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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, MAY 03, 2022
10:00 AM**

COUNCIL CHAMBERS

Council Bill 22-0209

Sale of Property – 620 North Caroline Street

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0209

Sale of Property – 620 North Caroline Street

Sponsor: Councilmember Stokes, et al

Introduced: March 21, 2022

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 that is located at 620 North Caroline Street (Block 1280, Lot 003) and is no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports -

Law Department	Favorable
Department of Finance	Does Not Oppose
Department of Housing and Community Development	Favorable
Department of Transportation	No Objection
Department of Real Estate	Favorable
Department of Planning	Favorable
Baltimore City Parking Authority	Does Not Oppose
Board of Estimates	To be sent to BOE for approval

Analysis

Current Law

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



Background

If enacted, Bill 22-0209 would authorize the sale of the property located at 620 North Caroline Street (Block 1280, Lot 003) in the Dunbar – Broadway neighborhood of the city; Council District #12. **See attached pictures.**

This building is owned by the City and use to serve as a clinic for the Baltimore City Health Department. The Health Department relocated to a new location on Fayette Street.

Per the Department of Housing and Community Development (DHCD), the building is currently vacant and is one of the properties included in the Perkins Somerset Oldtown Transformation/Choice Neighborhood Plan. And, that they **received a development proposal from a Developer** who would like to redevelop the property as **lab space**. The sale of this property would allow for restoring the existing structure and development of the site. **See DHCD's agency report.**

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

Additional Information

Fiscal Note: None

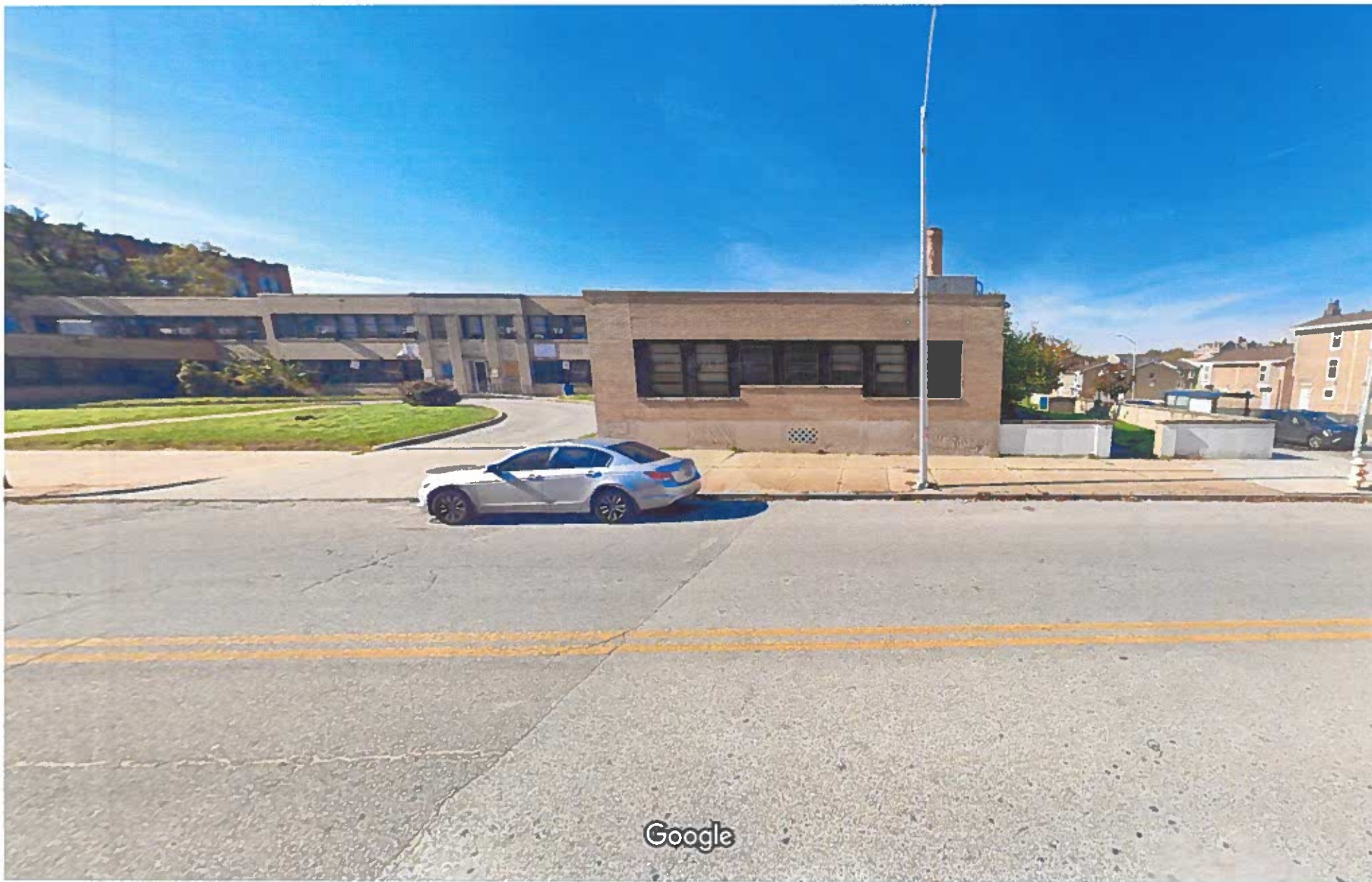
Information Source(s): City Charter, Council Bill 22-0209, and all agency reports received as of this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: April 28, 2022

