

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Prepared by: Department of Legislative Reference

Date: November 3, 2017

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0162

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Block 6254D, Lot 021

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

BY authority of

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

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other: _____

Other: _____

Other: _____

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other: _____

Other: _____

Boards and Commissions

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other: _____

Other: _____

Other: _____

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

Wage Commission

Other: _____

Other: _____

Other: _____

CITY OF BALTIMORE
ORDINANCE **18-116**
Council Bill 17-0162

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: November 13, 2017
Assigned to: Taxation, Finance and Economic Development Committee
Committee Report: Favorable
Council action: Adopted
Read second time: February 26, 2018

AN ORDINANCE CONCERNING

Sale of Property – Block 6254D, Lot 021

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in a certain parcel of land known as Block 6254D, Lot 021, and more particularly described as follows:

This unimproved parcel of land is shown as Lot 021 on the Final Subdivision Plan of 140 N. Janney Street, dated January 30, 2017, as recorded in the MD Land Records for the City of Baltimore, Plat MB 4294.

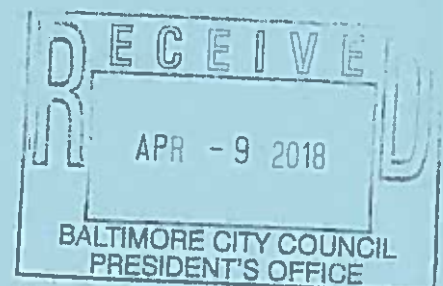
Containing 78,317 square feet, more or less, or 1.481 acres, more or less.

Subject to full width perpetual easements for all municipal utilities and services, not to be abandoned, over the entire hereinabove described parcel of land.

This parcel of land being no longer needed for public use.

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.



Council Bill 17-0162

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

Certified as duly passed this _____ day of MAR 12 2018



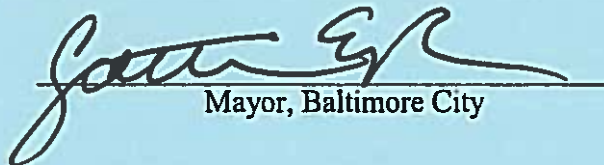
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of MAR 12 2018, 20____

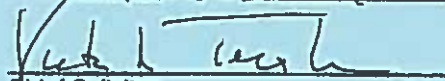


Chief Clerk

Approved this 27 day of March, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 19th Day of March 2018


Chief Solicitor

CITY COUNCIL BILLS - cont'd

17-0162 - An Ordinance concerning the Sale of Property - Block 6254D, Lot 021 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

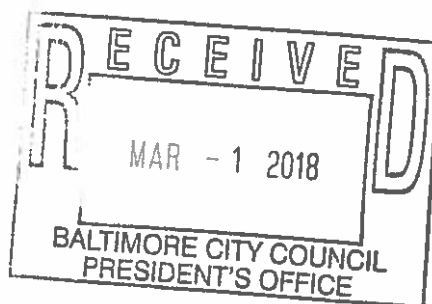
After NOTING AND CONCURRING in all favorable reports received, the Board approved the aforementioned City Council Bills and referred them to the City Council with the recommendation that they be approved and passed by that Honorable Body.

The President **ABSTAINED** from voting.

Sincerely,

 **FEB 28 2018**

Bernice H. Taylor
Clerk to the Board of Estimates



BALTIMORE CITY COUNCIL

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

VOTING RECORD

DATE: February 22, 2018

BILL#: 17-0162

BILL TITLE: Ordinance - Sale of Property - Block 6254D, Lot 021

MOTION BY: Costello SECONDED BY: Pinkett

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	4		1	

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

February 16, 2018

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 17-162 - Sale of Property — Block 6254D, Lot 21

President and City Council Members:

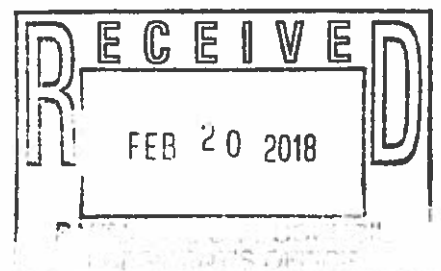
The Law Department has reviewed City Council Bill 17-0162 for form and legal sufficiency. The bill would allow the Mayor and City Council and the City Comptroller to sell at public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Block 6254D, Lot 21 declaring it no longer needed for public use. The bill also provides 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,

