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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

**THURSDAY, MAY 26, 2022
2:59 PM**

COUNCIL CHAMBERS

Council Bill 22-0240

**Sale of Property – 711 North Arlington Avenue
(Block 0104, Portion of Lot 062)**

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0240

Sale of Property – 711 North Arlington Avenue

Sponsor: *President Mosby at the request of the Department of Real Estate*

Introduced: *May 16, 2022*

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 that is located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) 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 Planning	Favorable
Department of Housing and Community Development	None as of this writing
Department of Transportation	None as of this writing
Department of Real Estate	Favorable
Department of Finance	None as of this writing
Baltimore City Parking Authority	None as of this writing
Board of Estimates	To be sent to BOE for approval

Analysis

Current Law

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

Background

If enacted, Bill 22-0240 would authorize the sale of the property located at 711 North Arlington Avenue (Block 0104; Lot 062) in the **Harlem Park** neighborhood of the City; Council District #9. **See attached pictures.**

Per the Real Estate, the property is used as an outdoor and gardening space abutted to the NM Carroll Manor Nursing and Rehabilitation Center. A detailed writing of the history of this property is outlined in the agency report. **See attached Real Estate's agency report.**

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

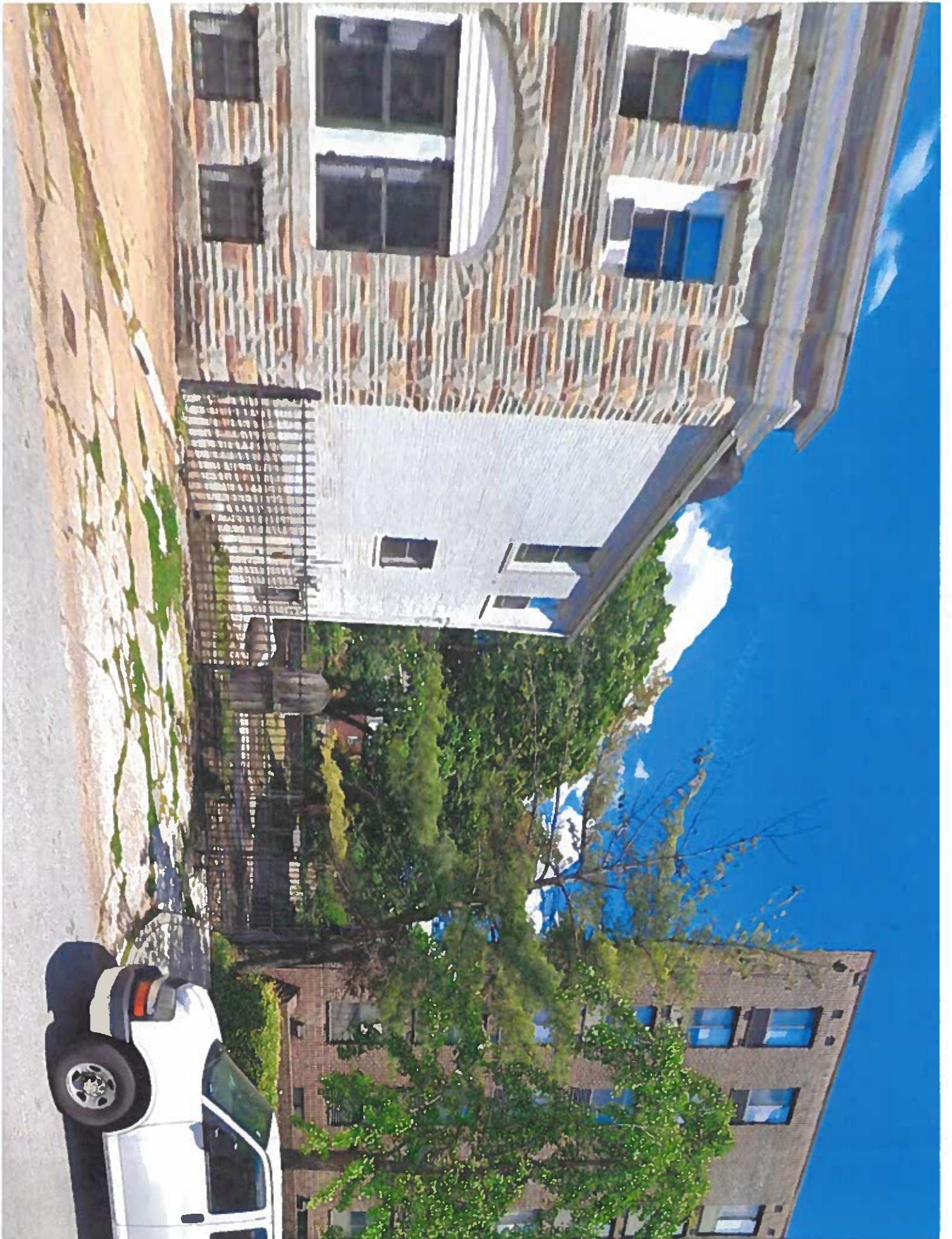
Additional Information

Fiscal Note: None

Information Source(s): City Charter, Council Bill 22-0240, and all agency reports received as of this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: May 23, 2022

Direct Inquiries to: (443) 984-3485







Council Bill 22-0240

AGENCY REPORTS

See attached

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
JAMES L. SHEA
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

May 20, 2022

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 21-0240 - Sale of Property – 711 North Arlington Avenue
(Block 0104, Portion of Lot 062)

President and City Council Members:

The Law Department has reviewed City Council Bill 22-0240 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 711 North Arlington Avenue (Block 0104, Portion of Lot 062) 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: Natasha Mehu
Nikki Thompson
Nina Themelis
Matt Stegman
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Dereka Bolden
Michele Toth

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 #22-0240/ SALE OF PROPERTY – 711 NORTH ARLINGTON AVENUE (BLOCK 0104, PORTION OF LOT 062)		

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

DATE: May 17, 2022

The Department of Planning is in receipt of City Council Bill #22-0240, 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 located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0240. We understand that this sale will be to N.M. Carroll Manor Nursing Home, an assisted living facility on an adjacent parcel, that have been maintaining and using this parcel for about a decade.

