

**Introduced by:** The Council President

**At the request of:** The Administration (Baltimore Development Corporation)

**Prepared by:** Department of Legislative Reference

**Date:** November 3, 2017

**Referred to:** TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0159

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – 1001 North Smallwood Street**

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 1001 North Smallwood Street (Block 0056A, Lot 017) and no longer needed for public use; and providing for a special effective date.

BY authority of

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

**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

- |   |  |
|---|--|
| <input type="checkbox"/> Department of Public Works               | <input checked="" type="checkbox"/> Baltimore City Public School System  |
| <input checked="" type="checkbox"/> Department of Real Estate     | <input checked="" type="checkbox"/> Baltimore Development Corporation    |
| <input type="checkbox"/> Department of Recreation and Parks       | <input checked="" type="checkbox"/> City Solicitor                       |
| <input type="checkbox"/> Department of Transportation             | <input type="checkbox"/> Comptroller's Office                            |
| <input type="checkbox"/> Fire Department                          | <input type="checkbox"/> Department of Audits                            |
| <input type="checkbox"/> Health Department                        | <input checked="" type="checkbox"/> Department of Finance                |
| <input type="checkbox"/> Mayor's Office of Employment Development | <input type="checkbox"/> Department of General Services                  |
| <input type="checkbox"/> Mayor's Office of Human Services         | <input type="checkbox"/> Department of Housing and Community Development |
| <input type="checkbox"/> Mayor's Office of Information Technology | <input type="checkbox"/> Department of Human Resources                   |
| <input type="checkbox"/> Office of the Mayor                      | <input checked="" type="checkbox"/> Department of Planning               |
| <input type="checkbox"/> Police Department                        | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Other: _____                             | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Other: _____                             | <input type="checkbox"/> Other: _____                                    |

**Boards and Commissions**

- |   |  |
|---|--|
| <input type="checkbox"/> Environmental Control Board                | <input checked="" type="checkbox"/> Board of Estimates                       |
| <input type="checkbox"/> Fire & Police Employees' Retirement System | <input type="checkbox"/> Board of Ethics                                     |
| <input type="checkbox"/> Labor Commissioner                         | <input type="checkbox"/> Board of Municipal and Zoning Appeals               |
| <input type="checkbox"/> Parking Authority Board                    | <input type="checkbox"/> Comm. for Historical and Architectural Preservation |
| <input type="checkbox"/> Planning Commission                        | <input type="checkbox"/> Commission on Sustainability                        |
| <input type="checkbox"/> Wage Commission                            | <input type="checkbox"/> Employees' Retirement System                        |
| <input type="checkbox"/> Other: _____                               | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Other: _____                               | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Other: _____                               | <input type="checkbox"/> Other: _____  |

CITY OF BALTIMORE  
ORDINANCE **18-118**  
Council Bill 17-0159

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Introduced by: The Council President  
At the request of: The Administration (Baltimore Development Corporation)  
Introduced and read first time: November 13, 2017  
Assigned to: Taxation, Finance and Economic Development Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: February 26, 2018

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**AN ORDINANCE CONCERNING**

**Sale of Property – 1001 North Smallwood Street**

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 1001 North Smallwood Street (Block 0056A, Lot 017) and no longer needed for public use; and providing for a special effective date.

BY authority of  
Article V - Comptroller  
Section 5(b)  
Baltimore City Charter  
(1996 Edition)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as 1001 North Smallwood Street (Block 0056A, Lot 017), and more particularly described as follows:

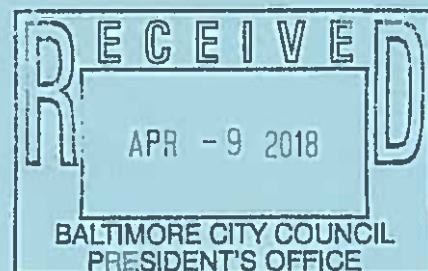
The subject parcel (Block 0056A, Lot 017) is an improved lot, consisting of 23,479 square feet or approximately 0.539 acres, more or less.

This property being no longer needed for public use.

