced:** December 7, 2023

**Purpose:**

**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 3000 Highman Avenue (Block 7703D, Lot 009A) and is no longer needed for public use; and providing for a special effective date.

**Effective:** On the date it is enacted.

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### Agency Reports

Law Department	Favorable
Department of Finance	None as of this writing
Department of Planning	None as of this writing
Department of Housing and Community Development	None as of this writing
Department of Real Estate	Favorable
Office of Equity and Civil Rights	None as of this writing
Board of Estimates	<b>Must be approved by BOE</b>

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### Analysis

**Current Law**

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition) outlines the rules, regulations and mandates for Sale of Properties.



## Background

3000 Highman Avenue is located in the **10<sup>th</sup> Council district** in Baltimore City's Morrell Park neighborhood.

If approved, Council Bill 23-0471 would sell the property located at 3000 Highman Avenue to Ms. Elaine Delp who owns a home adjacent to the property. The property is a vacant lot and Ms. Delp has maintained the lot for several years and is currently using it as an extended yard, garden, and an access point to the rear of her property.<sup>1</sup>

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

**Also see attached pictures.**

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Bill 23-0471 and all agency reports received as this writing.

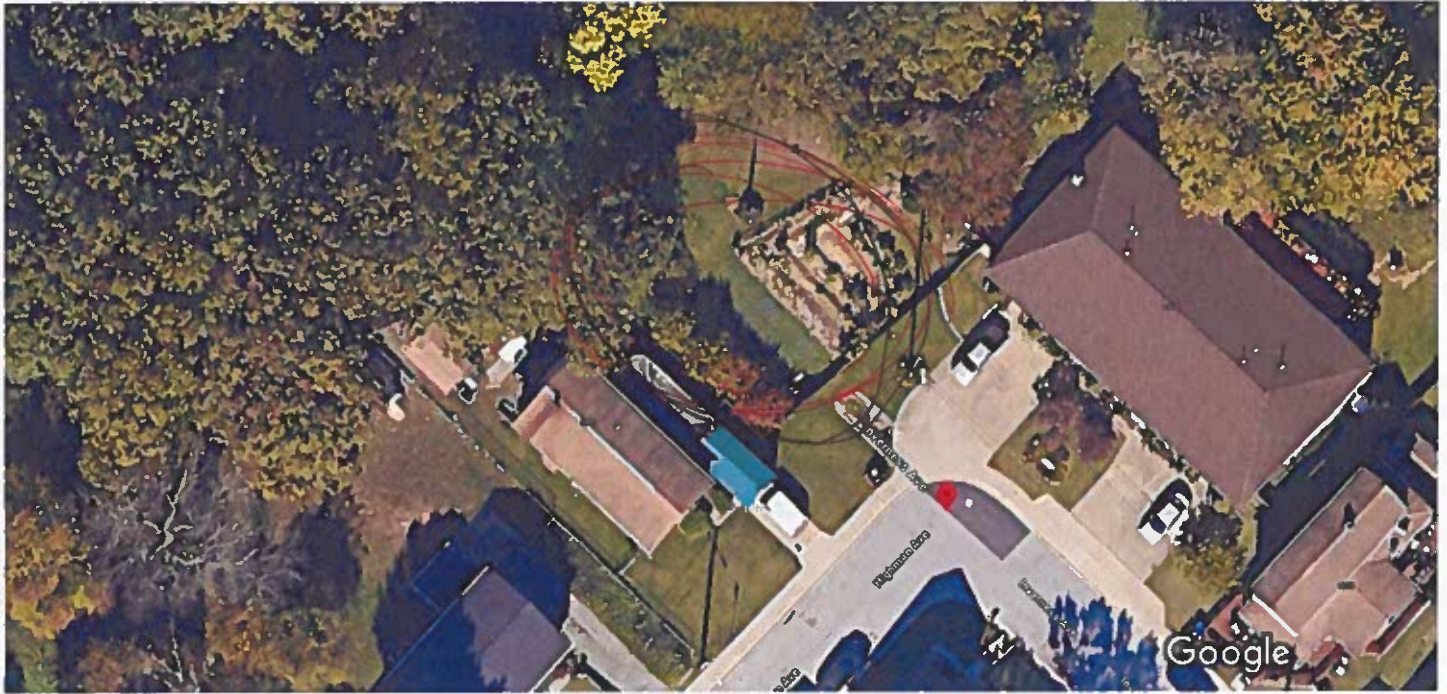
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*Marguerite M. Currin*  
Analysis by: Marguerite M. Currin  
Analysis Date: February 15, 2024

Direct Inquiries to: (443) 984-3485

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<sup>1</sup> Agency Report received from the Comptroller's Office.



