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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, NOVEMBER 29, 2022  
10:00 AM**

**COUNCIL CHAMBERS**

**Council Bill #22-0293**

**Sale of Property – 1321 Filbert Street**

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## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill:** 22-0293

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### Sale of Property – 1321 Filbert Street

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**Sponsor:** President Mosby at the request of the Comptroller's Office/Department of Real Estate

**Introduced:** November 7, 2022

**Purpose:**

**For the purpose of** authorizing the Mayor and City Council of Baltimore to sell, at either private sale, all its interest in certain property that is located at 1321 Filbert Street (Block 7200; Lot 060A), and is no longer needed for public use; and providing for a special effective date.

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

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### Agency Reports

Law Department	Favorable
Department of Planning	None as of this writing
Department of Housing and Community Development	None as of this writing
Department of Real Estate	Favorable
Department of Finance	None as of this writing
Board of Estimates	None as of this writing

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### Analysis

#### Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; outlines the rules, laws, regulations, and mandates [for the disposition of city property](#).

## Background

If enacted, Bill 22-0293 would authorize the sale of the property located at 1321 Filbert Street (Block 7200; Lot 060A) in the Curtis Bay neighborhood of the City; Council District #10.

Per the Department of Real Estate, 1321 Filbert Street was formerly a part of a larger property that was owned by the Water Utility, which includes the Curtis Bay Water Tank, part of Baltimore City's water distribution system. **See attached report from the Department of Real Estate.**

Currently, the Filbert Street Garden occupies a portion of the property and would like to purchase the portion they occupy. **See attached pictures.**

Upon approval by the Mayor and City Council, the Board of Estimates would have to approve the deal to finalize the disposition.

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Bill 22-0293 and all agency reports received as this writing.

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*Marguerite M. Currin*

Analysis by: Marguerite M. Currin  
Analysis Date: November 25, 2022

Direct Inquiries to: (443) 984-3485

Baltimore, Maryland

Google

Street View - Jun 2022



Google

Image capture: Jun 2022 © 2022 Google



1321 Filbert St

Baltimore, Maryland

Google

Street View - Jul 2019

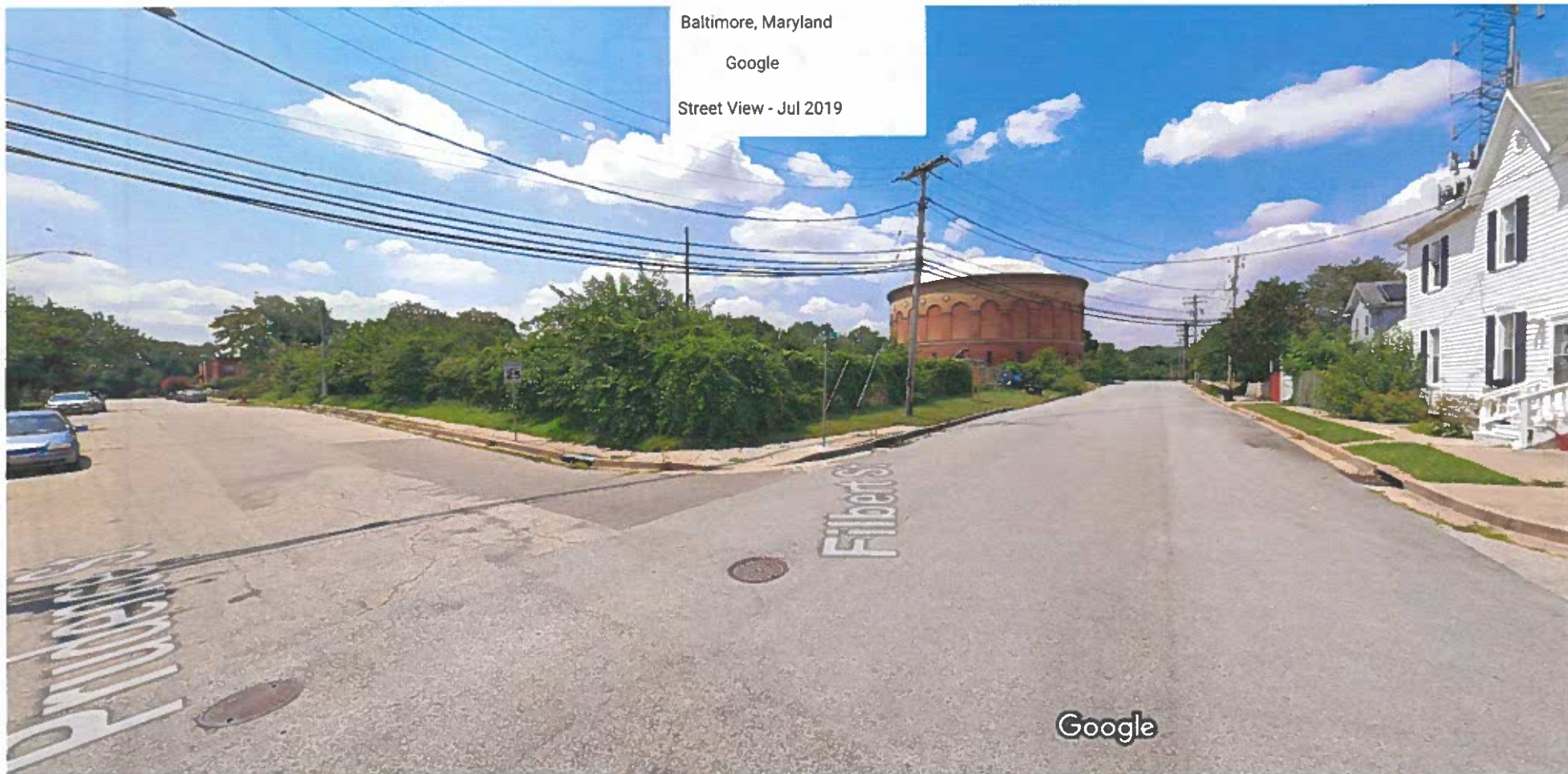
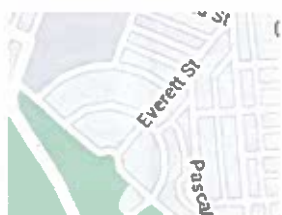