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

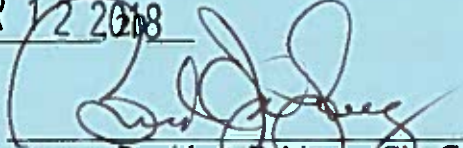
**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.



**Council Bill 17-0159**

Certified as duly passed this \_\_\_\_\_ day of MAR 12 2018


  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of MAR 12 2018


  
\_\_\_\_\_  
Chief Clerk

Approved this 27 day of March, 2018

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 19th Day of March 2018

  
\_\_\_\_\_  
Chief Solicitor

CITY OF BALTIMORE

BOARD OF ESTIMATES

Room 204, City Hall  
Baltimore, Maryland 21202  
410-396-4755



BERNARD C "JACK" YOUNG  
PRESIDENT, CITY COUNCIL

CATHERINE E PUGH  
MAYOR

JOAN M PRATT  
COMPTROLLER

RUDOLPH S. CHOW, P.E.  
DIRECTOR OF PUBLIC WORKS

ANDRE M. DAVIS  
CITY SOLICITOR

BERNICE H. TAYLOR  
DEPUTY COMPTROLLER  
AND CLERK TO THE BOARD

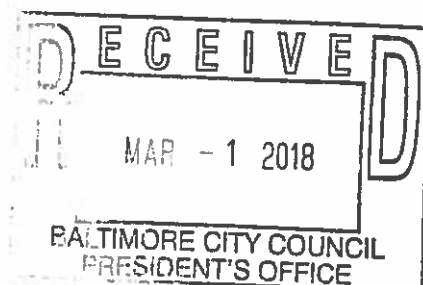
February 28, 2018

Honorable President and Members  
of the City Council

Ladies and Gentlemen:

On February 28, 2018, the Board had before it for consideration the following pending City Council Bills:

- 17-0159 - An Ordinance concerning the Sale of Property - 1001 North Smallwood Street 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 1001 North Smallwood Street (Block 0056A, Lot 017) and no longer needed for public use; and providing for a special effective date.
- 17-0160 - An Ordinance concerning the Sale of Property - 2120 West Lafayette Avenue 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 2120 West Lafayette Avenue (Block 0069, Lot 001) and no longer needed for public use; and providing for a special effective date.
- 17-0161 - An Ordinance concerning the Sale of Property - 2201 Mosher Street 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 2201 Mosher Street (Block 2344, Lot 022) and no longer needed for public use; and providing for a special effective date.





**BALTIMORE CITY COUNCIL  
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT  
VOTING RECORD**

DATE: February 22, 2018

BILL#: 17-0159

BILL TITLE: Ordinance - Sale of Property - 1001 North Smallwood Street

MOTION BY: Costello      SECONDED BY: Pinkett

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>4</u>		<u>1</u>	

CHAIRPERSON: Shirley M. Moore

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC





CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR  
100 N. Holliday Street  
Suite 101, City Hall  
Baltimore, Maryland 21202

February 7, 2018

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, MD 21202

Re: City Council Bill 17-0159 - Sale of Property— 1001 North Smallwood Street

Dear President and City Council Members:

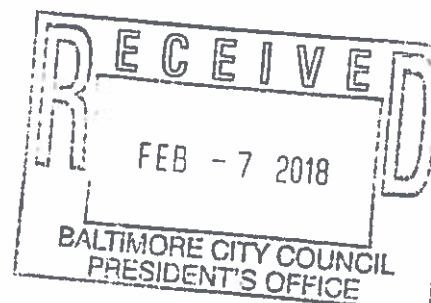
The Law Department has reviewed City Council Bill 17-0159 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell all interest in a certain property known as 1001 North Smallwood Street, declaring it no longer needed for public use. The bill also provides 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,

Jennifer Landis  
Assistant Solicitor

cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Victor Tervalá, Chief Solicitor





<b>FROM</b>	NAME & TITLE	TJA THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0159/ SALE OF PROPERTY - 1001 NORTH SMALLWOOD STREET

CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE: February 2, 2108

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

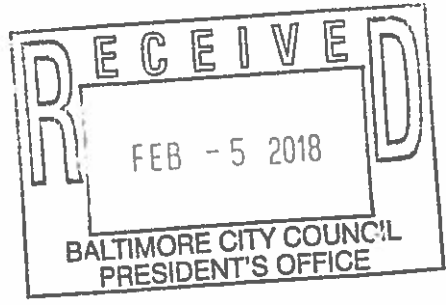
The Department of Planning is in receipt of City Council Bill #18-0159, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1001 North Smallwood Street (Block 0056A, Lot 017) and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends approval of City Council Bill #18-0159. The City previously had disposition authority under the Rosemont Urban Renewal Plan (URP), which has since been repealed. This bill would reestablish that authority, and allow the sale and redevelopment of the property.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/EWT


- cc: Mr. Pete Hammen, Chief Operating Officer
- Mr. Jim Smith, Chief of Strategic Alliances
- Ms. Karen Stokes, Mayor's Office
- Mr. Colin Tarbert, Mayor's Office
- Mr. Kyron Banks, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. William H. Cole IV, BDC
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Elena DiPietro, Law Dept.
- Mr. Francis Burnszynski, PABC
- Ms. Valorie LaCour, DOT
- Ms. Natawna Austin, Council Services



F



*RKAC*

<b>FROM</b>	NAME & TITLE	Robert Cenname, Chief	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0159		

DATE:

TO

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

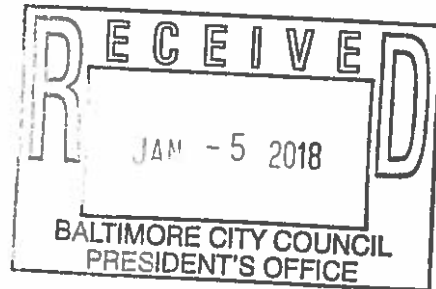
January 5<sup>th</sup>, 2018

City Council Bill #17-0159 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in the property known as 1001 North Smallwood Street (Block 0056A, Lot 017), which is no longer needed for public use.

The property is described as an improved lot, consisting of 23,479 square feet or approximately 0.539 acres, and the site of the former Acme business complex. The sale of the property will encourage redevelopment and re-establish the City's disposition authority to sell the property.


Since this property is no longer needed for public use, and there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0159.

cc: Henry Raymond  
Kyron Banks



*No obj*



FROM	Name & Title	Walter J. Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0159 Sale of Property – 1001 North Smallwood Street		

**To:** Honorable President and Members  
of the City Council  
Attn: Ms. Natawana Austin  
City Hall, Room 409

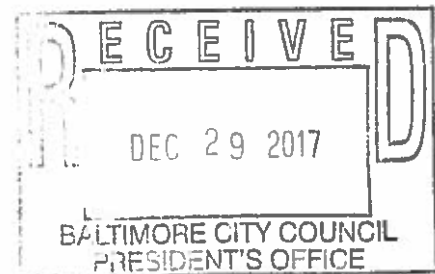
**Date:** December 27, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0159, 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 1001 North Smallwood Street (Block 0056A, Lot 017) and providing for a special effective date.

The subject parcel is in the Bridgeview Greenlawn community. The City previously had disposition authority through the Rosemont Urban Renewal Plan, which was repealed in 2017 to remove outdated restrictions. This legislation would reestablish the City's ability to sell the property. The site is the former Acme business complex. It consists of an improved lot consisting of 23,479 square feet or approximately 0.539 acres. The sale of the site will encourage redevelopment of the property and it is not needed for public use.

The Department of Real Estate has no objections to the passage of City Council Bill 17-0159.

Cc: Mr. Kyron Banks



*no obj*








## MEMORANDUM

**TO:** Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO 

**DATE:** November 28, 2017

**SUBJECT:** City Council Bill No. 17-0159  
Sale of Property – 1001 North Smallwood Street

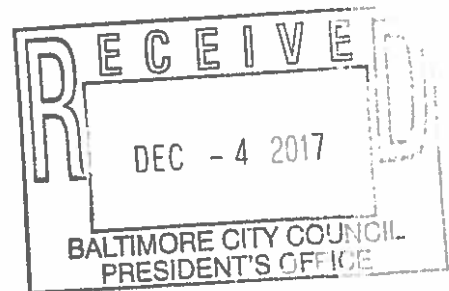
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The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0159, for the purpose of authorizing the Mayor and City Council of Baltimore to sell the property located at 1001 North Smallwood Street. The City previously had disposition authority through the Rosemont Urban Renewal Plan, which was repealed in 2017 to remove certain outdated restrictions and encourage investment in the neighborhood. If passed, the Bill will re-establish the City's ability to sell the property and facilitate the redevelopment of the former ACME business complex, a site that has become a source of blight in the Bridgeview/Greenlawn community.