Map data ©2024, Map data ©2024 Google 20 ft



## 3000 Highman Ave



Directions



Save



Nearby



Send to  
phone



Share



3000 Highman Ave, Baltimore, MD 21230



Confirm or fix this location  
The location shown is not precise

Baltimore, Maryland

Google Street View

Jun 2019

See more dates

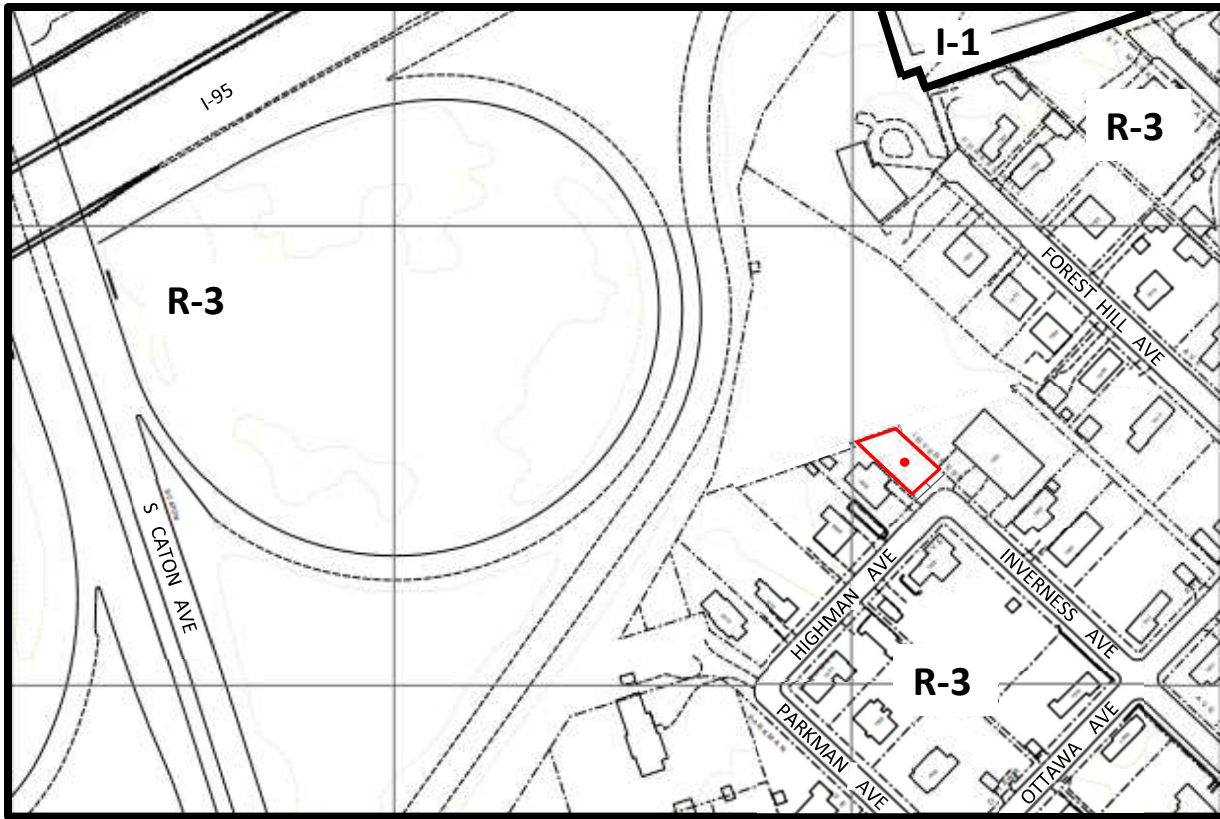


Google

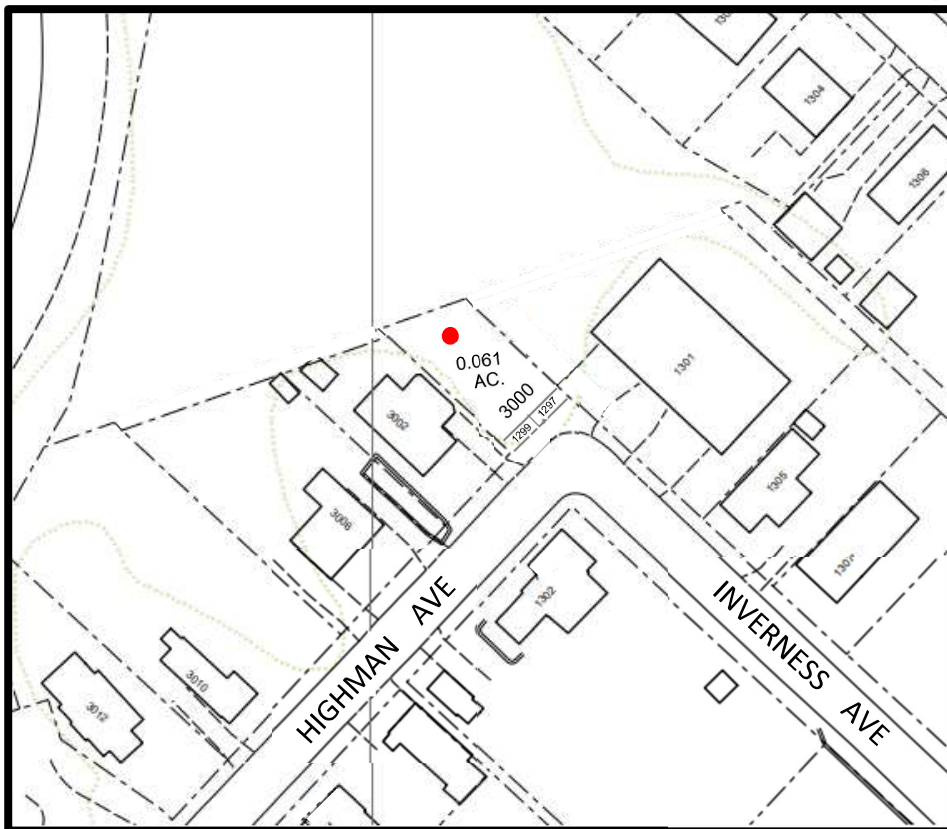
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**SHEET NO. 73 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

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 Known As 3000 HIGHMAN AVENUE, No Longer Needed For Public Use, And Providing For A Special Effective Date, As Outlined In Red Above.

WARD 25 SECTION 2  
BLOCK 7703D LOT 9A

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

# Council Bill 23-0471

## AGENCY REPORTS

See attached



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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
EBONY THOMPSON  
ACTING CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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January 22, 2024

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 23-0471 – Sale of Property – 3000 Highman Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0471 for form and legal sufficiency. The bill would allow the City to sell its interest in 3000 Highman 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,

Jeffrey Hochstetler  
Chief Solicitor

cc: Ebony Thompson, Acting City Solicitor  
Nina Themelis, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor  
Teresa Cummings, Assistant Solicitor



## MEMORANDUM

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

From: Christine Griffin, Deputy Director of Policy and Government Relations, Office of the  
Comptroller

Date: January 3, 2024

Re: CCB 23-0471 Sale of Property – 3000 Highman Avenue

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### **Position: Favorable**

