



## BILL SYNOPSIS

### Committee: Taxation, Finance and Economic Development

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**Bill 20-0585**  
**Sale of Property –**  
**Lake Clifton Senior High School #40**

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*Sponsor: President Brandon Scott on behalf of the Administration*

*Introduced: August 17, 2020*

**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 known as the former Lake Clifton Senior High School #40, located at 2801 Saint Lo Drive (Block 4199, Lot 009) and no longer needed for public use; and providing for a special effective date.

**Effective:** Date of enactment

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**Bill 20-0586**  
**Sale of Property –**  
**Lake Clifton Gate House**

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*Sponsor: President Brandon Scott on behalf of the Administration*

*Introduced: August 17, 2020*

**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 known as the former Lake Clifton Gate House, located at 2803 Saint Lo Drive (Block 4199, Lot 008) and no longer needed for public use; and providing for a special effective date.

**Effective:** Date of enactment

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**Agency Reports**

	<b>20-0585</b>	<b>20-0586</b>
City Solicitor	Favorable	Favorable
Department of Planning	Favorable	Favorable
Department of Housing and Community Development		
Department of Transportation		
Department of Real Estate	Favorable	Favorable
Department of Finance	Favorable	Favorable

**Analysis**

**Current Law:**

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

**Background**

Lake Clifton High School and Lake Clifton Gate House (a stone Victorian structure on the National Register of Historic Places) are situated within Clifton Park on a 45-acre plot of land. The Lake Clifton Gate House was built in the 1880’s as part of the city water system. The construction involved creating Lake Clifton as a reservoir at Clifton, which had been the summer estate of Johns Hopkins. The area became a city park in 1894. After the reservoir was drained in 1968 the site became the location for the potential high school. When the school was built in 1971, the \$17 million campus included a cafeteria, auditorium, gym, library, athletic fields, and a pool. The building is approximately 462,083 square feet in area. The site is in close proximity to Real Food Farms, Clifton Mansion, the new 21<sup>st</sup> Century Fairmount Harford School, Rita Church Community Center, and new sports field. It is also close to the new 35+ unit residential development project that was recently awarded in the Coldstream Homestead Montebello neighborhood.

Morgan State University submitted an Expression of Interest to use the property for an expansion of their campus. After careful review of all submissions, the City determined that the sale of property to Morgan would provide the most benefit to the City and serve as an anchor for the adjacent neighborhood. Representatives from Morgan State have already began the process of building relationships with community leaders and have committed to developing a master plan in partnership with the community and City agencies.

The Department of Finance projects that there is a \$1.5 million surplus school management cost, and an annual facility cost estimated at \$724,379 based on average square footage. The sale of this property would be a benefit to the city as it would reduce General Fund expenditures. This area is no longer needed for public use and does not impact any right of ways. No property owner should be negatively affected by this action.

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports

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Analysis Date: November 11, 2020

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