The BDC respectfully requests that favorable consideration is given by the City Council for Bill No. 17-0159.

cc: Kyron Banks

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**HEARING NOTES**

**Bill: 17-0159**

**Sale of Property - 1001 North Smallwood Street**

**Committee:** Taxation, Finance and Economic Development

**Chaired By:** Councilmember Sharon Green Middleton

**Hearing Date:** February 22, 2018  
**Time (Beginning):** 10:50 AM  
**Time (Ending):** 11:00 AM  
**Location:** Clarence "Du" Burns Chamber  
**Total Attendance:** ~15  
**Committee Members in Attendance:**  
Sharon Green Middleton, Chair  
Leon Pinkett  
Eric Costello  
Robert Stokes

<b>Bill Synopsis in the file?</b> .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
<b>Attendance sheet in the file?</b> .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
<b>Agency reports read?</b> .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
<b>Hearing televised or audio-digitally recorded?</b> .....	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
<b>Certification of advertising/posting notices in the file?</b> .....	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
<b>Evidence of notification to property owners?</b> .....	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
<b>Final vote taken at this hearing?</b> .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
<b>Motioned by:</b> .....	Councilmember Costello		
<b>Seconded by:</b> .....	Councilmember Pinkett		
<b>Final Vote:</b> .....	Favorable		



**Major Speakers**  
*(This is not an attendance record.)*

- Mr. Patrick Terranova,, Baltimore Development Corporation

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**Major Issues Discussed**

1. Councilwoman Middleton read the bill and agency reports into the record.
2. Agency representatives commented on their respective agency reports.
3. Mr. Patrick Terranova spoke about the sale of the property and the development plan for the site.
4. The committee reviewed, discussed and asked questions about the proposed sale.

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**Further Study**

Was further study requested?

Yes  No

If yes, describe.

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**Committee Vote:**

S. Middleton: ..... Yea  
L. Pinkett, III: ..... Yea  
E. Costello: ..... Yea  
E. Reisinger: ..... Absent  
R. Stokes: ..... Yea

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Jennifer L. Coates, Committee Staff



Date: February 22, 2018

cc: Bill File  
OCS Chrono File





# CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

**Committee:** Taxation, Finance and Economic Development      **Chairperson:** Sharon Middleton  
**Date:** February 22, 2018      **Time:** 10:10      **Place:** Clarence "Du" Burns Chambers  
**Subject:** Ordinance - Sale of Property - 1001 North Smallwood Street      **CC Bill Number:** 17-0159

**PLEASE PRINT**

**IF YOU WANT TO TESTIFY PLEASE CHECK HERE**



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN THE CITY
						FOR	AGAINST
						YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	✓	✓
	Patrick		BDC				

(\*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



## **BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE**

### **Mission Statement**

*On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.*

**The Honorable Sharon Green Middleton  
Chairwoman**

### **PUBLIC HEARING**

**Thursday, February 22, 2018  
10:10 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**Bill 17-0159**

**Sale of Property - 1001 North Smallwood Street**



## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Marguerite Currin*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Ryan Dorsey  
*Staff: D'Paul Nibber*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristerfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice Chair  
Kristerfer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen  
Ryan Dorsey  
*Staff: Richard Krummerich*

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Brandon Scott  
Robert Stokes  
*Staff: D'Paul Nibber*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
*Staff: Marguerite Currin*

### LAND USE AND TRANSPORTATION

Edward Reisinger – Chair  
Sharon Green Middleton – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Kristerfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Leon Pinkett – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Jennifer Coates*  
- Larry Greene (*pension only*)

**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**OFFICE OF COUNCIL SERVICES**

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**BILL SYNOPSIS**

**Committee: Taxation, Finance and Economic Development**

**Bill 17-0159**

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**Sale of Property - 1001 North Smallwood Street**

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**Sponsor: Council President (Administration) \* Baltimore Development Corporation**

**Introduced: November 13, 2017**

**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 1001 North Smallwood Street (Block 0056A, Lot 017) and no longer needed for public use; and providing for a special effective date.