The Department of Real Estate (DORE) is herein reporting on City Council bill 23-0471 Sale of Property – 3000 Highman Avenue (Block 7703D, Lot 009A) 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 the property that is located at 3000 Highman Avenue and is no longer needed for public use; and providing for a special effective date.

### **Background**

The DORE has had a request from Ms. Elaine Delp asking the City to authorize the sale of 3000 Highman Avenue. Ms. Delp owns a home adjacent to the property and has maintained this vacant lot for over 25 years, using it as an extended yard, garden, and access point to the rear of her property. Ms. Delp has no future development plans for the property; she would like to continue maintaining it as yard and garden space.

All four adjacent affected owners on Highman Avenue have been notified, and all have signed the *Acquisition Interest Form* stating they have no objection to the sale of the property to Ms. Delp or its use as a yard and garden area.

### **Ordinance**

A City ordinance is necessary to authorize the sale of 3000 Highman Avenue. The purchase price will be subject to BOE approval and is not available at this time.

**The Department of Real Estate respectfully requests a favorable report enabling this ordinance.**

**CITY OF BALTIMORE  
COUNCIL BILL 23-0471  
(First Reader)**

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Introduced by: The City Council President and Councilmember Porter  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: December 7, 2023  
Assigned to: Ways and Means Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Planning, Department of Housing and Community Development, Department of Real Estate, Office of Equity and Civil Rights, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 3000 Highman 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 3000 Highman Avenue  
5 (Block 7703D, Lot 009A) 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 3000 Highman Avenue (Block 7703D, Lot 009A), containing 0.061 acres,  
16 more or less, this property being no longer needed for public use.

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

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

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