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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, OCTOBER 19, 2021
9:59 AM**

VIRTUAL WEBEX MEETING

Council Bill 21-0091

Sale of Property – Block 6997, Lot 002

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

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Eric Costello, Chair
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Danielle McCray
Sharon Green Middleton
Isaac “Yitzy” Schleifer
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Staff: Marguerite Currin

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Ryan Dorsey
Phylicia Porter
James Torrence
Isaac “Yitzy” Schleifer
Staff: Matthew Peters

RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)

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Kristofer Burnett
Mark Conway
Erick Costello
Sharon Green Middleton
Odette Ramos
James Torrence
Staff: Richard Krummerich



BILL SYNOPSIS

Committee: Ways and Means

Bill: 21-0091

Sale of Property – Block 6997, Lot 002

Sponsor: President Mosby at the request of the Office of the Comptroller

Introduced: June 8, 2021

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 located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002) and 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 Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Transportation	No Objection
Department of Real Estate	Favorable
Parking Authority	Does Not Oppose
Department of Finance	Does Not Oppose

Analysis

Current Law

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

Background

If enacted, Bill 21-0091 would authorize the sale of property at Block 6997, Lot 002. This site is unimproved and consist of 39,945 square feet or 0.917 acres. **This lot use to be an airport.**

The Maryland Port Administration (MPA) is interested in purchasing the property from the City. MPA would use the parcel as staging for the reconstruction of the Colgate Creek Bridge and the parcel would be repaved and used for overflow storage of cargo from MPA's Dundalk Marine Terminal.

Upon approval by the Mayor and City Council, the Department of Real Estate will negotiate the sale of the property and the Board of Estimates would have to approve the deal to finalize the disposition.

Also, see attached plat and map of area.

Additional Information

Fiscal Note: None

Information Source(s): City Charter, Council Bill 21-0091 and all agency reports received as of this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: October 18, 2021