Elena R. DiPietro
Elena R. DiPietro
Division Chief

cc: Andre Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Ashlea Brown, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor



FROM	NAME & TITLE	TJA THOMAS J. STOSOR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0162/ SALE OF PROPERTY - BLOCK 6254D, LOT 021

CITY of
BALTIMORE
MEMO



TO

DATE: February 15, 2018

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 #17-0162, 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 a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

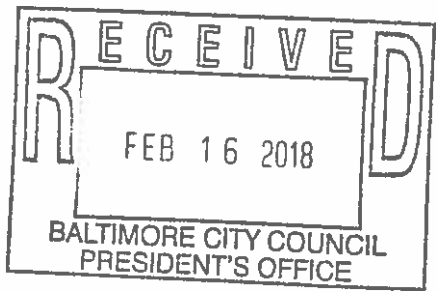
At its regular meeting of September 15, 2016, the Planning Commission approved an amendment to the Parks Master Plan to delist a portion of Janney Street Park and to add a portion of the bed of the former East Fairmount Avenue (closed via Ord. #16-562, November 14, 2016). At its regular meeting of February 16, 2017, the Planning Commission approved the Final Subdivision Plan (dated January 30, 2017) to subdivide the property known as 140 North Janney Street, in order to create a parcel for transfer to support the future expansion of Pompeian Oil. The Department of Planning recommends approval of this bill so that the transfer of property can be completed.

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


TJS/EWT

- cc: Mr. Pete Hammen, Chief Operating Officer
- Mr. Jim Smith, Chief of Strategic Alliances
- Ms. Karen Stokes, Mayor's Office
- Mr. Colin Tarbert, Mayor's Office
- Mr. Kyron Banks, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. William H. Cole IV, BDC
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Elena DiPietro, Law Dept.
- Mr. Francis Burnszynski, PABC
- Ms. Valorie LaCour, DOT
- Ms. Natawna Austin, Council Services

A



DMAC

FROM	NAME & TITLE	Robert Cename, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0162		

DATE:

TO

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

January 5th, 2018

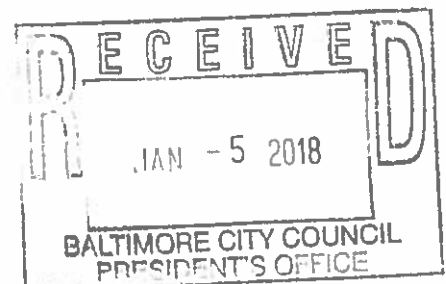
City Council Bill #17-0162 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in the property known as Block 6254D, Lot 021, which is no longer needed for public use.

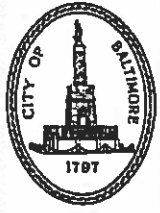
The property is an unimproved parcel of land shown as Lot 021 on the Final Subdivision Plan of 140 N. Janney Street, dated January 30, 2017, as recorded in the MD Land Records for the City of Baltimore, Plat MB 4294. It contains 78,317 square feet, or 1.481 acres. According to the Baltimore Development Corporation, it is the site of the planned expansion of the Pompeian, Inc. facility located at 4201 Pulaski Highway. The expansion will include a public park on an adjacent lot.

Since this property is no longer needed for public use, and there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0162.

cc: Henry Raymond
Kyron Banks

No ob



F R O M	Name & Title	Walter J. Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0162 Sale of Property – Block 6254D, Lot 21		

To: Honorable President and Members
of the City Council
Attn: Ms. Natawana Austin
City Hall, Room 409

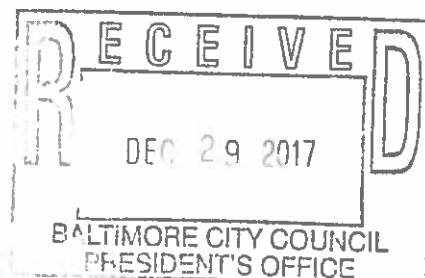
Date: December 27, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0161, 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 Block 6254, Lot 021 and no longer need for public use; and providing for a special effective date.

