


File

F R O M	Name & Title	Walter J. Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 11-0779 Sale of Properties- 3323 Eastern Avenue		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: September 26, 2011

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 3323 Eastern Avenue, (Ward 26, Section 11, Block 6423, Lot 012), and no longer needed for public use; and providing for a special effective date.

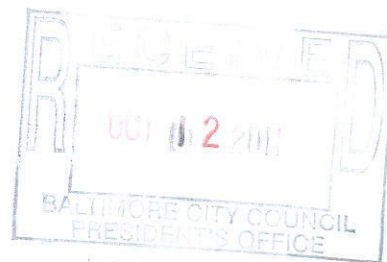
The property which is the subject of this bill consists of three consolidated, City-owned lots, improved with a 7,224 square foot structure commonly referred to as the Old Highlandtown Library. The property is located within the Highlandtown Main Street program as well as the Highlandtown Arts and Entertainment District. The old library facility has been vacant since 2007. The Baltimore Development Corporation intends to sell, on behalf of the City, the site and improvements to Wolfe Street Development, a wholly owned subsidiary of Southeast Community Development Corporation (SCDC) Developer. This Bill, if approved would grant the City the authority to sell the properties to the Developer.

It is the Developer's intention to redevelop the property as a 7,978 square foot mixed use building, to include 5,045 square feet of office and classroom space for SCDC, as well as 2,933 square feet of restaurant/retail space. Completion of the project will fill a hole in an otherwise busy commercial/business district.

The Department of Real Estate has no objections to the passage to City Council Bill 011-0779, which is to take effect on the date it is enacted.

Respectfully submitted,

MFS, Jr.
cc: Angela Gibson



Noobj