

**For Internal Use Only**



**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 01, 2022  
10:00 AM**

**VIRTUAL WEBEX MEETING**

*Council Bill 21-0183*

**Sale of Property – WS S Hanover Street**

## 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*

### **WAYS AND MEANS (W&M)**

Eric Costello, Chair  
Kristerfer Burnett  
Ryan Dorsey  
Danielle McCray  
Sharon Green Middleton  
Isaac “Yitzy” Schleifer  
Robert Stokes  
*Staff: Marguerite Currin*

### **PUBLIC SAFETY AND GOVERNMENT OPERATIONS (SGO)**

Mark Conway – Chair  
Kristerfer Burnett  
Zeke Cohen  
Erick Costello  
Antonio Glover  
Phylicia Porter  
Odette Ramos  
*Staff: Samuel Johnson*

### **EDUCATION, WORKFORCE, AND YOUTH (EWY)**

Robert Stokes – Chair  
John Bullock  
Zeke Cohen  
Antonio Glover  
Sharon Green Middleton  
Phylicia Porter  
James Torrence  
*Staff: Marguerite Currin*

### **HEALTH, ENVIRONMENT, AND TECHNOLOGY (HET)**

Danielle McCray – Chair  
John Bullock  
Mark Conway  
Ryan Dorsey  
Phylicia Porter  
James Torrence  
Isaac “Yitzy” Schleifer  
*Staff: Matthew Peters*

### **RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)**

Isaac “Yitzy” Schleifer, Chair  
Kristerfer Burnett  
Mark Conway  
Erick Costello  
Sharon Green Middleton  
Odette Ramos  
James Torrence  
*Staff: Richard Krummerich*



**BILL SYNOPSIS**

**Committee:** Ways and Means

**Bill: 21-0183**

**Sale of Property – WS S Hanover Street**

**Sponsor:** *President Mosby at the request of the Office of the Comptroller-Real Estate Office*

**Introduced:** *December 6, 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and no longer needed for public use; and providing for a special effective date.  
 date.

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

**Agency Reports**

Law Department	Favorable
Department of Finance	Does Not Oppose
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Transportation	<b>None as of this writing</b>
Department of Real Estate	Favorable
Parking Authority	Does Not Oppose
Board of Estimates	

**Analysis**

**Current Law**

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

## Background

If approved, Council Bill 21-0183 would authorize the sale of property located at 1996 South Hanover Street (Block 1028, 005D). . **See attached picture.**

**Per the Planning Department**, the site is to be redeveloped into a multi-family building. And, **per the Parking Authority of Baltimore City**, is near a Residential Permit Parking – On-Street Parking Program.

The property formerly belonged to Middleton & Meads Co., Inc who relocated to the Carroll-Camden Industrial Area. **See attached** news article entitled, “**Plan Approved for 258-Unit Apartment Building on the 1900 Block of South Hanover Street.**”

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 .

---

## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Council Bill 21-0183 and all agency reports received as of this writing.

---

*Marguerite M. Currin*  
Analysis by: Marguerite M. Currin  
Analysis Date: January 27, 2022

Direct Inquiries to: (443) 984-3485

Middleton & Mead Co., Inc. – Fleet Care Truck Center

OLD SITE

1996 South Hanover Street



## **PLAN APPROVED FOR 258-UNIT APARTMENT BUILDING ON THE 1900 BLOCK OF SOUTH HANOVER STREET**

[Kevin Lynch](#) | **July 22, 2019** | [0 Comments](#)

### Share

Wood Partners is planning a Phase Two of its Alta Federal Hill apartment project on the 1800 block of S. Hanover St. **with a second apartment building on the 1900 block of S. Hanover St.** The two blocks are divided between two properties that were acquired by developer Caves Valley Partners (CVP).

The properties are comprised of a former one-story warehouse at 1800 Hanover St. and the former Middleton & Meads property which occupies the entire 1900 block of S. Hanover St. and the western section of the 1800 block of S. Hanover St. CVP will begin to demolish the existing structures next month and will sell the properties to Wood Partners.

Middleton & Meads recently completed its relocation to Carroll-Camden Industrial Area.

Last July, Baltimore City Board of Municipal and Zoning Appeals (BMZA) approved Wood Partners for a six-story, 267-unit apartment building with a 367 parking spaces, a garage, and a 1,000 sq. ft. retail space on the 1800 block of S. Hanover St. The building design was presented to Baltimore City Planning Department's Urban Design & Architecture Advisory Panel (UDAAP) this past June. Wood Partners told SouthBMore.com in June that it is hoping to break ground on Phase One this upcoming winter.

**On the 1900 block of S. Hanover St.,** Wood Partners was approved last week by BMZA for a six-story, 258-unit apartment building with 370 parking spaces, a garage, and 1,000 sq. ft. of ground-floor retail. The project did not need any variances from BMZA but did need a conditional use for the required height of the building.

The South Baltimore Neighborhood Association (SBNA) did not take a position on the project. President Michael Murphy told SouthBMore.com, "In general the project was supported by those in attendance but there were some concerns about the traffic impact."