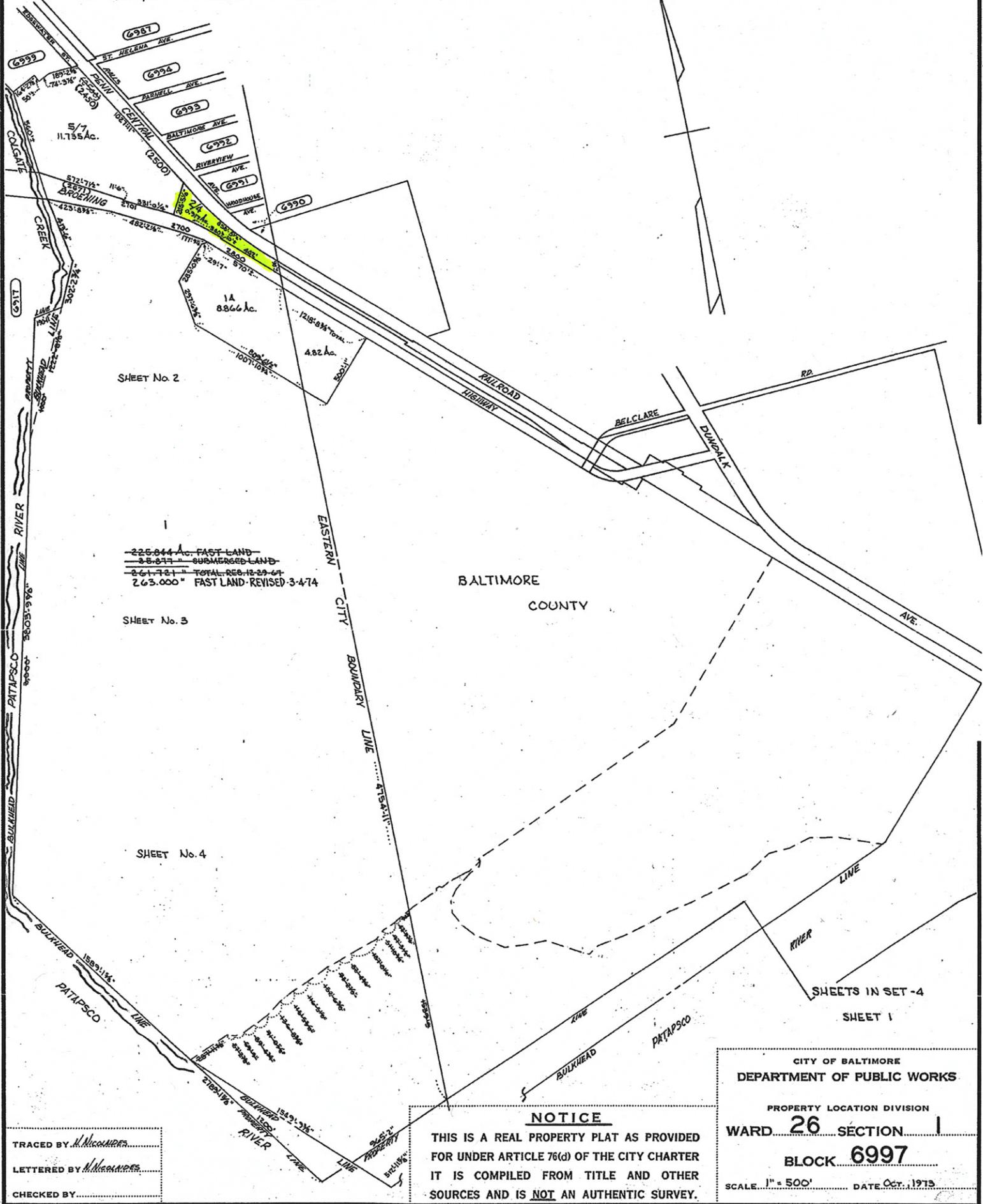
Direct Inquiries to: (443) 984-3485

Council Bill 21-0091

PLAT(S)

REVISIONS

BULK HEADINGS
 LOTS 1, 4, 11, 12 PER PL. 3, 4 P.C. 34, 343
 LOTS 6, 6A IMPROVING REMOVED PER SDAT CH. SH. 08-310



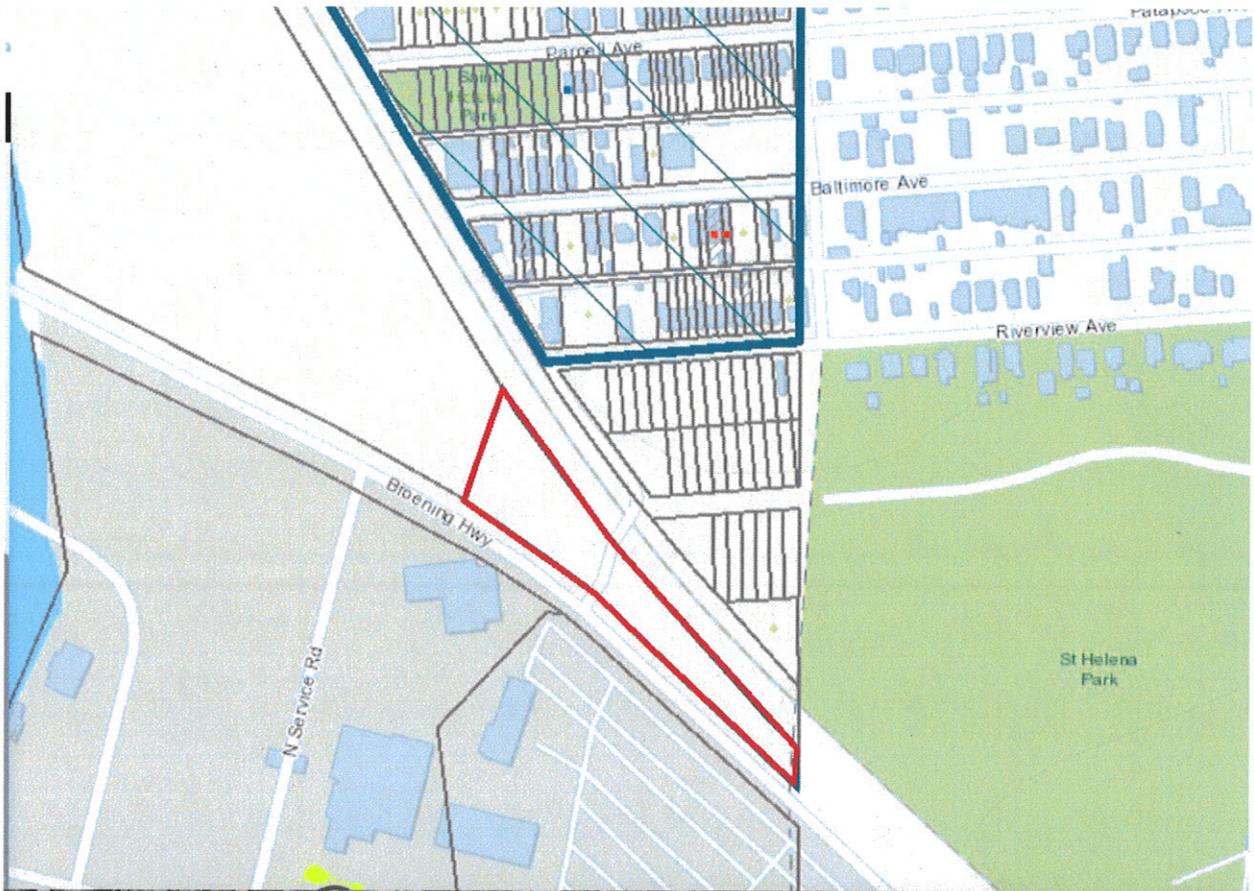
225.844' FAST LAND
 3.8-877' SUBMERGED LAND
 261.721' TOTAL RES. 12-29-67
 263.000' FAST LAND REVISED 3-4-74