**Effective: Date of Enactment**

**Hearing Date/Time/Location: February 22, 2018/10:10 a.m. /Clarence "Du" Burns Chambers**

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**Agency Reports**

City Solicitor	Favorable
Planning Commission	Favorable
Baltimore Development Corporation	Favorable
Department of Real Estate	No Objection
Department of Finance	No Objection
Board of Estimates	*

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## ANALYSIS

### Current Law

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

### Background

If enacted, Bill 17-0159 would authorize the sale of property known as 1001 North Smallwood Street (Block 0056A, Lot 017). The site is improved and consists of 23,479 square feet or 0.539 acres. It is situated in the Bridgeview/Greenlawn neighborhood of West Baltimore. The parcel is bordered by rail lines to the north and south. The site is also located near a 117,000 square foot manufacturing facility for Intralox Corporation, a maker of health care and hospitality linens.

The property, was once part of the Acme business complex, which consisted of a group of warehouses. The Acme supermarket chain used the site as a distribution hub for its grocery stores. The company closed its operations at the site in the early 1980's. The city purchased the site for a combined \$1.95 million dollars in 2005. The space has been divided and currently consists of three parcels (1001 N. Smallwood, 2120 W. Lafayette Avenue, and 2201 Mosher Street). The site is located within an Enterprise Zone, and is available for potential Brownfield Tax Credits. The property is zoned Industrial – Mixed Use (I-MU) and could be repurposed for light-industrial uses.

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### Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports; Baltimore Business Journal, August 8, 2017

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Analysis by: Jennifer L. Coates  
Analysis Date: February 12, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 17-0159  
(First Reader)**

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Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: November 13, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Baltimore Development Corporation, Department of Real Estate, Department of Finance, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1001 North Smallwood Street**

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 known as 1001 North Smallwood Street  
5 (Block 0056A, Lot 017) and 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)

