

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 - 0161

A BILL ENTITLED

AN ORDINANCE concerning

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.

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

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other:

Other:

Other:

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other:

Other:

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other:

Other:

Other:

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

Wage Commission


Other:

Other:

Other:

Council Bill 17-0161

Certified as duly passed this _____ day of MAR 12 2018



President, Baltimore City Council

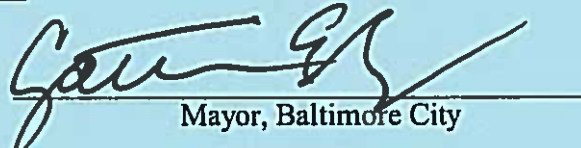
Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAR 12 2018



Chief Clerk


Approved this 27 day of March, 20 18



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

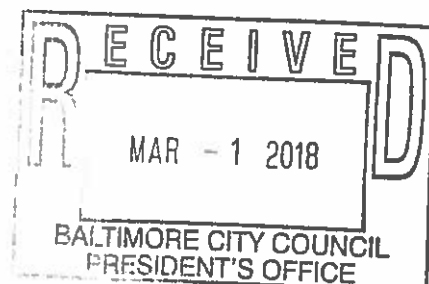
February 28, 2018

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#: 17-0161

BILL TITLE: Ordinance - Sale of Property - 2201 Mosher 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"/>
TOTALS	4		1	

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JL

CITY OF BALTIMORE

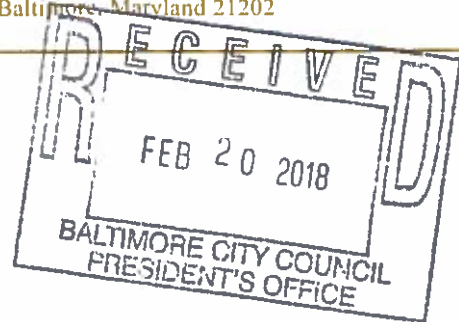
CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

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

February 20, 2018



The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0161 – Sale of Property – 2201 Mosher Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0161 for form and legal sufficiency. The bill would allow the City to sell its interest in 2201 Mosher Street, declaring it no longer needed for public use.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. Therefore, the Law Department approves the bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief 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
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor
Avery Aisenstark

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0161/ SALE OF PROPERTY - 2201 MOSHER STREET

CITY of
BALTIMORE
MEMO



DATE:

TO

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

February 2, 2108

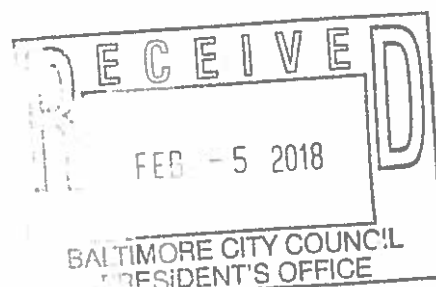
The Department of Planning is in receipt of City Council Bill #18-0161, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 2201 Mosher Street (Block 2344, Lot 022) and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends approval of City Council Bill #18-0161. 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



Robert Cennamo

FROM	NAME & TITLE	Robert Cennamo, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0161		

DATE:

TO

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

January 5th, 2018

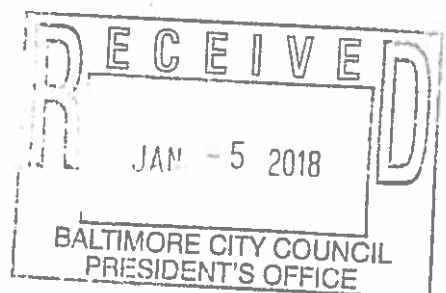
City Council Bill #17-0161 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in the property known as 2201 Mosher Street (Block 2344, Lot 022). This property is no longer needed for public use.


The subject property (Block 2344, Lot 022) is an unimproved lot, consisting of 33,106 square feet or 0.76 acres. It is part of the site of the former ACME business complex. The City previously had disposition authority under the Rosemont Urban Renewal Plan; this Bill will re-establish the City's disposition authority and encourage revitalization of the surrounding neighborhood.

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 17-0161.

cc: Henry Raymond
 Kyron Banks

no obj



F R O M	Name & Title	Walter J. Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0161 Sale of Property – 2201 Mosher Street		

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

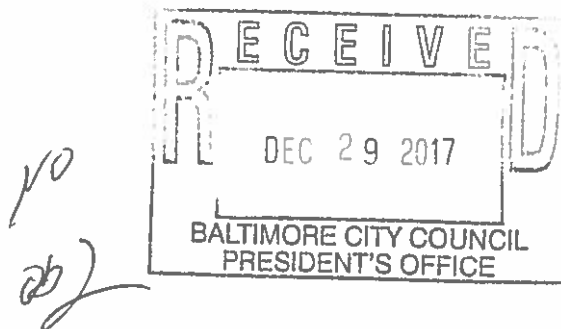
Date: December 27, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0161, 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 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 33,106 square feet or approximately 0.76 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 17-0161.