The subject parcel is the site of the planned expansion of the current Pompeian, Inc. facility located at 4201 Pulaski Highway. The site project will have a development in excess of \$1,000,000.00. It consists of an unimproved lot consisting of 78,317 square feet or approximately 1.481 acres. The sale of the site is subject to full width perpetual easement for all municipal utilities and services, not to be abandoned, over the entire site. The subject site is a former public park and the project includes the construction of a replacement park on an adjacent lot.

The Department of Real Estate has no objections to the passage of City Council Bill 17-0162.

Cc: Mr. Kyron Banks




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Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: December 11, 2017

SUBJECT: City Council Bill No. 17-0162
Sale of Property – Block 6254D, Lot 021

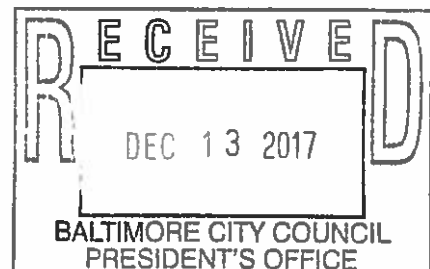
The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0162, an ordinance for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

The parcel is the site of the planned expansion of the current Pompeian, Inc. facility located at 4201 Pulaski Highway which will include a minimum of \$1 million of improvements. Formerly the site of a public park, the expansion project includes the construction of a replacement park on an adjacent lot.

The economic development project allows for the retention of an international business and will increase the tax base and create jobs. BDC supports the proposed ordinance and respectfully requests that Bill No. 17-0162 be given favorable consideration by the City Council.

cc: Kyron Banks





CITY OF BALTIMORE
CATHERINE E. PUGIL, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0162

Sale of Property - Block 6254D, Lot 021

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember Sharon Green Middleton

Hearing Date: February 22, 2018
Time (Beginning): 11:35 AM
Time (Ending): 11:45 AM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~15
Committee Members in Attendance:
Sharon Green Middleton, Chair
Leon Pinkett, III, Vice Chair
Eric Costello
Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Costello		
Seconded by:	Councilmember Pinkett		
Final Vote:	Favorable		

Major Speakers
(This is not an attendance record.)

- Mr. Patrick Terranova, Baltimore Development Corporation

Major Issues Discussed

1. Councilwoman Middleton read the bill and agency reports into the record.
2. Agency representatives commented on their respective agency reports.
3. The committee discussed the proposed sale of property and use for the site.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

S. Middleton: **Yea**
L. Pinkett, III: **Yea**
E. Costello: **Yea**
E. Reisinger: **Absent**
R. Stokes: **Yea**

Jennifer L. Coates, Committee Staff



Date: February 22, 2018

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development Chairperson: Sharon Middleton
 Date: February 22, 2018 Time: 10:25 Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Sale of Property - Block 6254D, Lot 021 CC Bill Number: 17-0162

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY	
						FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Randy	Jews		1545 Kingsward	21218	ppppppp@msn.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Randa	Purviance		1511 Sheffield Rd	21218	hria3@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARBARA	KIRBY		1512 Sheffield Rd	21218		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
serica feliz	Feliz		BPL		not at 20 by H... ..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



**BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairwoman**

PUBLIC HEARING

**Thursday, February 22, 2018
10:25 AM**

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill 17-0162

Sale of Property - Block 6254D, Lot 021

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Currin

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (*pension only*)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 17-0162

Sale of Property – Block 6254D, Lot 021

Sponsor: Council President (Administration) * Baltimore Development Corporation
Introduced: November 13, 2017

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 a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date..