BALTIMORE
 COUNTY

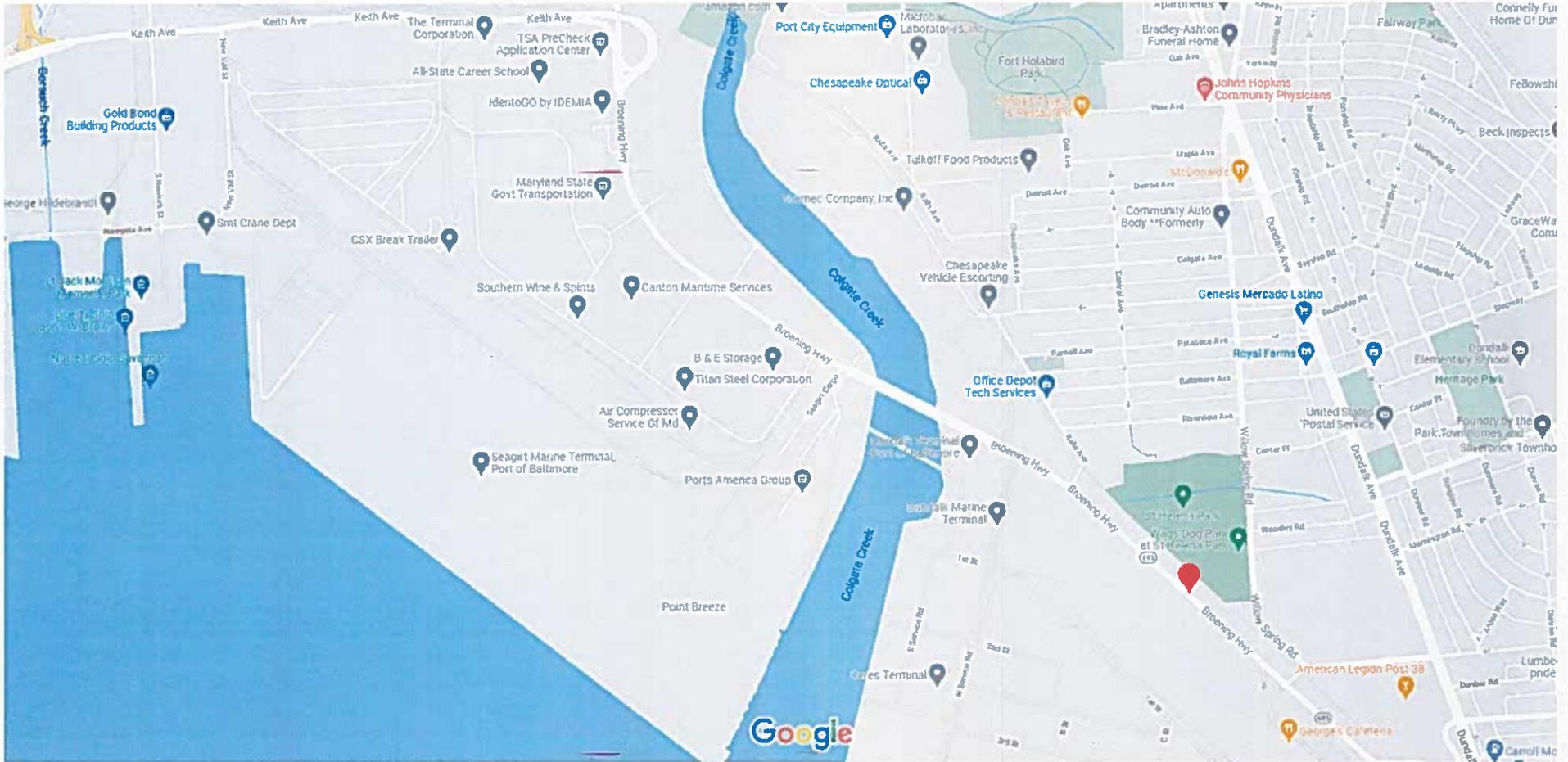
TRACED BY *M. Nicolides*
 LETTERED BY *M. Nicolides*
 CHECKED BY