Direct Inquiries to: (443) 984-3485



Google



Council Bill 22-0209

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

April 22, 2022

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 22-0209 –Sale of Property – 620 North Caroline Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0209 for form and legal sufficiency. The bill would allow the City to sell its interest in 620 North Caroline Street, declaring it no longer needed for public use.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell any interest in property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Hilary Ruley".

Hilary Ruley
Chief Solicitor

cc: James L. Shea, City Solicitor
Matthew Stegman, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Ashlea Brown, Chief Solicitor
Victor Tervalá, Chief Solicitor

FROM	NAME & TITLE	Robert Cename, Budget Director <i>Robert Cename</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 22-0209 – Sale of Property – 620 North Caroline Street		

DATE:

TO

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

April 21, 2022

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0209, Sale of Property – 620 North Caroline Street, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all interest in the property located at 620 North Caroline Street (Block 1280, Lot 003).

Background

The former location of the Baltimore City Eastern Health Clinic, 620 North Caroline Street is currently unoccupied. This property is part of the Perkins Somerset Oldtown Redevelopment and is included in the Tax Increment Financing (TIF) District. The site is part of a Memorandum of Understanding that would allow the City to dispose of the property to the Housing Authority of Baltimore City (HABC). HABC would then convey the property to the intended developer. Beatty Development and Cross Street Partners have been identified as the developers and intend to redevelop the building into a bio-science wet laboratory.

Fiscal Impact Analysis

The Department of Finance anticipates minimal fiscal impact from this legislation. It should be noted that this is part of the larger Perkins Somerset Oldtown Redevelopment, which is partially funded by the TIF district. The TIF district is a geographical area consisting of properties designated for the City to levy special tax on all taxable real and personal property to provide funds for the cost of the infrastructure improvements or related costs for a development project.

The City will have no liability to repay the bonds other than the increased real property taxes. To ensure there are sufficient funds to repay the bonds, the TIF district was created for the purpose of levying and collecting special taxes to cover any shortfalls between debt service and tax increment revenues.

Conclusion

This legislation is a sale of property ordinance providing for the sale of the property located at 620 North Caroline Street (Block 1280, Lot 003). Finance does not anticipate a fiscal impact from this legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0209.

cc: Henry Raymond
Natasha Mehu
Nina Themelis



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 29, 2022

Re: City Council Bill 22-0209 - Sale of Property – 620 North Caroline Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0209 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 620 North Caroline Street (Block 1280, Lot 003) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 22-0209 would allow for either the public or private sale of 620 North Caroline Street. The property is included in the Perkins Somerset Oldtown (PSO) Transformation/Choice Neighborhood footprint. In 2018, the Board of Estimates approved a Memorandum of Understanding between DHCD and the Housing Authority of Baltimore City (HABC) to convey approximately 70 City-owned properties located in the PSO Footprint to HABC for redevelopment consistent with the PSO Transformation Plan. 620 North Caroline Street is one of the properties included in the MOU; a sales ordinance is required to provide DHCD with the legal authority to convey the property.

The building is owned by the Mayor and City Council and is presently un-occupied. Previously, it was used by the Health Department to provide services and office space while its new facility on Fayette Street was being constructed. When the Health Department relocated to its new facility the building was no longer needed for public use and became available for conveyance.


HABC has notified DHCD that they have received a development proposal from one of the PSO developers to redevelop the property as lab space and that the project was awarded Historic Tax Credits as part of the funding sources. DHCD supports the building's return to productive use.

The sale of the property would allow the identified developer to restore the existing structure and develop the site. The legislation has no fiscal impact on DHCD and disposition and rehabilitation of the property would benefit the surrounding community and meet revitalization goals of the City at large.

We respectfully request a **favorable** report on Council Bill 22-0209.