Effective: Date of Enactment

Hearing Date/Time/Location: February 22, 2018/10:25 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	*
Department of Planning	Favorable
Baltimore Development Corporation	Favorable
Department of Real Estate	No Objection
Department of Finance	No Objection
Board of Estimates	*

ANALYSIS

Current Law

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

Background

If enacted, Bill 17-0162 would authorize the sale of property at Block 2344, Lot 022). The site is unimproved and consists of 78,317 square feet or 1.481 acres. It is situated in the Kresson neighborhood of East Baltimore. The parcel is bordered by East Fayette Street on the north; N. Kresson Street on the east; East Fairmount Avenue on the south; and the Penn Central railroad on the west. The property is zoned Industrial 2.

The site lies adjacent to Pompeian, Inc., located at 4201 Pulaski Highway, a food processing company which has resided at the site for over 100 years. Pompeian imports a number of products, including olive oil to its facility, where they are processed, packaged and shipped worldwide. The company produces a number of food products, including olive oil, cooking sprays, vinegars and cooking wines.

The property was formerly a public park (Janney Street Park) managed by the Department of Recreation and Parks. The park fell into disrepair. The Parks Master Plan was amended in 2016 to delist a portion of Janney Street Park and to add to the site a portion of the bed of the former East Fairmount Avenue which was closed via Ordinance 16-652 to assist with the expansion of Pompeian, Inc. The company has plans to acquire and expand its facilities onto the site.

Pompeian is proposing a \$1 million dollar expansion over five-years. Development will include construction of a replacement park on an adjacent lot at a cost of \$237,000. Redevelopment of the site allows for retention of an international business and will increase the tax base and create 5 to 10 jobs.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates 
Analysis Date: February 12, 2018

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0162
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: November 13, 2017

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Baltimore Development Corporation, Department of Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Block 6254D, Lot 021**

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 a certain parcel of land known as Block 6254D, Lot 021 and
5 no longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article V - Comptroller

8 Section 5(b)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in**
12 **accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either**
13 **public or private sale, all the interest of the Mayor and City Council of Baltimore in a certain**
14 **parcel of land known as Block 6254D, Lot 021, and more particularly described as follows:**

15 This unimproved parcel of land is shown as Lot 021 on the Final Subdivision Plan
16 of 140 N. Janney Street, dated January 30, 2017, as recorded in the MD Land
17 Records for the City of Baltimore, Plat MB 4294.

18 Containing 78,317 square feet, more or less, or 1.481 acres, more or less.

19 Subject to full width perpetual easements for all municipal utilities and services, not to be
20 abandoned, over the entire hereinabove described parcel of land.

21 This parcel of land being no longer needed for public use.

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

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

Council Bill 17-0162

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

REVISION

Lots 21 & 24 Cont'd. Deed C.S. 9481
 Lot 23 Cont'd. 14 P.S. C.S. 9625-G

~~26-18-5/8~~
 6254-B

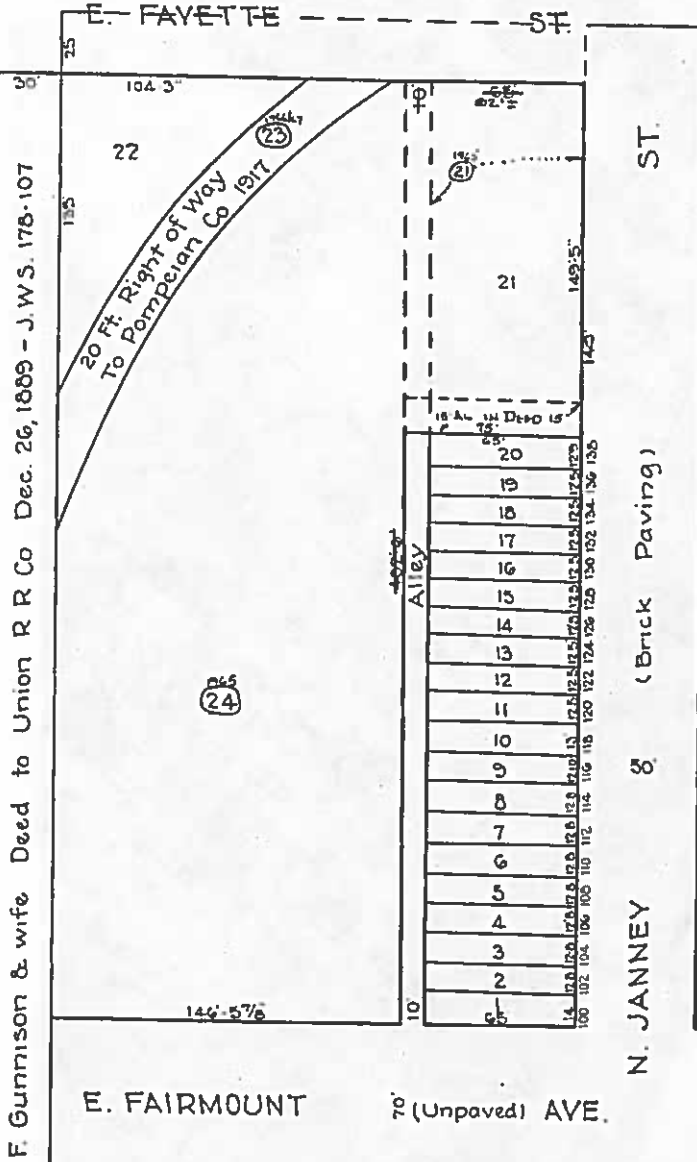
Musher & Co.