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD **26** SECTION **1**
 BLOCK **6997**
 SCALE: 1" = 500' DATE Oct. 1973



Google Maps Broening Hwy



Map data ©2021 500 ft

Council Bill 21-0091

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

August 5, 2021

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 21-0091 - Sale of Property – Block 6997, Lot 002

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0091 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at NES Broening Highway 844-1 ft. 5 SE of Colgate Creek (Block 6997, Lot 002) and no longer needed for public use; and provide for a special effective date.

Article V, Section 5 (b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashlea Brown".

Ashlea Brown
Assistant Solicitor

cc:

Matt Stegman
Nina Themelis
Nikki Thompson
Elena DiPietro
Hilary Ruley
Victor Tervalá

FROM	NAME & TITLE	Stephanie M. Smith, Assistant Director for CHRIS RYER, DIRECTOR <i>Stephanie M. Smith</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #21-0091/ SALE OF PROPERTY BLOCK 6997, LOT 002		

TO

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

DATE: June 22, 2021

The Department of Planning is in receipt of City Council Bill #21-0091, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all its interest in the property located at Block 6997, Lot 002, and no longer needed for public use.

The Department of Planning recommends approval of City Council Bill #21-0091. The property is an undeveloped lot currently used as a construction staging area that serves no use to the city. The property sale to the Maryland Port Administration will allow the property to be utilized.

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

CR/ewt

attachment

cc: Ms. Natasha Mehu, Mayor's Office
 Ms. Nina Themelis, 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. Kathleen Byrne, 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
 Mr. Dominic McAlily, Council Services



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: September 21, 2021

Re: City Council Bill 21-0100 City Property - Grant of Easements

The Department of Housing and Community Development is in receipt of City Council Bill #21-0091, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all its interest in the property located at Block 6997, Lot 002, and no longer needed for public use.

The Department of Housing and Community Development recommends approval of City Council Bill #21-0091. The property sale to the Maryland Port Administration will allow the property to be put back into productive re-use. This is in alignment with DHCD's mission to eliminate vacant property through the responsible disposition of city-owned land.

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, 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. Kathleen Byrne, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD Ms. Elena DiPietro, Law Dept. Mr. Francis Burnszynski, PABC Mr. Liam Davis, DOT



AK/sm

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

F R O M	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 21-0091		

TO: Mayor Brandon M. Scott
TO: Economic and Community Development Committee
FROM: Department of Transportation
POSITION: **No Objection**
RE: Council Bill – 21-0091

DATE: 9/20/21

INTRODUCTION – Sale of Property - Block 6997, Lot 002

PURPOSE/PLANS – 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 located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002) and no longer needed for public use; and providing for a special effective date.

