



BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 20-0537

Sale of Property – 3200 East Biddle Street

Sponsor: President Brandon Scott (on behalf of Dept. of Transportation)

Introduced: June 15, 2020

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 known as 3200 East Biddle Street (Ward 26, Section 20, Block 6150A, Lot 004) and no longer needed for public use; and providing for a special effective date.

Effective: Date of enactment

Agency Reports

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| City Solicitor | Favorable |
| Department of Planning | Favorable |
| Department of Housing and Community Development | Favorable |
| Department of Real Estate | Favorable |
| Department of Finance | Favorable |
| Department of Transportation | Favorable |
| Baltimore Development Corporation | Favorable |

Analysis

Current Law:

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

Background

The Baltimore Development Corporation (BDC) acquired 3200 E. Biddle Street, which was the site of the former Ainsworth Paint Factory. The property is the site of a vacant lot consisting of 70,567 square feet or approximately 1.62 acres of land. Formerly, the site contained two multi-story buildings that were used for manufacturing paint and paint related products. During the time that the properties were under the ownership of BDC they hired the firm KCI to conduct a Phase I and Phase II Environmental Site Assessment. These assessments found various underground storage tanks and pipes which lead to the development of a Response Action Plan under the Maryland VCP that targeted the removal of the existing structures and cleanup of the property. The buildings on this property have since been demolished, the property is fenced, secured and has been vacant since demolition.

After this occurred the Baltimore Development Corporation put out a Request for Proposal, and only received a single proposal from a Baltimore City based, minority owned business that would use the property to expand their operations. Currently, the Baltimore Development Corporation incurs expenses for the properties maintenance and security. If enacted, Bill 20-0537 would return the property to the city's tax rolls at an appraisal value of \$335,000, as well as any increased value from improvements to the property.

for the opening, closing and sale of property for two three-foot alleys bounded by Tyson Street, Wilson Alley, Park Avenue, and Mulberry Street which contains approximately 120 square feet or 0.003 acres, more or less. This property will help facilitate the planned redevelopment of the surrounding properties that are slated for a mixed-use project that will include both new construction and rehabilitation of existing structures.

This area is no longer needed for public use and does not impact any park property, or right of way. No property owner should be negatively affected by this action.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, Maryland Land Records

Analysis by: Samuel Johnson
Analysis Date: September 30, 2020

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