26-18-3
 6254

AVE.

Union Railroad

N. IRIS



N. JANNEY ST. (Brick Paving)

6254-C
 26-18-9

E. FAIRMOUNT AVE. (Unpaved)

6263

~~26-18-11/8~~

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(4) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

NOTE ÷ BLOCK 26-18-10 FOR 1941

6254

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION

WARD 26 SECTION 18
 BLOCK 6254-D

SCALE 1"=50.0' DATE April 1931

TRACED BY M.C. STUMPF

LETTERED BY W.M.L.

CHECKED BY _____



Imagery ©2018 Google, Map data ©2018 Google 100 ft

**TAXATION, FINANCE &
ECONOMIC DEVELOPMENT
COMMITTEE**

**AGENCY
REPORTS**

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0162/ SALE OF PROPERTY - BLOCK 6254D, LOT 021		

DATE:

TO

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

February 15, 2018

The Department of Planning is in receipt of City Council Bill #17-0162, 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 a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

At its regular meeting of September 15, 2016, the Planning Commission approved an amendment to the Parks Master Plan to delist a portion of Janney Street Park and to add a portion of the bed of the former East Fairmount Avenue (closed via Ord. #16-562, November 14, 2016). At its regular meeting of February 16, 2017, the Planning Commission approved the Final Subdivision Plan (dated January 30, 2017) to subdivide the property known as 140 North Janney Street, in order to create a parcel for transfer to support the future expansion of Pompeian Oil. The Department of Planning recommends approval of this bill so that the transfer of property can be completed.

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

TJS/EWT


- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Valorie LaCour, DOT
 Ms. Natawna Austin, Council Services



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: December 11, 2017


SUBJECT: City Council Bill No. 17-0162
Sale of Property – Block 6254D, Lot 021

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0162, an ordinance for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

The parcel is the site of the planned expansion of the current Pompeian, Inc. facility located at 4201 Pulaski Highway which will include a minimum of \$1 million of improvements. Formerly the site of a public park, the expansion project includes the construction of a replacement park on an adjacent lot.

The economic development project allows for the retention of an international business and will increase the tax base and create jobs. BDC supports the proposed ordinance and respectfully requests that Bill No. 17-0162 be given favorable consideration by the City Council.

cc: Kyron Banks

FROM	Name & Title	Walter J. Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0162 Sale of Property – Block 6254D, Lot 21		

To: Honorable President and Members
of the City Council
Attn: Ms. Natawana Austin
City Hall, Room 409

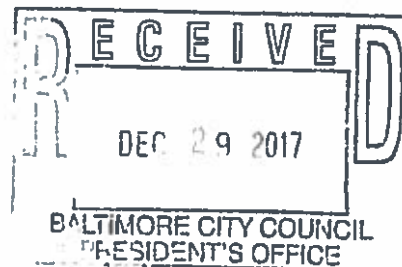
Date: December 27, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0161, 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 Block 6254, Lot 021 and no longer need for public use; and providing for a special effective date.

