



Office of the Comptroller

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

From: KC Kelleher, Director of Communications & Policy, Office of the Comptroller

Date: April 27, 2023

Re: 22-0301 Sale of Property - 844 Roundview Road

Position: Support

The Department of Real Estate is reporting on 22-0301 Sale of Property - 844 Roundview Road. The purpose of this 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 that is located at 844 Roundview Road (Block 7622; Lot 002) and is no longer needed for public use; and providing for a special effective date.

Background

The City is proposing to sell the 5.1-acre parcel known as the former Patapsco Elementary School located at 844 Roundview Road in the Cherry Hill Community to the Cherry Hill Community Development Corporation (CHCD).

CHDC, a community based 501(c)(3), is partnering with Kairos Development, LLC, a Maryland based, Baltimore certified MBE/WBE real estate development firm and Landex Development, LLC, a Maryland based real estate development company specializing in the building mixed-income and mixed-use communities. The development team proposes to demolish the former Patapsco Elementary School and develop new construction mixed-income, mixed-use community. The new community is consistent with the 2020 Cherry Hill Transformation Plan, the master plan recently completed by the Cherry Hill community. The Planning Commission of Baltimore City adopted the plan in April 2020.

CHCD's proposed project will offer approximately 120 spacious 1, 2, and 3-bedroom apartments with 21st century amenities. The mixed-income community will serve households with incomes up to 80% of the Baltimore area median income (AMI). All of the units will be leased to household that earn up to 80% of the Baltimore AMI. The development, which involves the demolition of the existing school

building and the construction of a 125,500 square foot mixed-use building, is estimated to cost \$32,809,182.

Currently, the South Baltimore Adult High School (MAHS) operates from the former Patapsco building. MAHS is a joint venture between Eleve8 Baltimore, Inc. (Elev8), Baltimore City Community College (BCCC) and CHDC. The program has been in the Cherry Hill community for two years and focuses on removing the barriers to achieving economic self-sufficiency for low-income individuals through education and employment. MAHS will relocate from the building at the end of this school year into temporary space. It is anticipated that MAHS will move back into the new building (10,000 to 15,000 square feet) upon completion.

The Land Disposition Agreement (LDA) is on the May 10, 2023, Board of Estimates agenda. It specifies the LDA is subject to 22-0301 passing the City Council.

Cost

The City will sell the property for \$276,000, which will cover the balance of unpaid bond debt service owed by the City to the State of Maryland. The property was appraised for \$400,000.00.

Minority & Women's Business Enterprise Goals

The Developer has agreed to use all reasonable good faith efforts to meet the overall MBE and WBE participation goals. The goals are as follows: MBE 27% and WBE 10%.

For the reasons stated above, the Department of Real Estate strongly supports 22-0301 Sale of Property - 844 Roundview Road.

CC: Celeste Amato, Chief of Staff to the Comptroller/Acting Real Estate Officer