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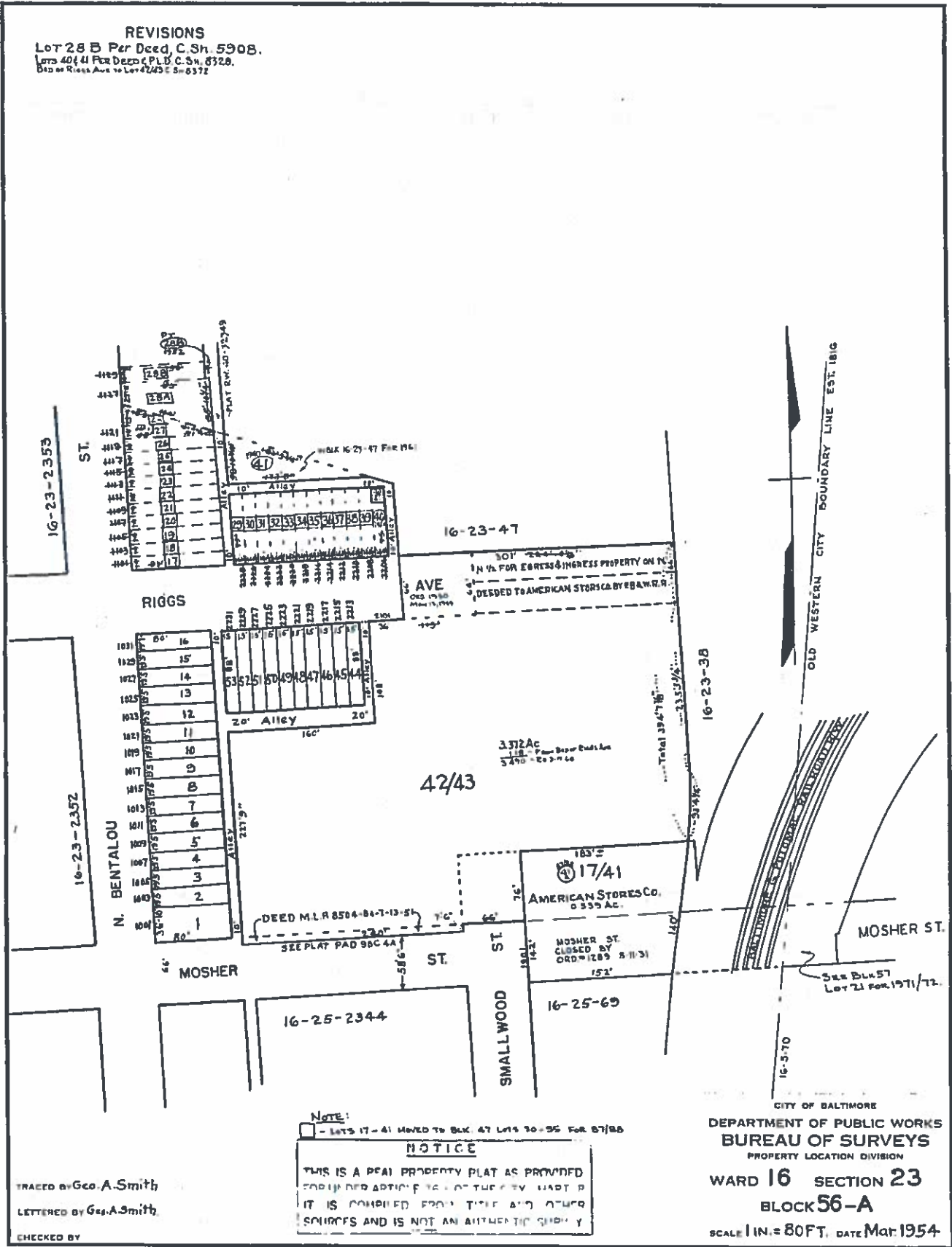
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EXPLANATION: CAPITALS indicate matter added to existing law  
[Brackets] indicate matter deleted from existing law

REVISIONS  
 Lot 28 B Per Deed, C.Sh. 5908.  
 Lots 40 & 41 Per Deed C.P.L.D. C.Sh. 8728.  
 Div of Riess Ave to Lot 42/43 E.S. 6372



NOTE:  
 - LOTS 17-41 MOVED TO BLK 47 LOTS 30-35 FOR 87/88

**NOTICE**

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 14-1 OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC COPY.

TRACED BY Geo. A. Smith  
 LETTERED BY Geo. A. Smith  
 CHECKED BY

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF SURVEYS  
 PROPERTY LOCATION DIVISION  
 WARD 16 SECTION 23  
 BLOCK 56-A  
 SCALE 1 IN. = 80 FT. DATE Mar. 1954



Imagery ©2018 Google, Map data ©2018 Google 50 ft

**TAXATION, FINANCE &  
ECONOMIC DEVELOPMENT  
COMMITTEE**

**AGENCY  
REPORTS**

**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**DEPARTMENT OF LAW**

ANDRE M. DAVIS, CITY SOLICITOR  
100 N. Holliday Street  
Suite 101, City Hall  
Baltimore, Maryland 21202

**February 7, 2018**

**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, MD 21202**

**Re: City Council Bill 17-0159 - Sale of Property— 1001 North Smallwood Street**

**Dear President and City Council Members:**

The Law Department has reviewed City Council Bill 17-0159 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell all interest in a certain property known as 1001 North Smallwood Street, 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,

**Jennifer Landis  
Assistant Solicitor**

**cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Victor Tervalá, Chief Solicitor**



TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0159/ SALE OF PROPERTY - 1001 NORTH SMALLWOOD STREET		

DATE:

**TO**

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

February 2, 2108

The Department of Planning is in receipt of City Council Bill #18-0159, 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 known as 1001 North Smallwood Street (Block 0056A, Lot 017) and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends approval of City Council Bill #18-0159. The City previously had disposition authority under the Rosemont Urban Renewal Plan (URP), which has since been repealed. This bill would reestablish that authority, and allow the sale and redevelopment of the property.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/EWT

