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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, JANUARY 31, 2023
10:00 AM**

COUNCIL CHAMBERS

Council Bill #22-0272

Sale of Property – 2333 East Chase Street

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0272

Sale of Property – 2333 East Chase Street

Sponsor: President Mosby at the request of the Department of Housing and Community Development
Introduced: September 12, 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 2333 East Chase Street (Block 1572; Lot 036) 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	None as of this writing
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	None as of this writing
Board of Estimates	To be submitted to the BOE

Analysis

Current Law

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

§ 5. Department of Real Estate

(b) Disposition of City property. The Department shall (unless and to the extent otherwise provided by the Board of Estimates) arrange for the disposition of any building or parcel of land (or any other real property) no longer needed by the City for public use. Any such disposition shall be authorized by ordinance, shall be approved by the Board of Estimates with the approval entered in its minutes, and shall be made at public sale unless a private sale or other manner of disposition shall be expressly authorized by the Board of Estimates and entered in its minutes. The instrument of conveyance of any building or parcel of land (or any other real property) whose disposition has been so authorized and approved shall be executed on behalf of the City by the Comptroller or Deputy Comptroller and attested to by the Director of Finance or the Deputy Director of Finance.

Background

If enacted, Bill 22-0272 would authorize the sale of the property located (**vacant land**) at 2333 East Chase Street in the **Biddle Street** neighborhood of the City; **Council District #13**. Before being demolished the building was the former Dr. Raynor Browne Elementary School. **See attached pictures and history for same.**

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, Bill 22-0272, Google search and all agency reports received as this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: January 26, 2023

Direct Inquiries to: (443) 984-3485

2333 East Chase Street



Status:	For Sale
Property Type:	Vacant Land
Current Zoning:	Residential R-8
Lot Size:	3.7 acres
Neighborhood:	Biddle Street
Zip Code:	21213

SCHOOL BUILDING WAS DEMOLISHED



Located in the Biddle Street neighborhood of East Baltimore, the former Dr. Raynor Browne Elementary School will be demolished and the site will be cleared and offered as a vacant lot by the end of 2020. This anticipated vacant lot is ideal for new construction, as it is located near many projected multi-million dollar projects, including the redevelopment of the former A. Hoen & Co. Lithograph Building, full block residential and commercial renovations in the 2200 block of E. Chase Street, 2200 block of Prentiss, and the 2200 block of Henneman Avenue.

Council Bill 22-0272

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

October 4, 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 22-0272 – Sale of Property – 2333 East Chase Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0272 for form and legal sufficiency. The bill would allow the City to sell its interest in 2333 East Chase 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 R. 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
Jeffery Hochstetler, Chief Solicitor
Michelle Toth, Assistant Solicitor
D'ereka Bolden, Assistant Solicitor

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0272/ SALE OF PROPERTY – 2333 EAST CHASE STREET		

DATE:

October 25, 2022

TO

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

The Department of Planning is in receipt of City Council Bill #22-0272, which is 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 2333 East Chase Street (Block 1572; Lot 036) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0272, as this property is no longer needed for public use. We understand that this site was formerly a school, but has since been demolished and cleared, and that it has not yet been awarded for redevelopment.

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. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2022

Re: City Council Bill 22-0272 - Sale of Property - 2333 East Chase Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0272 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 2333 East Chase Street (Block 1572; Lot 036) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires, manages, and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City.

DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 22-0272 would allow for either the public or private sale of 2333 East Chase Street. The property is estimated at 3.74 acres and is located in the Biddle Street neighborhood in the 13th District. The property is zoned R-8. The cleared site was formerly the Dr. Raynor Brown Elementary School, the building was demolished in 2021. The community has been informed of DHCD's intention to sell and Councilman Glover has been briefed. The property is currently listed in the Fall 2022 RFP and we anticipate a good response to the offering.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use.

We respectfully request a **favorable** report on Council Bill 22-0272.

AK/sm

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

Brandon M. Scott, Mayor • **Alice Kennedy**, Housing Commissioner

**CITY OF BALTIMORE
COUNCIL BILL 22-0272
(First Reader)**

Introduced by: The Council President
At the request of: Department of Housing and Community Development
Introduced and read first time: September 12, 2022
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 2333 East Chase 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 2333 East Chase Street
5 (Block 1572; Lot 036) 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 2333 East Chase Street (Block 1572; Lot 036), containing 3.7 acres of
16 unimproved land, more 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.