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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, APRIL 9, 2024
10:00 AM**

COUNCIL CHAMBERS

Council Bill #22-0273

Sale of Property – 3750 Greenspring Avenue

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0273

Sale of Property – 3750 Greenspring Avenue

Sponsor: President Mosby at the request of the Department of Housing and Community Development
Introduced: September 12, 2022

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 3750 Greenspring Avenue (Block 3327E; Lot 001) and is no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted

Agency Reports

City Solicitor	Favorable
Department of Finance	Does Not Oppose
Department of Housing and Community Development	Favorable
Department of Real Estate	No Objection
Department of Planning	Favorable
Board of Estimates	Must be approved by BOE

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition) outlines the rules, regulations, and mandates for Sale of Properties.

Background

3750 Greenspring Avenue is in the 6th Council district in Baltimore City's Park Circle neighborhood.

If approved, Council Bill 22-0273 would allow the sale of the property located at 3750 Greenspring Avenue (Block 3327E; Lot 001) to Kennedy Krieger School Programs (KKPS). The property is a surplus school, which operated as the Dr. Martin Luther King Jr. Elementary/Middle School, which closed in 2020.

Under the 21st Century School Buildings Program, Baltimore City Schools are required to surplus school buildings owned by the Mayor and City Council over the next 10 years to determine the re-use of each site. The Department of Housing and Community Development received 6 responses of interest for the property, which were reviewed by an RFP review panel in December 2022. It was recommended that KKPS be awarded the development rights and responsibilities for 3750 Greenspring Avenue.

With the addition of this property, KKPS will expand its capacity for its two non-public special education schools, Kennedy Krieger High School and the LEAP Program. Also, KKPS will introduce new programming focused on Early Childhood education and developing pathways to increase the diversity of their teaching staff. The Greenspring campus will house the first Kennedy Krieger Integrated Early Childhood Learning Center and will potentially house a lab-based tutoring program, in partnership with Coppin State University and Morgan State University.

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

Also, see the attached pictures.

Additional Information

Fiscal Note: None.

Information Source(s): Baltimore City Charter, 21st Century School Buildings Program, Department of Housing and Community Development, and all agency reports received as of this writing.

Analysis by: Niya N. Garrett
Analysis Date: April 8, 2024

Direct Inquiries to: (410) 396-1268

3750 Greenspring Avenue - Fall 2022 RFP



Status:	For Sale
Property Type:	Building
Current Zoning:	R-6
Lot Size:	6.5 acres
Neighborhood:	Park Circle
Zip Code:	21215

Formerly the Dr. Martin Luther King, Jr. Elementary School, the property is located in the primarily residential area in the historic Park Circle neighborhood of northwest Baltimore. The property is beautifully nestled within a secluded wooded landscape. The neighborhood of Park Circle has a mix of rowhomes and multi-family development, and is a close knit community. This property is adjacent to the Delta Community Center, is across the street from the Kennedy Krieger Institute, and is less than five minutes from Woodberry, Park Circle Business Park, Druid Hill Park, and I-83. The former school building was built in 1973, and is 100,100 square feet and on 6.5 acres.

Council Bill 22-0273

AGENCY REPORTS

SEE ATTACHED

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

April 5, 2024

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 22-0273 - Sale of Property – 3750 Greenspring Ave.

President and City Council Members:

The Law Department has reviewed City Council Bill 2-0273 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the property located at 3750 Greenspring Ave. and declaring it no longer needed for public use. The bill also 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 or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.


Sincerely,

A handwritten signature in cursive script that reads "Elena DiPietro".

Elena R. DiPietro

cc: Ebony Thompson, City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Hilary Ruley, Chief Solicitor
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor



FROM	NAME & TITLE	Laura Larsen, Budget Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0273 Sale of Property – 3750 Greenspring Ave		

DATE:

TO

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

January 27, 2023

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0273, Sale of Property – 3750 Greenspring Ave, the purpose of which is to authorize the sale of 3750 Greenspring Avenue.