Wood Partners has not provided SouthBMore.com with additional details about when it intends to start construction on Phase Two.

At UDAAP in June, Wood Partners said they are hoping the new building on the 1800 block of S. Hanover St. will help calm down a very "vehicular-centric" S. Hanover St., which is also known as Route 2, a highway that continues south through Annapolis. There will be many plantings along the perimeter of the property, and both buildings will be set back 15 ft. from the curb. Both buildings will be separated by a new street that is a continuation of W. Wells St.

CVP Partner Arsh Mirmiran told SouthBMore.com in an email, “We are pleased with the outcome and are looking forward to continuing to work with Wood Partners to improve another prominent South Baltimore property. CVP has additional projects in South Baltimore including the redevelopment of the Cross Street Market and \$300+ million, mixed-use projects Stadium Square.”

Scott Zimmerly, executive managing partner of Wood Partners, said in June that Wood Partners was attracted to the site because of its proximity to both Federal Hill and Port Covington. The site is a block from Port Covington, where a 235-acre development is getting underway by the Port Covington Development team.

**Wood Partners is based in Atlanta and has a regional office in Rockville, MD.**

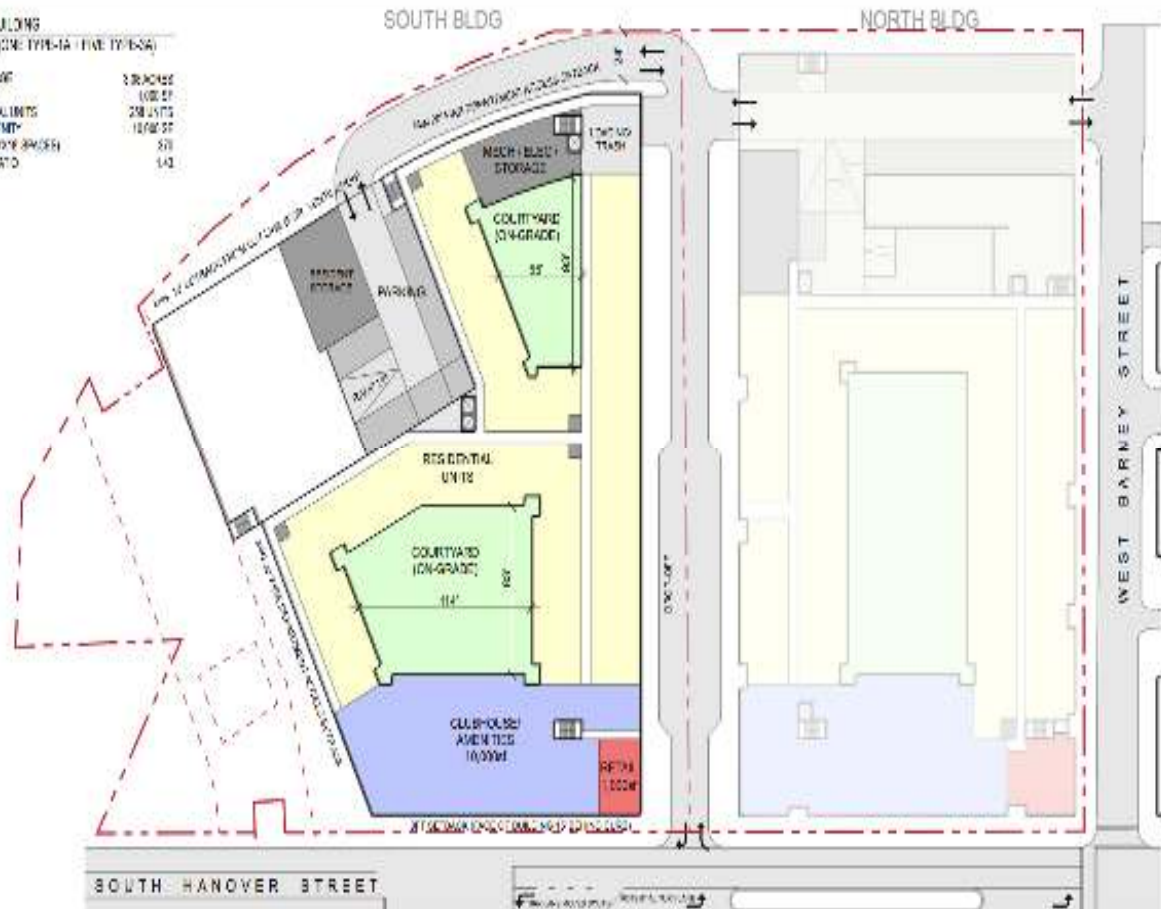
These two apartment buildings would add to a flurry of development activity along the Wells St. corridor in South Baltimore. Premier Storage Investors (PSI) has been approved for a 90,000 sq. ft., 820-unit storage facility to replace a one-story warehouse at 1900 S. Charles St. Construction began recently to convert 1900 Light St., a former slaughterhouse that was recently a curtain factory, into a 38,000 sq. ft. office and retail building, and the ownership of a historic five-story building at 1901 Light St. is hoping to partner with a developer to convert the building to more than 140 apartments.

