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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, MARCH 12, 2024
10:00 AM**

COUNCIL CHAMBERS

Council Bill #22-0301

Sale of Property – 844 Roundview Road

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0301

Sale of Property – 844 Roundview Road

Sponsor: *President Mosby at the request of the Department of Real Estate*

Introduced: *November 21, 2022*

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 844 Roundview Road (Block 7622; Lot 002) and is no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted

Agency Reports

City Solicitor	Favorable
Department of Finance	Does Not Oppose
Baltimore of Housing and Community Development	None as of this writing
Department of Real Estate	Favorable
Department of Planning	Favorable
Board of Estimates	Must be approved by BOE

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

844 Roundview Road is in the 10th Council district in Baltimore City's Cherry Hill neighborhood.

If approved, Council Bill 22-0301 would sell the property located at 844 Roundview Road (Block 7622; Lot 002) to the Cherry Hill Development Corporation (CHDC). The property is the former Patapsco Elementary & Middle School, which was built in 1957 and closed in 2014. On May 10th, 2023, the Board of Estimates conditionally approved the Land Disposition Agreement, pending approval by the City Council.

In partnership with the Kairos Development, LLC, the CHDC plans to demolish the existing building to develop new mixed-income housing, including rentals and opportunities for homeownership. This site is ideal to develop as it is located close to the Cherry Hill Elementary & Middle School, and is near the Cherry Hill Town Center. Also, the development plan will include construction of a mixed-use building for business opportunities. This development plan aligns with the 2020 Cherry Hill Transformation Plan, which was adopted by the Planning Commission in 2020. Furthermore, the plan will make good faith efforts to meet the overall Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) participation goals, which are 27% and 10%, respectively.

Currently, the South Baltimore Adult High School (SBAHS) operates in the former Patapsco Elementary & Middle School. SBAHS is a joint project with Elev8 Baltimore, Baltimore City Community College, and the CHDC. SBAHS will temporarily relocate to another location during the development, but will relocate back to the development once construction is completed.

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.

Additional Information

Fiscal Note: None.

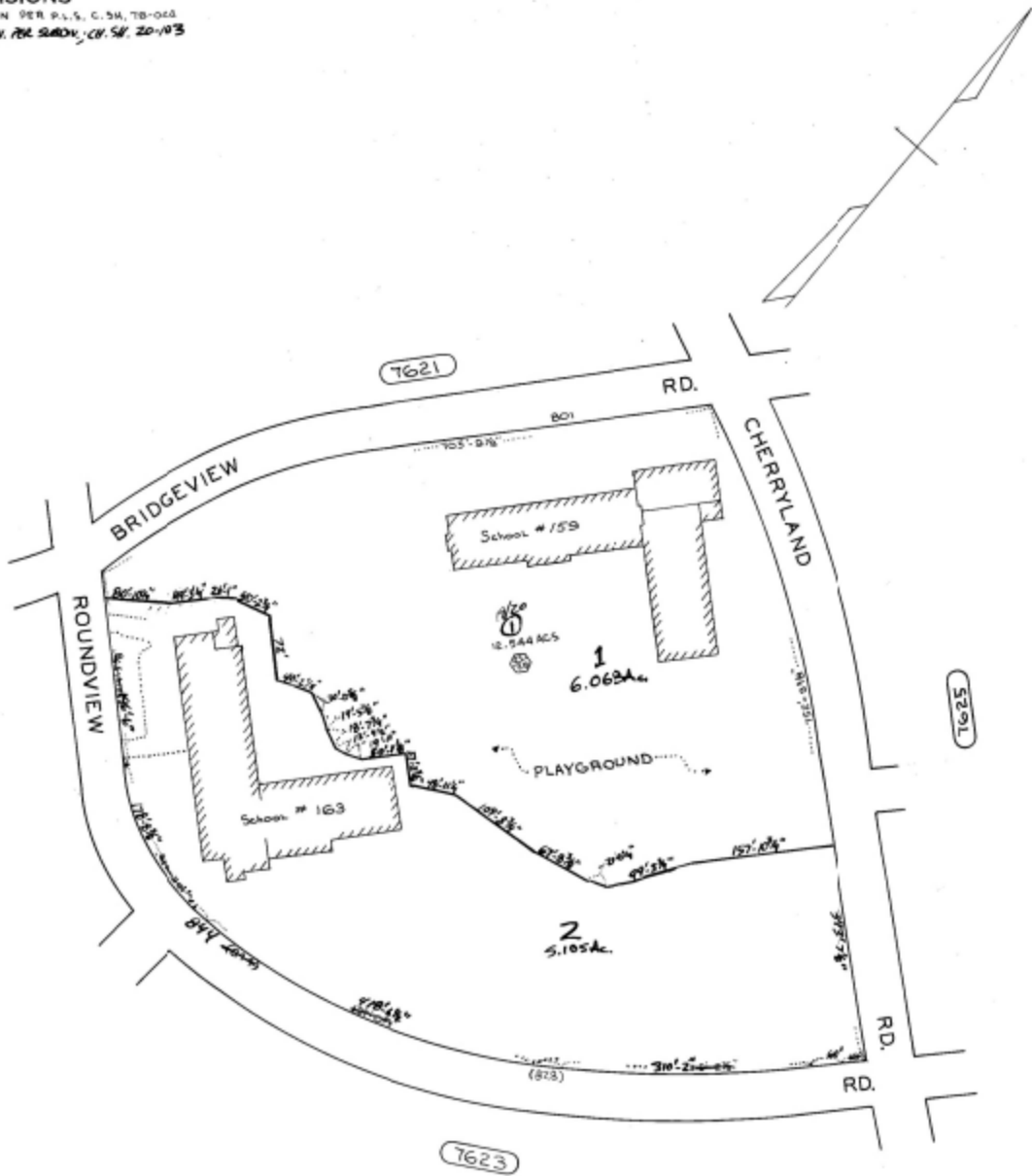
Information Source(s): Baltimore City Charter, 2020 Cherry Hill Transportation Plan, Elev8 Baltimore, Baltimore Sun, and all agency reports received as this writing.