Image capture: Jul 2019 © 2022 Google



1321 Filbert St



Baltimore, Maryland  
Google  
Street View - Jun 2022

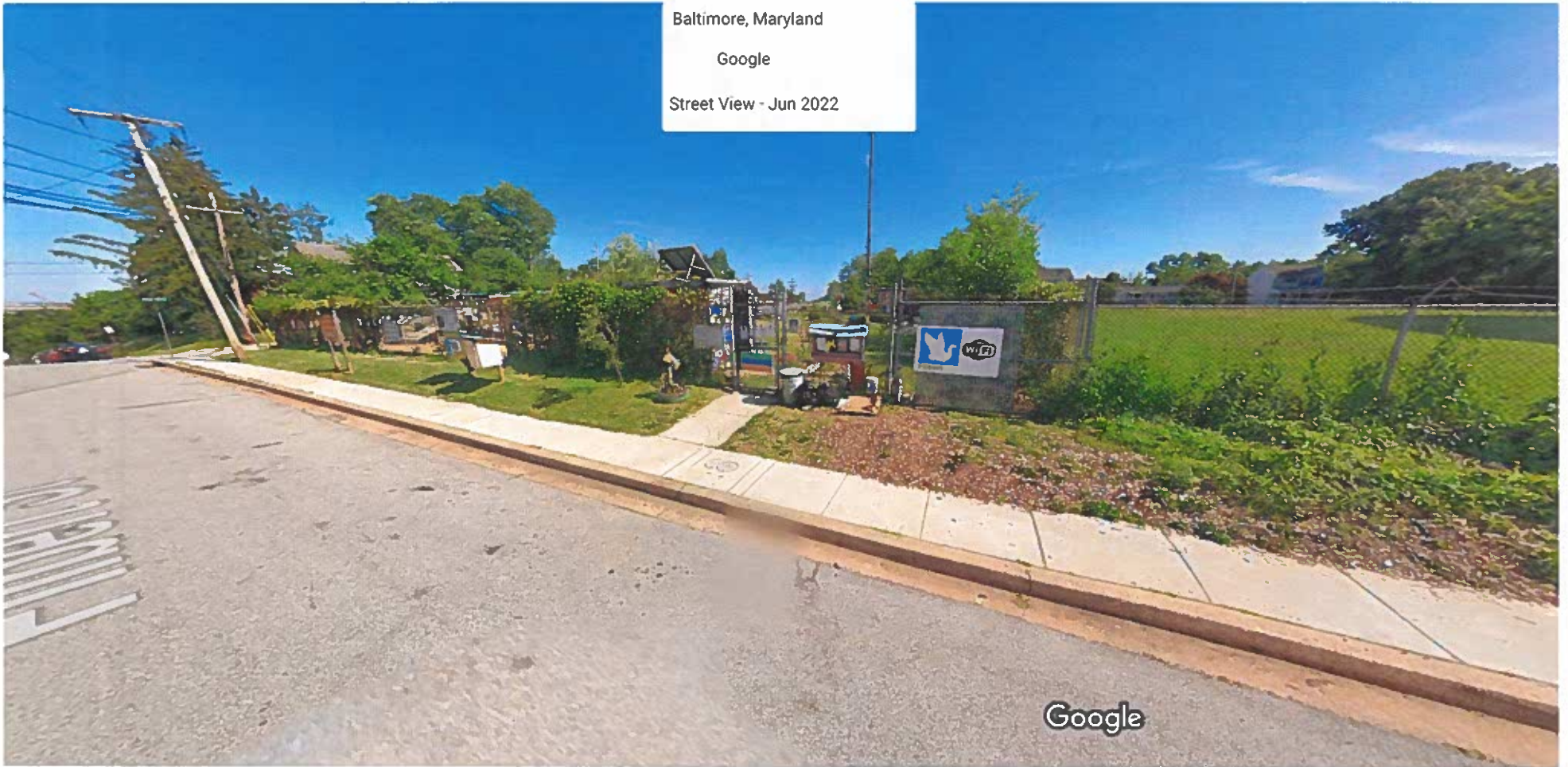
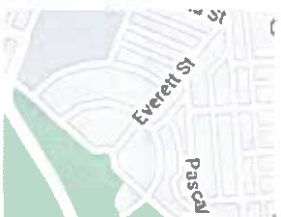
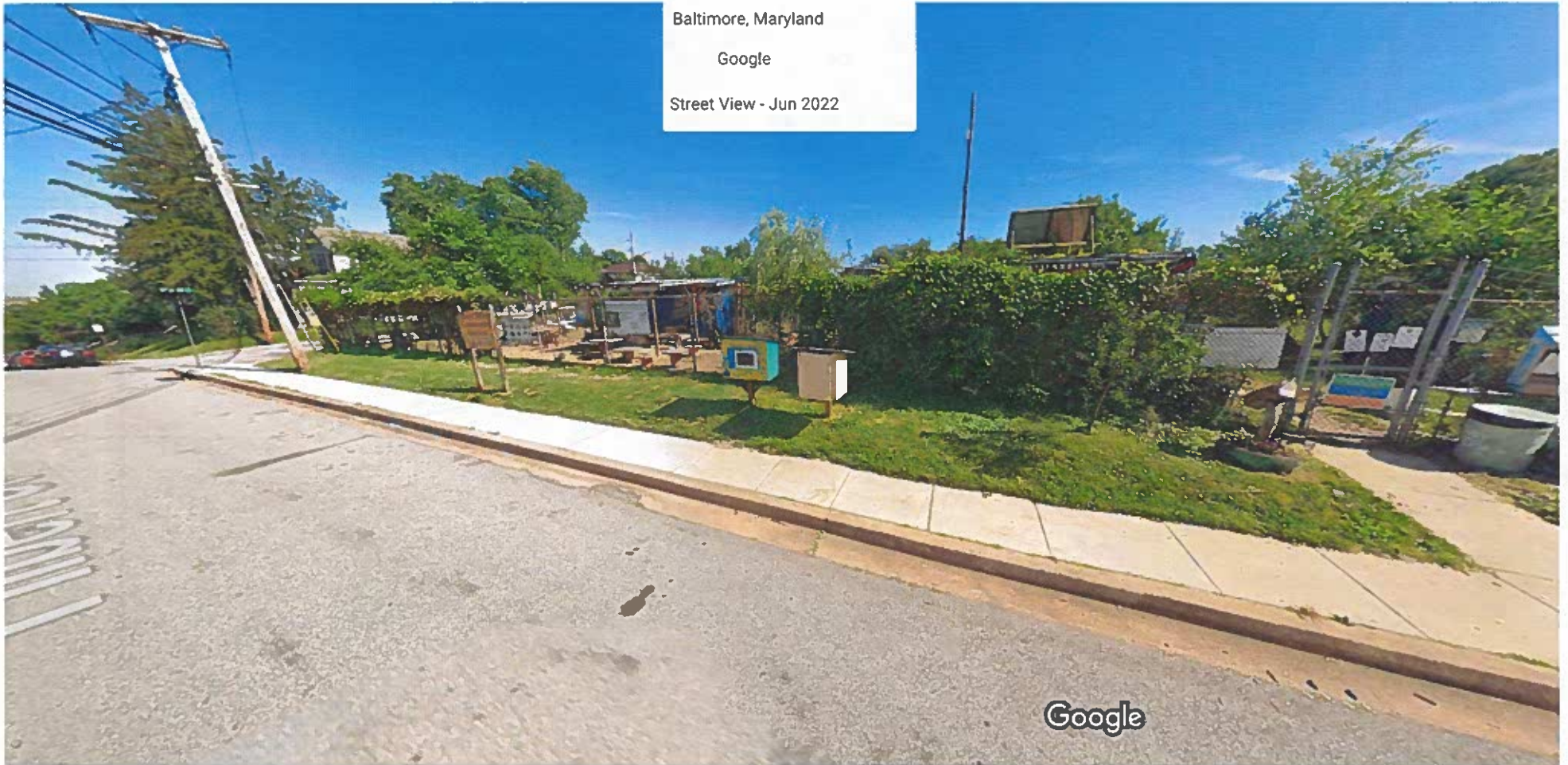