Cc: Mr. Kyron Banks





MEMORANDUM

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

FROM: William H. Cole, President and CEO 

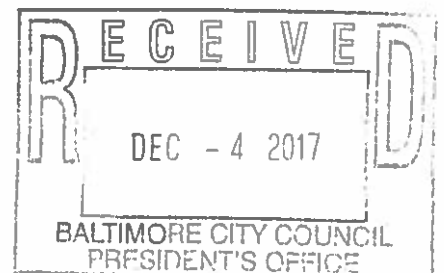
DATE: November 28, 2017

SUBJECT: City Council Bill No. 17-0161
Sale of Property – 2201 Mosher Street

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0161, for the purpose of authorizing the Mayor and City Council of Baltimore to sell the property located at 2201 Mosher 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. 17-0161.

cc: Kyron Banks



CITY OF BALTIMORE
CATHERINE E. PUGIL, 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

HEARING NOTES

Bill: 17-0161

Sale of Property - 2201 Mosher Street

Committee: Taxation, Finance and Economic Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: February 22, 2018

Time (Beginning): 11:10 AM

Time (Ending): 11:35 AM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~15

Committee Members in Attendance:

Sharon Green Middleton, Chair

Leon Pinkett, III, Vice Chair

Eric Costello

Robert Stokes

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

Major Speakers
(This is not an attendance record.)

- Mr. Patrick Terranova, Baltimroe Development Corporation

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. The committee discussed the proposed sale of property and use for the site.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

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

Jennifer L. Coates, Committee Staff



Date: February 22, 2018

cc: Bill File
OCS Chrono File



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
10:20 AM
CLARENCE "DU" BURNS COUNCIL CHAMBERS**

Bill 17-0161

Sale of Property - 2201 Mosher 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 17-0161

Sale of Property - 2201 Mosher Street

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 2201 Mosher Street (Block 2344, Lot 022) and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: February 22, 2018/10:20 a.m. /Clarence "Du" Burns Chambers

Agency Reports

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

ANALYSIS

Current Law

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

Background

If enacted, Bill 17-0161 would authorize the sale of property at 2201 Mosher Street (Block 2344, Lot 022). The site is an unimproved and consists of 33,106 square feet or 0.76 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 (2201 Mosher Street, 1001 N. Smallwood and 2120 W. Lafayette Avenue). 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.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates
Analysis Date: February 17, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0161
(First Reader)**

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

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 – 2201 Mosher 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 2201 Mosher Street (Block 2344,
5 Lot 022) and no longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article V - Comptroller

8 Section 5(b)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
12 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
13 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
14 known as 2201 Mosher Street (Block 2344, Lot 022), and more particularly described as follows:

15 The subject property (Block 2344, Lot 022) is an unimproved lot, consisting of
16 33,106 square feet or 0.76 acres, more or less.

17 This property being no longer needed for public use.

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

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

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

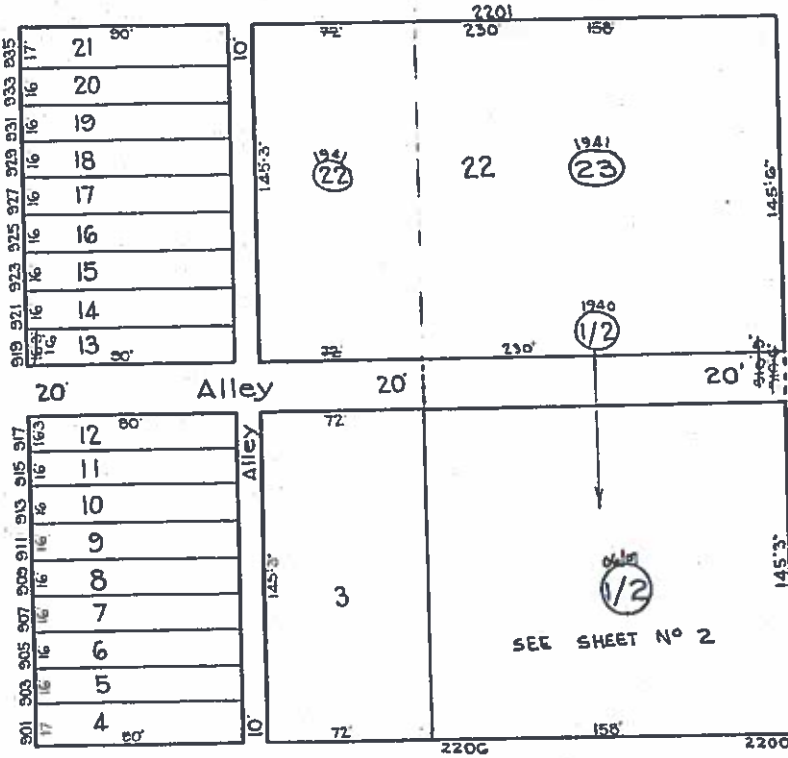
REVISIONS
 Dim. Lots- 1/2-13 per C.O. b. C.S.H. 748
 Lot 1/2 Division Per Deed C.S.H. 1891.
 Lot 22 & 23 Consd Per App. 4957 C.S.H. 2407
 Lot 1/2 DW PER DEED C.S.H. 07-097

16 - 23 - 96-A ETC.