Analysis by: Niya N. Garrett
Analysis Date: March 7, 2024

Direct Inquiries to: (410) 396-1268

REVISIONS

BLK. ROW'N PER P.L.S. C. 54, 78-063
 107 / DIV. REC. 2800V, CH. 58, 20-193



○ - DENOTES CONDITIONS FOR BLK. 7612-1 FOR 77/78

TRACED BY W.B. Batty
 LETTERED BY W.B.B.
 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 **25** SECTION **5**
 BLOCK **7622**
 SCALE 1/4" = 100 FT. DATE September 1971



Patapsco Elementary Middle School (Closed 2014)

844 Roundview Rd
[Baltimore, MD 21225](#)



Baltimore, Maryland

Google Street View

Jun 2022

See more dates

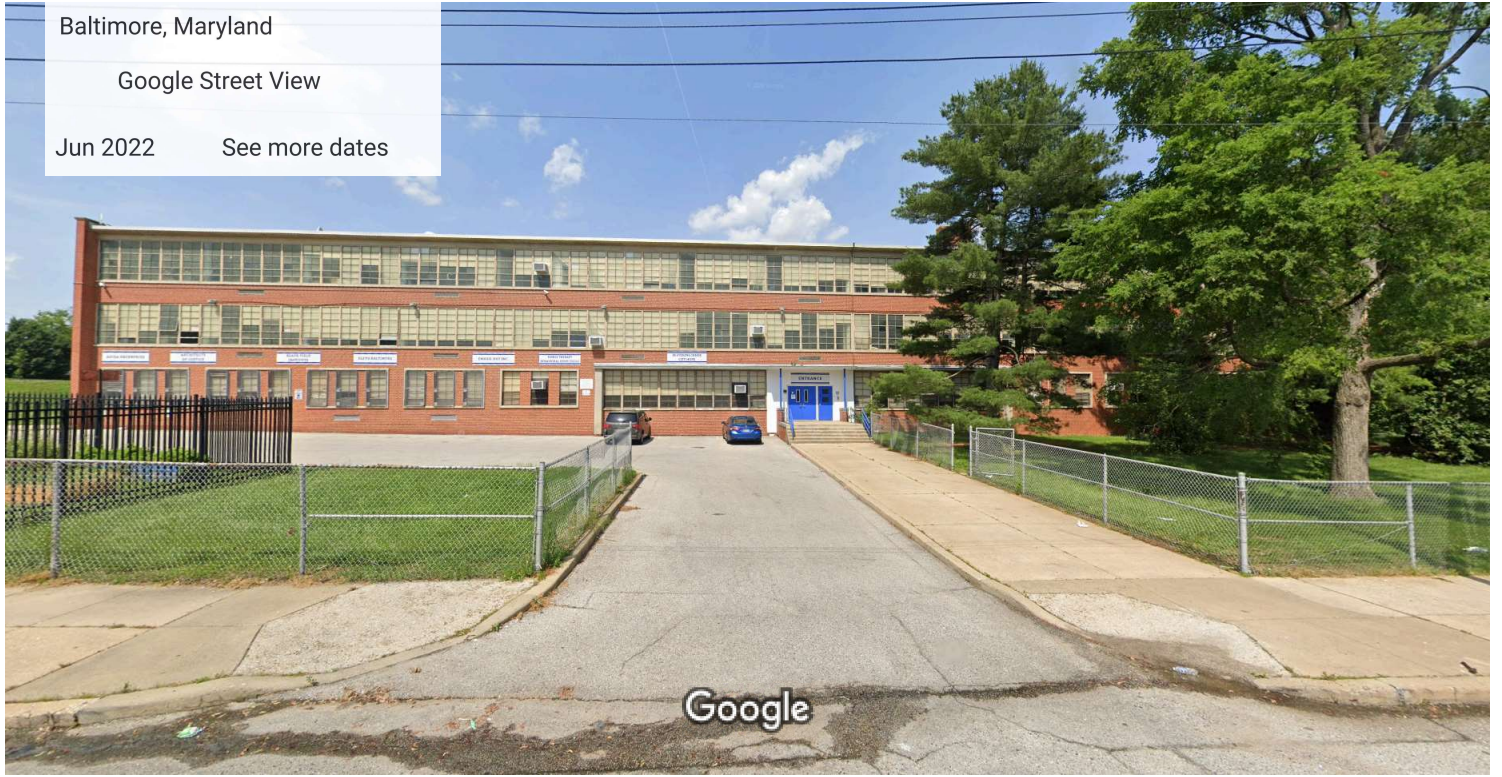
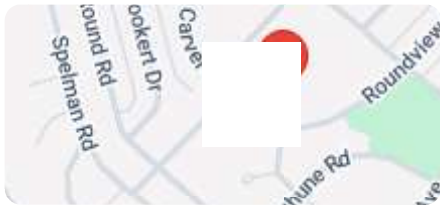


Image capture: Jun 2022 © 2024 Google



Council Bill 22-0301

AGENCY REPORTS

SEE ATTACHED

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

April 28, 2023

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 22-0301 – Sale of Property – 844 Roundview Road

Dear President and City Council Members:

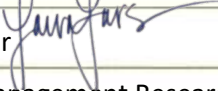

The Law Department has reviewed City Council Bill 22-0301 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 844 Roundview Road (Block 7622; Lot 002), which is improved by the former Patapsco Elementary/Middle School. The property is no longer needed for public use.

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 authorized by ordinance and 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,

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
D'Ereka Bolden, Assistant Solicitor
Michelle Toth, Special Solicitor
Teresa Cummings, Assistant Solicitor

FROM	NAME & TITLE	Laura Larsen, Budget Director 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22- 0301- Sale of Property - 844 Roundview Rd		

DATE:

TO

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

August 23, 2023

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0301, Sale of Property – 844 Roundview Road, the purpose of which is to authorize the sale of 844 Roundview Road.

Background

844 Roundview Road was formerly Patapsco Elementary School, which was built in 1957. The school was closed in 2014 and designated as surplus in 2018.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact for the City from this legislation. The Department of General Services (DGS) provides building maintenance for City-owned properties, including surplus properties. DGS’s budget for maintenance of these facilities is adjusted annually during the budget process and is updated to reflect the existing inventory of buildings. The Fiscal 2024 General Fund budget for surplus school management is \$2.6 million. Annual facility costs for 844 Roundview Road are estimated at \$135,000 based on average costs and square footage.

This property has \$315,265 in outstanding bond debt. Any outstanding debt will continue to be paid by the City when the property is sold. An agreement with the State requires approval by the Interagency Commission on School Construction for any sale as well as a pro-rata share of consideration received for the property less specified deductions.