COMMENTS – Council Bill 21-0091 seeks authorization allowing the sale of City-owned property, specifically Block 6997, Lot 002, adjacent the Port of Baltimore. The Department of Real Estate has determined that the parcel is no longer needed for public use. The parcel of land is currently classified as being within the I-2 Zoning District.

AGENCY/DEPARTMENT POSITION – The Department of Transportation foresees no significant direct fiscal or operational impact resulting from the advancement of Council Bill 21-0091. The Department of Transportation has **no objection** to Council Bill 21-0091.

If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Steve Sharkey
Director

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	21-0091- Sale of Property - Block 6997, Lot 002		

DATE:

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400

October 14, 2021

Position: Support

The Department of Real Estate is reporting on 21-0091- Sale of Property - Block 6997, Lot 002. This bill was introduced by the Administration at the request of the Department of Real Estate. The purpose of this bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002) a property no longer needed for public use.

If 21-0091 is approved by the City Council, the Department of Real Estate will negotiate the property sale. The Board of Estimates will be asked to approve the deal to finalize the disposition.

Background

The Maryland Port Administration (MPA) is interested in purchasing the property from the City. In the short term, MPA would use the parcel as staging for the reconstruction of the Colgate Creek Bridge. In the long term, the parcel would be repaved and used for overflow storage of cargo from MPA's Dundalk Marine Terminal.

The Department of Real Estate supports the passage of 21-0091.

CC: Celeste Amato, Chief of Staff, Comptroller's Office
 KC Kelleher, Director of Communication, Comptroller's Office
 Nina Themelis, Mayor's Office



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: October 14, 2021

Subject: City Council Bill 21-0091

I am herein reporting on City Council Bill 21-0091 introduced by the Council President at the request of The Office of the Comptroller.

The purpose of the bill is authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002) and no longer needed for public use; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation provides for the sale of an industrially zoned property (I-2) on the northeast side of Broening Highway southeast of Colgate Creek. The PABC does not manage any parking programs in that area, nor does it have an interest in the property for its operations. The sale would not negatively affect the PABC.

Based on the comments above, the PABC does not object to the passage of City Council Bill 21-0091.

FROM	NAME & TITLE	Robert Cename, Budget Director <i>BaltAC</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 21-0091 – Sale of Property – Block 6997, Lot 002		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400

October 14, 2021

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 21-0091, Sale of Property – Block 6997, Lot 002 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 located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002), and is no longer needed for public use.

Background

The property on Block 6997, Lot 002 is an undeveloped vacant City lot that is often used as a staging area for construction projects. The Maryland Port Authority (MPA) has shown interest in buying this lot and the sale price will be determined by the City’s Department of Real Estate and MPA. If sold to MPA, the property will be resurfaced and utilized.

Fiscal Impact Analysis

The Department of Finance does not anticipate a fiscal impact from this legislation.

Conclusion

This legislation is a sale of property ordinance providing for the sale of the vacant property located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002) to the Maryland Port Authority. Finance does not anticipate a fiscal impact from this legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 21-0091.

cc: Henry Raymond
Natasha Mehu
Nina Themelis

**CITY OF BALTIMORE
COUNCIL BILL 21-0091
(First Reader)**

Introduced by: The Council President
At the request of: The Office of the Comptroller
Introduced and read first time: June 8, 2021
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Housing and Community Development, Department of Transportation, Department of Real Estate, Parking Authority, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Block 6997, Lot 002**

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 located at NES Broening Highway 844-1 ft.
5 SE of Colgate Creek (Block 6997, Lot 002) and no longer needed for public use; and
6 providing for a special 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 City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at NES Broening Highway 844-1 ft. SE of Colgate Creek (Block 6997, Lot 002), and
16 more particularly described as follows:

17 The subject parcel (Block 6997, Lot 002) is an improved lot that used to be an airport,
18 consisting of 39,945 square feet or approximately 0.917 acres.

19 This property being no longer needed for public use.

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

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

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