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. Kathleen Byrne, 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
Ms. KC Kelleher, Comptroller's Office



MEMORANDUM

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

From: Andy Frank, Real Estate Officer,

Date: May 11, 2022

Re: 22-0240 Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062)

Position: Support

The Department of Real Estate is reporting on CCB 22-0240 Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062). The purpose of the bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 711 North Arlington Avenue, which is no longer needed for public use; and provide for a special effective date. If CCB 22-0240 is approved by the City Council, the Board of Estimates will be asked to approve the deal to finalize the disposition.

Background

This property is a 1.22 acre “inner block park” in Harlem Park, one of 29 inner block parks in Harlem Park. The Harlem Park Urban Renewal Plan speaks to the deterioration of these inner block parks and encourages alternative uses. This is consistent with the Harlem Park URP.

N.M. Carroll Manor Nursing Home, an assisted living facility, is located at 701 N. Arlington, which abuts the parcel. They have maintained the parcel for about a decade and has used it as outdoor and gardening space for its residents. With the support of Baltimore City Recreation and Parks, Carroll Manor wants to purchase about 10,000 square feet of the parcel.

In 2019, BCRP Recreation and Parks declared part of the parcel as surplus space. In 2020, the Real Estate office entered into an Exclusive Negotiating Privilege (ENP) and Right-of-Entry agreement to give the nursing home access to the site for some preliminary environmental investigations.

Fiscal Impact

The property has been appraised and, subject to City Council and BOE approval, will sell for \$2,200.

The Department of Real Estate supports the passage of CCB 22-0240.

CC:

Celeste Amato, Chief of Staff, Comptroller's Office
KC Kelleher, Director of Communication, Comptroller's Office
Nina Themelis, Mayor's Office
Sophia Gebrehiwot, Mayor's Office

**CITY OF BALTIMORE
COUNCIL BILL 22-0240
(First Reader)**

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)
Introduced and read first time: May 16, 2022
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: The City Solicitor, Department of Planning, Department of Housing and Community Development, Department of Transportation, Department of Real Estate, Baltimore City Parking Authority, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062)**

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 located at 711 North Arlington Avenue
5 (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a
6 special 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 City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062), and more particularly
16 described as follows:

17 The subject parcel (711 North Arlington Avenue (Block 0104, Portion of
18 Lot 062)) is part of the Harlem inner block parks, containing 9,140 square feet,
19 more or less, this property being no longer needed for public use.

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

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

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