MOSHER ST.

ST.

ST.



N. BENTALOU

N. SMALLWOOD

W. LAFAYETTE AVE.

16 - 25 - 2345

16 - 25 - 2345

ST.

SPEDDEN

SHEETS IN SET 2
 SHEET No 1

NOTE ÷ BLOCK 16-7-2344 FOR 1940.

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(4) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION

WARD 16 SECTION 25
 BLOCK 2344

SCALE 1/4" = 50 FT. DATE Feb 1930

TRACED BY J.H. Kilmore

LETTERED BY J.S. Rokosky

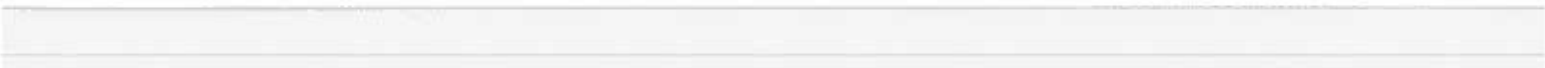
CHECKED BY



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




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**TAXATION, FINANCE &
ECONOMIC DEVELOPMENT
COMMITTEE**

**AGENCY
REPORTS**

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0161/ SALE OF PROPERTY - 2201 MOSHER STREET		

TO

DATE:

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 #18-0161, 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 2201 Mosher Street (Block 2344, Lot 022) and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends approval of City Council Bill #18-0161. 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 


DATE: November 28, 2017

SUBJECT: City Council Bill No. 17-0161
Sale of Property – 2201 Mosher Street

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0161, for the purpose of authorizing the Mayor and City Council of Baltimore to sell the property located at 2201 Mosher 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. 17-0161.

cc: Kyron Banks

FROM	Name & Title	Walter J. Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0161 Sale of Property – 2201 Mosher Street		

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

Date: December 27, 2017

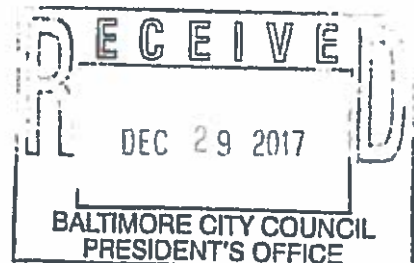
As requested, the Department of Real Estate has reviewed City Council Bill #17-0161, for the purpose of authorizing the Mayor and City Council of Baltimore to sell at either public or private sale, all its interest in certain property known as 2201 Mosher Street (Block 2344, Lot 022) and providing for 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 33,106 square feet or approximately 0.76 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 17-0161.

Cc: Mr. Kyron Banks

yo
abj



Robert Cennamo

FROM	NAME & TITLE	Robert Cennamo, Chief	CITY OF BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0161		

DATE:

TO

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

January 5th, 2018

City Council Bill #17-0161 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in the property known as 2201 Mosher Street (Block 2344, Lot 022). This property is no longer needed for public use.

The subject property (Block 2344, Lot 022) is an unimproved lot, consisting of 33,106 square feet or 0.76 acres. It is part of the site of the former ACME business complex. The City previously had disposition authority under the Rosemont Urban Renewal Plan; this Bill will re-establish the City's disposition authority and encourage revitalization of the surrounding neighborhood.

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 17-0161.

cc: Henry Raymond
Kyrn Banks

CITY OF BALTIMORE

CATHERINE E. PUGEL, Mayor



DEPARTMENT OF LAW

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

February 20, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0161 – Sale of Property – 2201 Mosher Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0161 for form and legal sufficiency. The bill would allow the City to sell its interest in 2201 Mosher Street, declaring it no longer needed for public use.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. Therefore, the Law Department approves the bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief 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
Victor Tervalo, Chief Solicitor
Ashlea Brown, Assistant Solicitor
Avery Aisenstark

**CITY OF BALTIMORE
COUNCIL BILL 17-0161
(First Reader)**

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

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 – 2201 Mosher 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 2201 Mosher Street (Block 2344,
5 Lot 022) and no longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article V - Comptroller

8 Section 5(b)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
12 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
13 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
14 known as 2201 Mosher Street (Block 2344, Lot 022), and more particularly described as follows:

15 The subject property (Block 2344, Lot 022) is an unimproved lot, consisting of
16 33,106 square feet or 0.76 acres, more or less.