The Office of the Comptroller has determined a sale price of \$260,000.00. The site will be sold to the Cherry Hill Development Corporation for the redevelopment of an affordable community housing community.

Conclusion

This legislation enables the sale of 844 Roundview Road. Finance anticipates minimal fiscal impact from this legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0301.

cc: Michael Moiseyev
Nina Themelis



Office of the Comptroller

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

From: KC Kelleher, Director of Communications & Policy, Office of the Comptroller

Date: April 27, 2023

Re: 22-0301 Sale of Property - 844 Roundview Road

Position: Support

The Department of Real Estate is reporting on 22-0301 Sale of Property - 844 Roundview Road. 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 that is located at 844 Roundview Road (Block 7622; Lot 002) and is no longer needed for public use; and providing for a special effective date.

Background

The City is proposing to sell the 5.1-acre parcel known as the former Patapsco Elementary School located at 844 Roundview Road in the Cherry Hill Community to the Cherry Hill Community Development Corporation (CHCD).

CHDC, a community based 501(c)(3), is partnering with Kairos Development, LLC, a Maryland based, Baltimore certified MBE/WBE real estate development firm and Landex Development, LLC, a Maryland based real estate development company specializing in the building mixed-income and mixed-use communities. The development team proposes to demolish the former Patapsco Elementary School and develop new construction mixed-income, mixed-use community. The new community is consistent with the 2020 Cherry Hill Transformation Plan, the master plan recently completed by the Cherry Hill community. The Planning Commission of Baltimore City adopted the plan in April 2020.

CHCD's proposed project will offer approximately 120 spacious 1, 2, and 3-bedroom apartments with 21st century amenities. The mixed-income community will serve households with incomes up to 80% of the Baltimore area median income (AMI). All of the units will be leased to household that earn up to 80% of the Baltimore AMI. The development, which involves the demolition of the existing school

building and the construction of a 125,500 square foot mixed-use building, is estimated to cost \$32,809,182.

Currently, the South Baltimore Adult High School (MAHS) operates from the former Patapsco building. MAHS is a joint venture between Eleve8 Baltimore, Inc. (Elev8), Baltimore City Community College (BCCC) and CHDC. The program has been in the Cherry Hill community for two years and focuses on removing the barriers to achieving economic self-sufficiency for low-income individuals through education and employment. MAHS will relocate from the building at the end of this school year into temporary space. It is anticipated that MAHS will move back into the new building (10,000 to 15,000 square feet) upon completion.

The Land Disposition Agreement (LDA) is on the May 10, 2023, Board of Estimates agenda. It specifies the LDA is subject to 22-0301 passing the City Council.

Cost


The City will sell the property for \$276,000, which will cover the balance of unpaid bond debt service owed by the City to the State of Maryland. The property was appraised for \$400,000.00.

Minority & Women's Business Enterprise Goals

The Developer has agreed to use all reasonable good faith efforts to meet the overall MBE and WBE participation goals. The goals are as follows: MBE 27% and WBE 10%.

For the reasons stated above, the Department of Real Estate strongly supports 22-0301 Sale of Property - 844 Roundview Road.

CC: Celeste Amato, Chief of Staff to the Comptroller/Acting Real Estate Officer

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 #22-0301/ SALE OF PROPERTY - 844 ROUNDVIEW ROAD		

TO

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

DATE: February 21, 2024

The Department of Planning is in receipt of City Council Bill #22-0301, 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 844 Roundview Road (Block 7622; Lot 002) 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 #22-0301. This parcel is the former Patapsco Elementary School property, which has closed and no longer serves a public purpose. For that reason, the property should be sold. We understand that the City is proposing to sell this 5.1-acre parcel to the Cherry Hill Community Development Corporation (CHCD) for residential 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. Nina Themelis, Mayor's Office
 The Honorable Eric Costello, Council Rep. to Planning Commission
 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

**CITY OF BALTIMORE
COUNCIL BILL 22-0301
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Real Estate)
Introduced and read first time: November 21, 2022
Assigned to: Ways & Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 844 Roundview Road**

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 844 Roundview Road
5 (Block 7622; Lot 002) 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 844 Roundview Road (Block 7622; Lot 002), containing 5.105 acres,
16 more or less, improved by the former Patapsco Elementary/Middle School, containing 77,738
17 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.