- cc: Mr. Pete Hammen, Chief Operating Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
Mr. Kyron Banks, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. William H. Cole IV, BDC  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Ms. Valorie LaCour, DOT  
Ms. Natawna Austin, Council Services



## MEMORANDUM

**TO:** Honorable President and Members of the City Council  
Attention: Natawna Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO *W. H. Cole*


**DATE:** November 28, 2017

**SUBJECT:** City Council Bill No. 17-0159  
Sale of Property – 1001 North Smallwood Street

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0159, for the purpose of authorizing the Mayor and City Council of Baltimore to sell the property located at 1001 North Smallwood Street. The City previously had disposition authority through the Rosemont Urban Renewal Plan, which was repealed in 2017 to remove certain outdated restrictions and encourage investment in the neighborhood. If passed, the Bill will re-establish the City's ability to sell the property and facilitate the redevelopment of the former ACME business complex, a site that has become a source of blight in the Bridgeview/Greenlawn community.

The BDC respectfully requests that favorable consideration is given by the City Council for Bill No. 17-0159.

cc: Kyron Banks

<b>F R O M</b>	<b>Name &amp; Title</b>	Waller J. Horton Real Estate Officer <i>Waller J. Horton</i>	<b>CITY OF BALTIMORE</b>  <b>MEMO</b>	
	<b>Agency Name &amp; Address</b>	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	<b>Subject</b>	City Council Bill 17-0159 Sale of Property – 1001 North Smallwood Street		

**To:** Honorable President and Members  
of the City Council  
Attn: Ms. Natawana Austin  
City Hall, Room 409

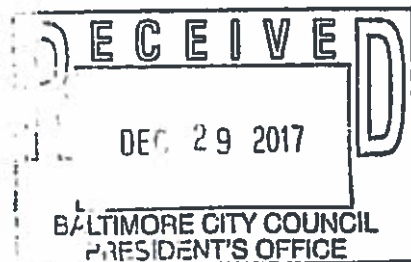
**Date:** December 27, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0159, 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 1001 North Smallwood Street (Block 0056A, Lot 017) and providing for a special effective date.

The subject parcel is in the Bridgeview Greenlawn community. The City previously had disposition authority through the Rosemont Urban Renewal Plan, which was repealed in 2017 to remove outdated restrictions. This legislation would reestablish the City's ability to sell the property. The site is the former Acme business complex. It consists of an improved lot consisting of 23,479 square feet or approximately 0.539 acres. The sale of the site will encourage redevelopment of the property and it is not needed for public use.


The Department of Real Estate has no objections to the passage of City Council Bill 17-0159.

Cc: Mr. Kyron Banks



*no obj*

*ORAC*

<b>FROM</b>	NAME & TITLE	Robert Cename. Chief	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0159		

DATE:

**TO**

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

January 5<sup>th</sup>, 2018

City Council Bill #17-0159 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in the property known as 1001 North Smallwood Street (Block 0056A, Lot 017), which is no longer needed for public use.

The property is described as an improved lot, consisting of 23,479 square feet or approximately 0.539 acres, and the site of the former Acme business complex. The sale of the property will encourage redevelopment and re-establish the City's disposition authority to sell the property.

Since this property is no longer needed for public use, and there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0159.

cc: Henry Raymond  
Kyron Banks



**CITY OF BALTIMORE  
COUNCIL BILL 17-0159  
(First Reader)**

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Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: November 13, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Baltimore Development Corporation, Department of Real Estate, Department of Finance, Board of Estimates

---

**A BILL ENTITLED**

1 AN ORDINANCE concerning

2 **Sale of Property – 1001 North Smallwood Street**

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 known as 1001 North Smallwood Street  
5 (Block 0056A, Lot 017) and 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)

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**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

APPROVED FOR FORM STYLE, AND TENTATIVE SUFFICIENCY
11-3-17
DEPT. OF LEGISLATIVE REFERENCE

---

Introduced by: The Council President  
At the request of: The Administration (Baltimore Development Corporation)

---

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – 1001 North Smallwood Street**

