

<b>FROM</b>	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 (410) 396-4774		
	SUBJECT	City Council Bill 20-0537--Sale of Property-3200 East Biddle Street		

DATE:

**TO**

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

August 10, 2020

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 20-0537, Sale of Property--3200 East Biddle Street, the purpose of which is to authorize the sale of 3200 East Biddle Street.

**Background**

Based on the recommendation of the Baltimore Development Corporation (BDC), the City acquired 3200 East Biddle Street, the former location of the Ainsworth Paint Factory, in 2010. The City then demolished the factory and completed partial remediation of the property. Since then, BDC has managed the property, with the intent of selling it for redevelopment. Through a public request for proposal (RFP) process, BDC has identified a buyer. This legislation will allow for the sale of the property to this company.

**Fiscal Impact**

The sale of this property to a private business will be a net benefit to the City's General Fund from future property tax receipts.

The City will receive property tax revenue on the appraised value of \$335,000, as well as any increased value from improvements to the property. If this property receives tax credits, such as the Enterprise Zone tax credit, the City will initially receive a portion of the tax revenues on any improvements to the property for 10 years and then the full value thereafter. It is important to note that any profits from sales of City property go to the capital budget.

**Conclusion**

This legislation enables the sale of 3200 East Biddle Street, which will have a net benefit for the City through the sale of property and future property tax receipts.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 20-0537.**

cc: Henry Raymond  
Matthew Stegman  
Nina Themelis