AK/sm

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

F R O M	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 22-0209		

TO: Mayor Brandon M. Scott
TO: Ways & Means Committee
FROM: Department of Transportation
POSITION: **No Objection**
RE: Council Bill – 22-0209

DATE: 4/22/22

INTRODUCTION – Sale of Property - 620 North Caroline Street

PURPOSE/PLANS – 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 620 North Caroline Street (Block 1280, Lot 003) and is no longer needed for public use; and providing for a special effective date.

COMMENTS – Council Bill 22-0209 seeks authorization to sell a City-owned property located at 620 North Caroline Street. 620 North Caroline Street is an unoccupied property that previously housed Baltimore City Health Department offices prior to the construction of the Health Department’s current facility located at 1001 East Fayette Street. Baltimore City Housing Authority has received a development proposal tied to Perkins Somerset Oldtown redevelopment efforts and has provided notice to Baltimore City Housing & Community Development.

AGENCY/DEPARTMENT POSITION – 620 North Caroline Street falls within Baltimore City Department of Transportation’s Traffic Mitigation East Zone and planned redevelopment of the parcel will be reviewed according to the standards of the agency’s established Traffic Mitigation Rules and Regulations. With this in mind, Baltimore City Department of Transportation has **no objection** towards the advancement of Council Bill 22-0209.

If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Steve Sharkey
Director

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	22-0209 - Sale of Property - 620 North Caroline Street		

DATE:

TO

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

April 19, 2022

Position: Support

The Department of Real Estate (DoRE) is reporting on City Council Bill 22-0209 - Sale of Property - 620 North Caroline Street. This bill was introduced by Councilman Robert Stokes at the request of the Administration. 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 620 North Caroline Street (Block 1280, Lot 003).

If CCB 22-0209 is approved by the City Council, the Department of Housing and Community Development (DHCD) will convey the property to HABC for eventual development.



Background

The property is included in the Perkins Somerset Oldtown (PSO) Transformation/Choice Neighborhood footprint. Previously, the Health Department occupied the building. Because the property is no longer needed for public use, it will be incorporated into the PSO redevelopment plan.

CCB 22-0209 will not have a fiscal impact on agency operations. DoRE expects the sale of 620 North Caroline Street to benefit the revitalization of the surrounding area through returning the building to productive use.

The Department of Real Estate supports the passage of 22-0209.

CC: Celeste Amato, Chief of Staff, Comptroller's Office
 KC Kelleher, Director of Communication, Comptroller's Office
 Nina Themelis, Mayor's Office

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR,		
	SUBJECT	CITY COUNCIL BILL #20-0209/ SALE OF PROPERTY- 620 CAROLINE STREET		

TO

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

DATE: April 1, 2022

City Council Bill #20-0209 was referred to the Department of Planning for a bill report. The purpose of City Council Bill #20-0209 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 620 North Caroline Street (Block 1280, Lot 003). The property contains approximately 1.507 acres and is improved by a former medical office building, which contains approximately 28,972 square feet. The site is currently unoccupied. It was the former location of the Baltimore City Eastern Health Clinic which has been relocated to 1200 East Fayette Street.

The Department of Planning recommends that City Council find that 620 North Caroline Street be deemed no longer needed for public use and the City Council Bill #20-0209/ Sale of City Property- 620 North Caroline be approved. The redevelopment of 620 North Caroline will be in support of the Perkins Somerset Oldtown Redevelopment and is included in the Tax Increment Financing (TIF) District. This site is also included in a Memorandum of Understanding that would allow the City of Baltimore to dispose of the property to the Housing Authority of Baltimore City (HABC) who would in turn convey the property to the intended developer of the site, a partnership between Beatty Development and Cross Street Partners. The developer is proposing to redevelop the former medical building into a bio-science wet laboratory.

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
 Mr. Ethan Cohen, 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. Janet Abrahams, Housing Authority of Baltimore City
 Ms. Stephanie Murdock, DHCD

Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Tim Pula, Beatty Development
Mr. Sam Bohmfalk, Cross Street Partners



MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: April 8, 2022

Subject: City Council Bill 22-0209

I am herein reporting on City Council Bill 22-0209 introduced by Councilmember Stokes at the request of the Department of Housing and Community Development.

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 located at 620 N. Caroline Street (Block 1280, Lot 003).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation and visited the property in April 2022. PABC administers parking meters and a truck loading zone in the area of the parcel indicated in the legislation. 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 22-0209.

**CITY OF BALTIMORE
COUNCIL BILL 22-0209
(First Reader)**

Introduced by: Councilmember Stokes
At the request of: Department of Housing and Community Development
Introduced and read first time: March 21, 2022
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 620 North Caroline 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 620 North Caroline Street
5 (Block 1280, Lot 003) 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 620 North Caroline Street (Block 1280, Lot 003), containing 1.507 acres,
16 more or less, improved by a former medical office building, containing 28,972 square feet, more
17 or less, this property being no longer needed for public use.

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

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

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