The subject parcel is the site of the planned expansion of the current Pompeian, Inc. facility located at 4201 Pulaski Highway. The site project will have a development in excess of \$1,000,000.00. It consists of an unimproved lot consisting of 78,317 square feet or approximately 1.481 acres. The sale of the site is subject to full width perpetual easement for all municipal utilities and services, not to be abandoned, over the entire site. The subject site is a former public park and the project includes the construction of a replacement park on an adjacent lot.


The Department of Real Estate has no objections to the passage of City Council Bill 17-0162.

Cc: Mr. Kyron Banks



*no
obj*

Robert Cennamo

FROM	NAME & TITLE	Robert Cennamo, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0162		

TO

DATE:

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

January 5th, 2018

City Council Bill #17-0162 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in the property known as Block 6254D, Lot 021, which is no longer needed for public use.

The property is an unimproved parcel of land shown as Lot 021 on the Final Subdivision Plan of 140 N. Janney Street, dated January 30, 2017, as recorded in the MD Land Records for the City of Baltimore, Plat MB 4294. It contains 78,317 square feet, or 1.481 acres. According to the Baltimore Development Corporation, it is the site of the planned expansion of the Pompeian, Inc. facility located at 4201 Pulaski Highway. The expansion will include a public park on an adjacent lot.

Since this property is no longer needed for public use, and there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0162.

cc: Henry Raymond
Kyron Banks

**CITY OF BALTIMORE
COUNCIL BILL 17-0162
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: November 13, 2017

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Baltimore Development Corporation, Department of Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Block 6254D, Lot 021**

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 a certain parcel of land known as Block 6254D, Lot 021 and
5 no longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article V - Comptroller

8 Section 5(b)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
12 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
13 public or private sale, all the interest of the Mayor and City Council of Baltimore in a certain
14 parcel of land known as Block 6254D, Lot 021, and more particularly described as follows:

15 This unimproved parcel of land is shown as Lot 021 on the Final Subdivision Plan
16 of 140 N. Janney Street, dated January 30, 2017, as recorded in the MD Land
17 Records for the City of Baltimore, Plat MB 4294.

18 Containing 78,317 square feet, more or less, or 1.481 acres, more or less.

19 Subject to full width perpetual easements for all municipal utilities and services, not to be
20 abandoned, over the entire hereinabove described parcel of land.

21 This parcel of land being no longer needed for public use.

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

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

Council Bill 17-0162

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM STYLE, AND TEXTUAL SUFFICIENCY
11-3-17
DEPT. OF LEGISLATIVE REFERENCE

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Block 6254D, Lot 021

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as Block 6254D, Lot 021 and no longer needed for public use; and providing for a special effective date.

By authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in a certain parcel of land known as Block 6254D, Lot 021, and more particularly described as follows:

This unimproved parcel of land is shown as Lot 021 on the Final Subdivision Plan of 140 N. Janney Street, dated January 30, 2017, as recorded in the MD Land Records for the City of Baltimore, Plat MB 4294.

Containing 78,317 square feet, more or less, or 1.481 acres, more or less.

