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| F R O M | Name & Title | Walter J. Horton Real Estate Officer | CITY OF BALTIMORE MEMO |  |
| | Agency Name & Address | Department of Real Estate 304 City Hall | | |
| | Subject | City Council Bill 012- 0022 Sale of Property- 1801 East Oliver Street and 1731 Llewelyn Avenue. | | |

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: March 21, 2012

As requested, we have reviewed the subject Bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in certain properties known as 1801 East Oliver Street (Ward 8, Section 10, Block 1495, Lot 001) and 1731 Llewelyn Avenue (Ward 8, Section 10, Block 1494, Lot 101), that are no longer needed for public use.

The subject of this Bill consists of two separate parcels, together totaling approximately 3.51 acres, located in East Baltimore, near the intersection of East Oliver Street and North Wolfe Street. The East Oliver Street site, containing approximately 3.0 acres includes three existing, historic buildings totaling some 26,780 square feet of gross building area; 1731 Llewelyn Avenue consists of a 0.51 acre site which includes an abandoned garage and storage buildings.

As a result of a Request for Proposals (RFP), Baltimore Development Corporation (BDC) received a single proposal from the East Baltimore Development Corporation (EBDI). EBDI proposes to purchase and to lease a portion of the site to Big City Farms, a for-profit entity focusing of Urban Farming. A portion will also be leased to the Historic East Baltimore Community Action Coalition (HEBCAC), they will develop related urban farming and food based entrepreneurial facilities that will include a food processing and distribution facility, a training space for entrepreneurs in the culinary and hospitality industries, a FDA and Health Department approved commercial kitchen, office space and conference facilities for non-profit and for-profit businesses.

Prior to the end of the 10 year lease term for the portion leased by Big City Farms, EBDI will assess the market for a Transit Oriented Development project capitalizing on a proposed MARC rail station as well as redevelopment being facilitated by EBDI and Forest City Enterprises. If a market is found to exists, redevelopment of the parcels will be considered by EBDI.

No public funds or subsidies are reportedly being requested at this time. It is stipulated that no deed may pass under this ordinance unless the deed has been approved by the City Solicitor.

The Department of Real Estate has no objections to the passage to City Council Bill 012- 0022, which is to take effect on the date it is enacted.

MFS, Jr.
cc: Angela Gibson