Image capture: Jun 2022 © 2022 Google



1321 Filbert St





Baltimore, Maryland  
Google  
Street View - Jun 2022

Google

Image capture: Jun 2022 © 2022 Google



1321 Filbert St



Baltimore, Maryland

Google

Street View - Jun 2022

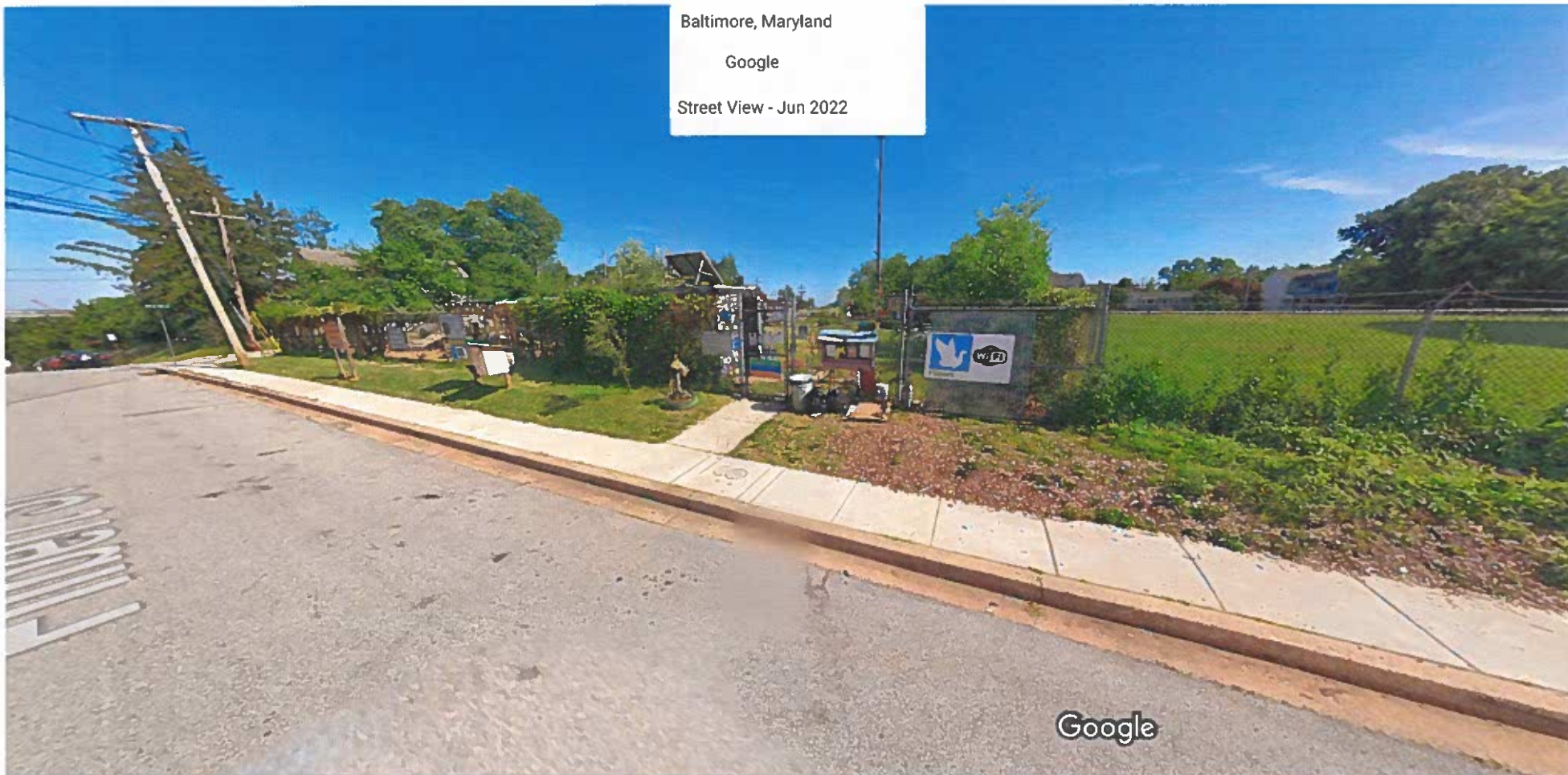
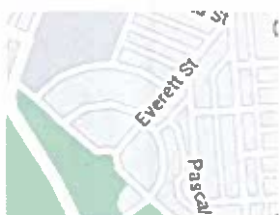


