



MEMORANDUM

To: The Honorable President and Members of the City Council
c/o Shamoyia Gardiner Legislative Director, Council President's Office

From: J Hardy, Special Assistant/ Constituent Liaison

Date: June 24, 2025

Re: 25-0069 Sale of Property – 1820 North Charles Street

Position: Support

The Department of Real Estate (“DORE”) submits this report in support of City Council Bill 25-0069, authorizing the Mayor and City Council of Baltimore to sell all interest in the property located at 1820 North Charles Street. This property consists of a four-story vacant structure located within the Charles North Urban Renewal Area and the Station North Arts & Entertainment District. This property no longer has any public value. Bill 25-0069 was introduced by the City Council President at the request of the Baltimore Development Corporation (“BDC”).

The property was initially disposed to Parkway Theatre, LLC on August 3, 2015. The intent was to redevelop it as offices for the Maryland Film Festival, as part of the Parkway Theatre redevelopment. However, due to changes in project financing, the property was re-deeded to the City on September 20, 2022.

The sale of this property will enable future private redevelopment efforts, helping to revitalize a key commercial corridor, promote job creation, and increase tax revenue for the City.

It is the understanding of DORE that if Bill 25-0069 is passed by the City Council and approved by the Mayor, this property will be put out for Request for Proposals (“RFP”). If and when the BDC decides to sell the property, the deal will be subject to Board of Estimates approval.

For the reasons stated above, the Department of Real Estate supports the passage of Bill 25-0069.

CC:

KC Kelleher, Deputy Chief of Staff, Comptroller’s Office
Eric Evans, Director of Real Estate, Comptroller’s Office