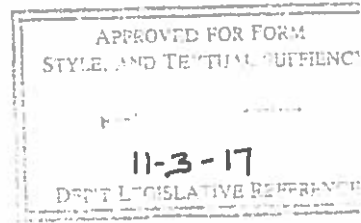
17 This property being no longer needed for public use.

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

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

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



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

A BILL ENTITLED

AN ORDINANCE concerning

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.

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 2201 Mosher Street (Block 2344, Lot 022), and more particularly described as follows:

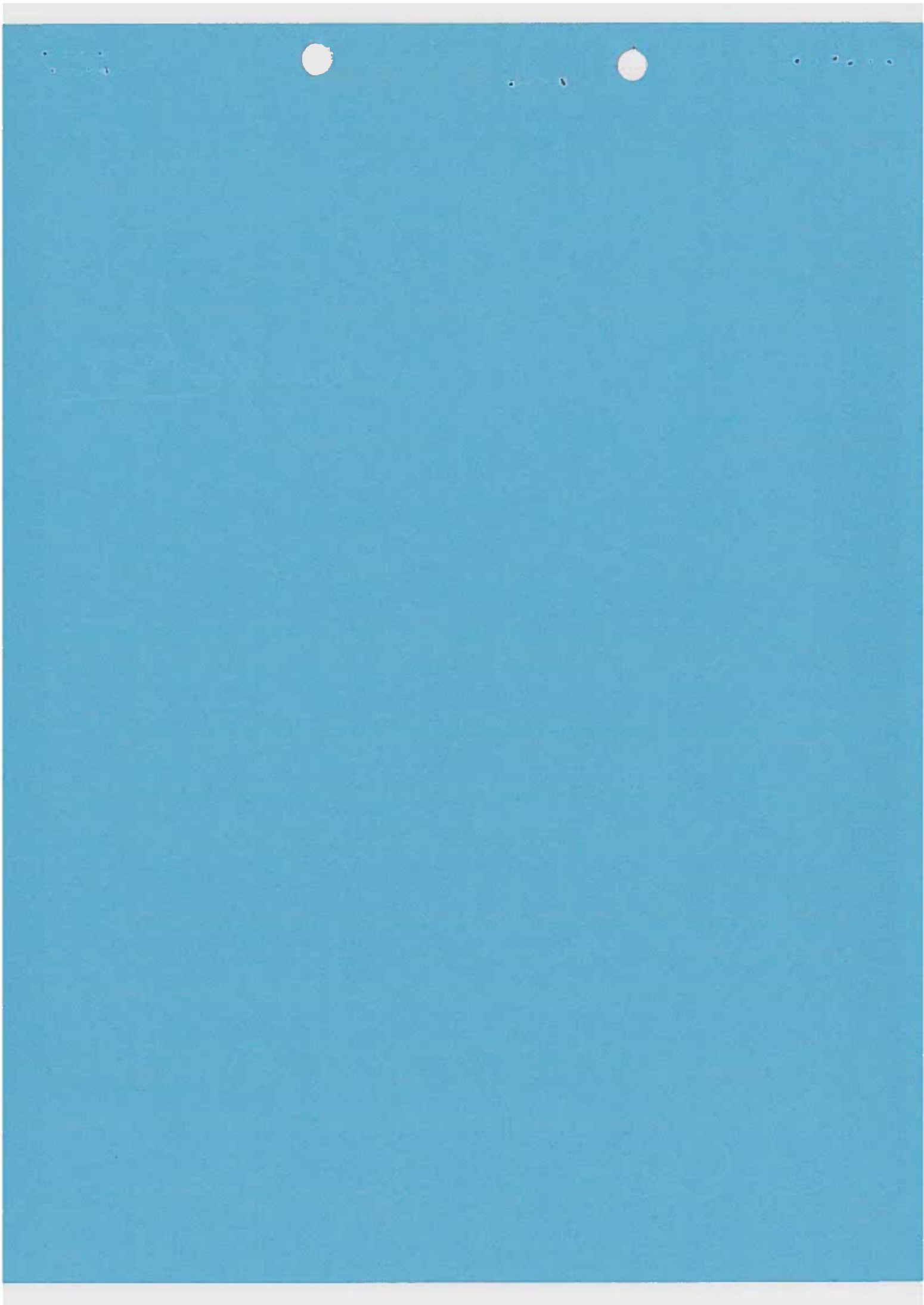
The subject property (Block 2344, Lot 022) is an unimproved lot, consisting of 33,106 square feet or 0.76 acres, more or less.

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.

* 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

Shawn M. [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