Image capture: Jun 2022 © 2022 Google



1321 Filbert St



# Council Bill 22-0293

## AGENCY REPORTS

See attached

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
JAMES L. SHEA  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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November 22, 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 22-0293 - Sale of Property -1321 Filbert Street

President and City Council Members:

The Law Department reviewed City Council Bill 2-0293 for form and legal sufficiency. The bill allows the Mayor and City Council of Baltimore to sell its interest in the property located at 1321 Filbert Street and declares the property is no longer needed for public use. The bill 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, parcel of land, or other real property that is no longer needed by the City for public use. The sale must be authorized by ordinance and approved by the Board of Estimates. If the agency reports confirm that the property is no longer needed for public use, this bill is the appropriate ordinance to authorize disposition of the property.

The Law Department approves the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michele Toth".

Michele Toth  
Special Solicitor

Cc: Nikki Thompson  
Nina Themelis  
Elena DiPietro  
Hilary Ruley  
Jeff Hochstetler  
Ashlea Brown  
D'Ereka Bolden



## MEMORANDUM

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

From: Andy Frank, Real Estate Officer, Department of Real Estate

Date: November 21, 2022

Re: 22-0293 – Sale of Property – 1321 Filbert Street

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### **Position: Support**

The Department of Real Estate is reporting on CCB 22-0293 – Sale of Property – 1321 Filbert Street. 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 1321 Filbert Street 5 (Block 7200; Lot 060A) and is no longer needed for public use; and providing for a special effective date.

### **Background**

The Department of Real Estate is selling this property at the request of the Department of Public Works (DPW). The intended purchaser is Filbert Street Garden. If the ordinance is approved, the disposition will be subject to a vote by the Board of Estimates. The sale price will be \$1.00. The parcel contains the cultivation and other investments made by the Garden organization.

1321 Filbert Street property was formerly part of a larger property that is owned by the Water Utility, which includes the Curtis Bay Water Tank, part of Baltimore City's water distribution system. The Filbert Street Garden was created on a portion of the original large lot under an Adopt-A-Lot lease arrangement.

The Garden organization approached then DPW with a desire to purchase the portion they occupy. The DPW created a lot for the portion the Garden occupies through a subdivision process; gaining control of two undeveloped rights-of-way and an irregularly shaped leftover parcel belonging to the Baltimore City Public Schools (BCPS) adjacent to the Curtis Bay Water tank property to make up for the loss of the portion to be sold.

The subdivision was approved by the Planning Commission October 1, 2020. In August 2022, the DPW made a request to the Space Committee to declare 1321 Filbert Street surplus. The Space Committee assigned this parcel to the Department of Real Estate for disposal on November 4, 2022.

### **The Department of Real Estate supports the passage of CCB 22-0293.**

CC: Celeste Amato, Comptroller's Office  
KC Kelleher, Comptroller's Office  
Marcia Collins, Department of Public Works  
Nina Themelis, Mayor's Office  
Sophia Gebrehiwot, Mayor's Office

**CITY OF BALTIMORE  
COUNCIL BILL 22-0293  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: November 7, 2022  
Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1321 Filbert 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 1321 Filbert Street  
5 (Block 7200; Lot 060A) 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 1321 Filbert Street (Block 7200; Lot 060A), containing 0.677 acres, more  
16 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.