Background

3750 Greenspring Avenue is a surplus City property, which formerly operated as Dr. Martin Luther King Jr. School. This building, located in the Park Circle neighborhood, was built in 1973 and designated as surplus in 2020.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact for the City from this legislation. The Department of General Services provides building maintenance for City-owned properties, including surplus properties. The Department of General Services' budget for maintenance of these facilities is adjusted annually during the budget process and is updated to reflect the existing inventory of buildings. The Fiscal 2023 General Fund budget for surplus school management is \$2.3 million. Annual facility costs for 3750 Greenspring Avenue are estimated at \$195,000, based on average costs and square footage. This estimate does not include any capital maintenance costs.

In terms of debt, this property has outstanding State debt of \$397,569.99 and outstanding City debt in Fiscal 2023 totals \$265,289.57. If the property is sold, any outstanding State debt will continue to be paid by the City. An agreement with the State requires approval by the Interagency Commission on School Construction for any sale as well as a pro-rata share of consideration received for the property less specified deductions. Depending on the purchaser, the sale of this property may be a net benefit to the City's General Fund from future property tax receipts.

Conclusion

This legislation enables the sale of 3750 Greenspring Avenue, which will be a net benefit for the City through reduced General Fund expenditures and possible future property tax receipts.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0273.

cc: Michael Moiseyev
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: October 17, 2022

Re: City Council Bill 22-0273 - Sale of Property - 3750 Greenspring Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0273 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 3750 Greenspring Avenue (Block 3327E; Lot 001) 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 22-0273 would allow for either the public or private sale of 3750 Greenspring Avenue. The property is estimated at 6.5 acres and is located in the Park Heights neighborhood in the 6th District. The property is zoned R-6. The site was formerly the Dr. Martin Luther King Elementary/Middle School. The RFP for 3750 Greenspring was offered once through an Expression of Interest (EOI) and is currently available through the Fall 2022 RFP. DHCD opened the property for site inspection in the Spring of 2022. DHCD previously received a request to use the site to temporarily house the Mayors' Office of Homeless Services, however another site was identified. This property has received a great level of interest from the development community and DHCD anticipates good proposal responses.

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 22-0273.



AK/sm

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



MEMORANDUM

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

From: Christine Griffin, Deputy Director of Policy and Government Relations

Date: August 23, 2023

Re: 22-0273 Sale of Property – 3750 Greenspring Avenue

Position: No Objection

The Department of Real Estate is responding to the request for a report on City Council bill 22-0273 Sale of Property – 3750 Greenspring Avenue, 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 3750 Greenspring Avenue (Block 3327E; Lot 001) and is no longer needed for public use; and providing for a special effective date.



City Council Bill 22-0273 would allow for either the public or private sale of 3750 Greenspring Avenue. The property is estimated at 6.5 acres and is located in the Park Heights neighborhood in Baltimore City Council District 6.

If enacted, the land disposition agreement will be subject to the Board of Estimates' approval. This will outline the purchase price, buyer, and conditions of the sale.

The Department of Real Estate has reviewed the proposal, foresees no fiscal or operational impact on the office, and has no objection to the passage of 22-0273.

CC:

Celeste Amato, Chief of Staff, Comptroller's Office
Eric Evans, Director of Real Estate, Comptroller's Office
KC Kelleher, Director of Communications and Policy, Comptroller's Office

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 #22-0273/ SALE OF PROPERTY – 3750 GREENSPRING AVENUE		

TO

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

DATE: October 25, 2022

The Department of Planning is in receipt of City Council Bill #22-0273, 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 3750 Greenspring Avenue (Block 3327E; Lot 001) 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 #22-0273, as this property is no longer needed for public use. We understand that this former school site 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

**CITY OF BALTIMORE
COUNCIL BILL 22-0273
(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 – 3750 Greenspring Avenue**

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 3750 Greenspring Avenue
5 (Block 3327E; Lot 001) 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 3750 Greenspring Avenue (Block 3327E; Lot 001), containing 6.5 acres,
16 more or less, and improved by a 5 story building, previously utilized as the site for both an
17 elementary and middle school, containing 100,100 square feet, more or less, this property being
18 no longer needed for public use.

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

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

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