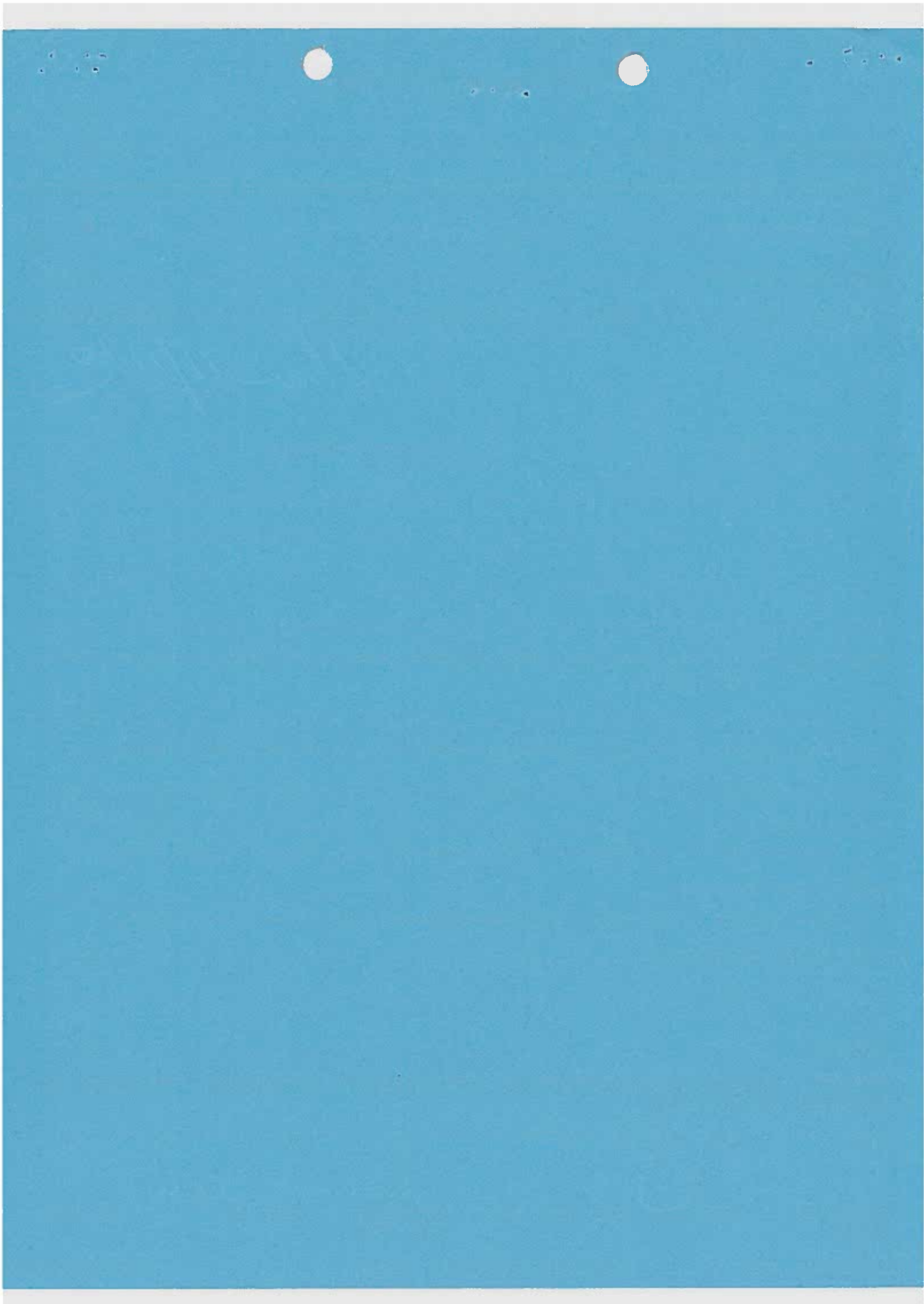
Subject to full width perpetual easements for all municipal utilities and services, not to be abandoned, over the entire hereinabove described parcel of land.

This parcel of land being no longer needed for public use.

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

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



ACTION BY THE CITY COUNCIL

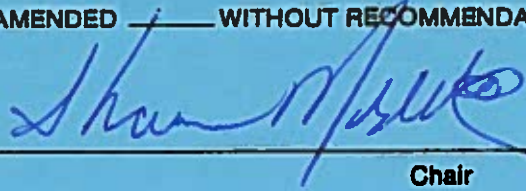
NOV 13 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ February 22, _____ 20 18

COMMITTEE REPORT AS OF _____ February 26, _____ 20 18

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 26 2018
20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ MAR 12 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

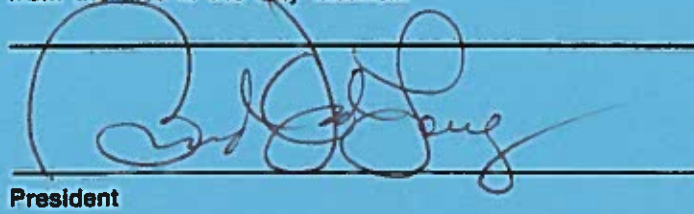
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.


President


Chief Clerk