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By authority of  
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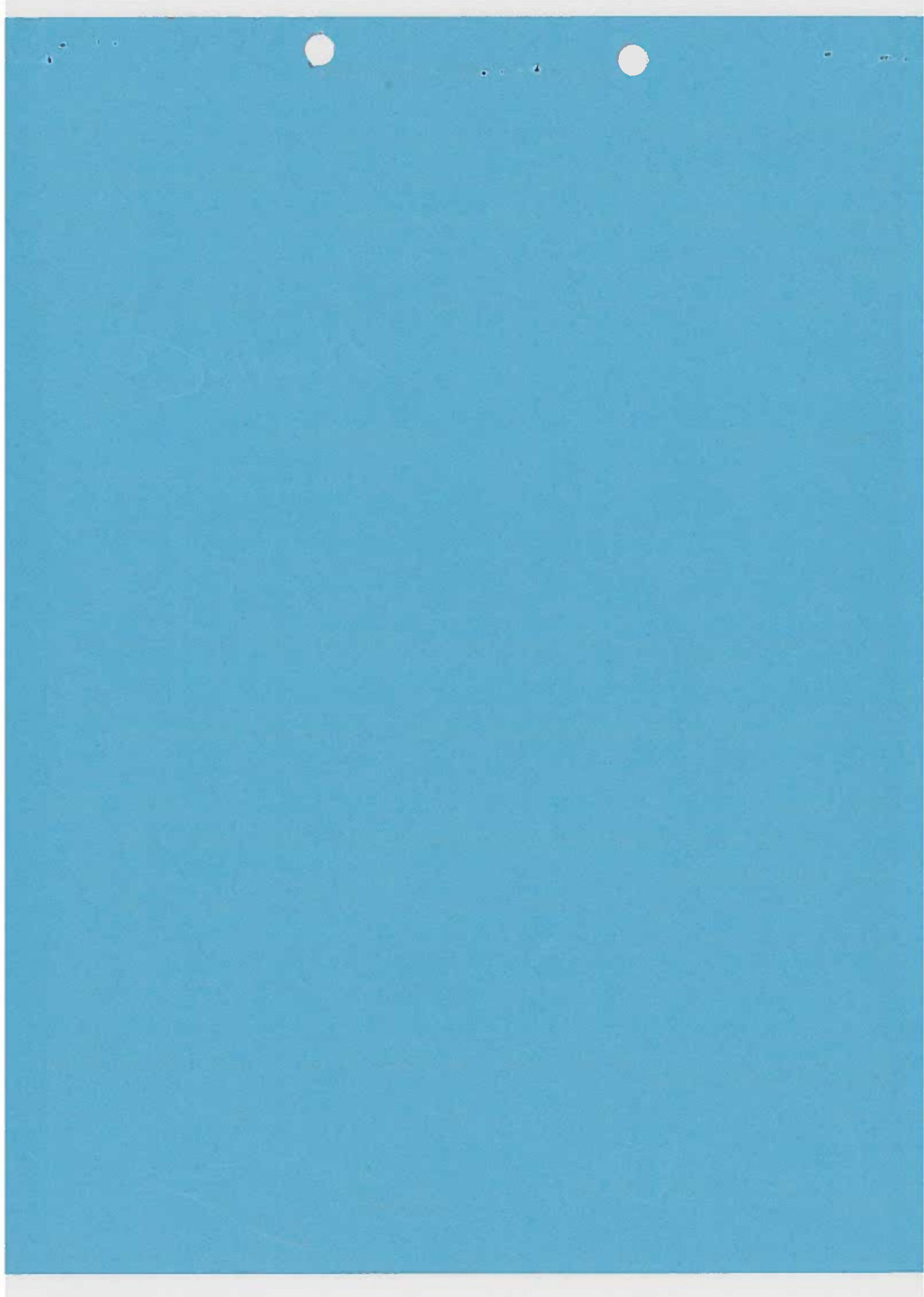
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\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.







**ACTION BY THE CITY COUNCIL**

NOV 13 2017

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON February 22, \_\_\_\_\_ 20 18

COMMITTEE REPORT AS OF February 26, \_\_\_\_\_ 20 18

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

*Shm. [Signature]*

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 26 2018

20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING \_\_\_\_\_ MAR 12 2018

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

*[Signature]*

President

*[Signature]*

Chief Clerk