In recent years, apartment building 1901 South Charles was built at the site of a vacant industrial property, apartment and retail building 2 East Wells replaced a warehouse, and Zero Fox renovated the vacant Pabst Castle into an office building. National Federation of the Blind is currently renovating parts of its 355, 000 sq. ft. facility and putting up to 100,000 sq. ft. of office space up for lease.

***1800 and 1900 block of S. Hanover project site rendering from Wood Partners and Design Collective that was shared with SBNA***

SOUTH BUILDING  
 850 SQ. FT. (ZONE TYPE-1A (FIVE TO 16-5A))

LOT AREA	2.36 ACRES
NET AREA	1,000 SQ. FT.
RESIDENTIAL UNITS	208 UNITS
LOT COVERAGE	10.0%
PARKING SPACES	528
RENTAL RATIO	1.42



***Photos of the 1900 block of S. Hanover St.***









*Warehouse on the 1800 block of S. Hanover St.*







*Rendering of Alta Federal Hill on the 1800 block of S. Hanover St. courtesy of Wood Partners and Design Collective*



# **Council Bill: 21-0183**

## **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

---

January 18, 2022

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 21-0183 - Sale of Property – WS S Hanover St

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0183 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 that is located at WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use; and providing 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,

Ashlea Brown  
Chief Solicitor

cc:

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



*BaltAC*

FROM	NAME & TITLE	Robert Cename, Budget Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 21-0183 – Sale of Property – Block WS S Hanover St		

DATE:

TO

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

January 21, 2022

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 21-0183, Sale of Property – Block WS S Hanover St, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the property located at 1996 S Hanover St (Block 1028, 005D).

**Background**

This property is small lot, approximately 130 square feet. The adjacent property is being redeveloped into a multi-family apartment building and the sale of this property will be included in that development.

**Fiscal Impact Analysis**



The Department of Real Estate will negotiate the property sale and seek approval from the Board of Estimates. The Department of Finance anticipates minimal fiscal impact from this sale.

**Conclusion**

This legislation authorizes the sale of the property located at 1996 S Hanover St (Block 1028, 005D). Finance anticipates minimal fiscal impact from this legislation.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 21-0183.**

cc: Henry Raymond  
Natasha Mehu  
Nina Themelis

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #21-0183/ SALE OF PROPERTY – WS S HANOVER STREET		

DATE:

January 14, 2022

TO

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 #21-0183, 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) 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 #21-0183, as the sale of this small piece of property will enable the site to be redeveloped with a new multi-family building.

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. 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



## 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: January 19, 2022

### **Re: City Council Bill 21-0183 Sale of Property - WS S Hanover Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0183 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use; and providing for a special effective date.


If enacted, City Council Bill 21-0183 would allow for either the public or private sale of 1996 S Hanover Street, which may allow for redevelopment of this small underutilized lot in conjunction with adjacent parcels to create additional opportunities for the residents of South Baltimore.

DHCD supports the sale and the subsequent productive re-use of the presently vacant lot. The proposed sale of the property would not negatively impact any DHCD programs or plans as it falls outside any existing Impact Investment Areas, Major Redevelopment Projects or Community Development Zones. Approval of City Council Bill 21-0183 will allow the Department of Real Estate to negotiate the property sale and require the Board of Estimates to approve and finalize the disposition.

DHCD **supports** the passage of Council Bill 21-0183.

*AK/sm*

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

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	21-0183 - Sale of Property - WS S Hanover Street		

DATE:

TO

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

January 14, 2021

**Position: Support**

The Department of Real Estate is reporting on 21-0183 - Sale of Property - WS S Hanover Street. 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 that is located at 21-0183 - Sale of Property - WS S Hanover Street. This property is no longer needed for public use.

If CCB 21-0183 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**

This property is about .003 acres (approximately 130 square feet). It sits on a corner of a piece of property on S. Hanover Street that is being developed into an apartment complex. The Councilmember for the area has been briefed and has no objection to the sale.

**The Department of Real Estate supports the passage of CCB 21-0183.**

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:** December 21, 2021

**Subject:** City Council Bill 21-0183

---

I am herein reporting on City Council Bill 21-0183 introduced by The Council President at the request of The Office of the Comptroller (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 that is located at WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The parcel indicated in the legislation is near a Residential Permit Parking on-street parking program (Area #30) administered by PABC. However, the proposed sale of the property would not negatively impact any PABC programs or plans.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0183.

**CITY OF BALTIMORE  
COUNCIL BILL 21-0183  
(First Reader)**

---

Introduced by: The Council President  
At the request of: The Office of the Comptroller (Department of Real Estate)  
Introduced and read first time: December 6, 2021  
Assigned to: Ways & Means Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – WS S Hanover Street**

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 WS S Hanover Street,  
5 known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use;  
6 and 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 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028,  
16 005D), containing 0.003 acres, 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.