



BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

8/28/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0069

Title: Sale of Property – 1820 North Charles Street

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0069

Title: 1820 North Charles Street

Purpose: For the purpose of authorizing the Mayor and City Council of Baltimore to sell, either public or private sale, all its interest in certain property that is located at 1820 North Charles Street (Block 0388, Lot 009) is no longer needed for public use; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Department of Planning	Favorable
Department of Finance	Not Received
Department of Real Estate	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable

BACKGROUND

Bill Summary

The Comptroller of Baltimore city may sell at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property located at 1820 North Charles Street (Block 0388, Lot 009), containing approximately 1,655 square feet (0.038 acres), and improved by a 3-story structure containing approximately 4,680 square feet. This property being no longer needed for public use.

History

- On August 3, 2015, the property was sold to Parkway Theatre, LLC for redevelopment as offices for the Maryland Film Festival, intended as a second phase of the Parkway Theatre project.

- The adjacent Parkway Theatre was successfully rehabilitated, but financing difficulties prevented the completion of Phase II.
- On September 20, 2022, the property was re-deeded to the City following approval by the Board of Estimates.
- Since returning to City control, the building has remained vacant.

The property is located within the Charles North Urban Renewal Area (Ordinance 04-695, as amended) and the Station North Arts & Entertainment District, a state-designated cultural district that provides incentives to encourage redevelopment and creative uses. These designations underscore the importance of property advancing neighborhood revitalization and economic development.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 1st reader and agency reports

Analysis by: Juliane Jemmott
Analysis Date: 8/19/2025

Direct Inquiries to: 410 – 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0069
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Cosponsored by: Councilmember Torrence
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Planning, Department of Finance,
Department of Real Estate, Department of Housing and Community Development, Baltimore
Development Corporation

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 1820 North Charles 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 that is located at 1820 North Charles Street (Block 0388, Lot 009) and is 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 Comptroller of Baltimore City may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property located at 1820 North Charles Street (Block 0388, Lot 009), containing 1,655 square feet (0.038 acres), more or less, and improved by a 3 story structure containing approximately 4,680 square feet, 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.

Baltimore City Council



Land Use & Transportation Committee

Bill: 25-0069

**Title: Sale of Property – 1820 North Charles
Street**

Agency Reports



MEMORANDUM

To: The Honorable President and Members of the City Council
c/o Shamoyia Gardiner Legislative Director, Council President's Office

From: J Hardy, Special Assistant/ Constituent Liaison

Date: June 24, 2025

Re: 25-0069 Sale of Property – 1820 North Charles Street

Position: Support

The Department of Real Estate (“DORE”) submits this report in support of City Council Bill 25-0069, authorizing the Mayor and City Council of Baltimore to sell all interest in the property located at 1820 North Charles Street. This property consists of a four-story vacant structure located within the Charles North Urban Renewal Area and the Station North Arts & Entertainment District. This property no longer has any public value. Bill 25-0069 was introduced by the City Council President at the request of the Baltimore Development Corporation (“BDC”).

The property was initially disposed to Parkway Theatre, LLC on August 3, 2015. The intent was to redevelop it as offices for the Maryland Film Festival, as part of the Parkway Theatre redevelopment. However, due to changes in project financing, the property was re-deeded to the City on September 20, 2022.

The sale of this property will enable future private redevelopment efforts, helping to revitalize a key commercial corridor, promote job creation, and increase tax revenue for the City.

It is the understanding of DORE that if Bill 25-0069 is passed by the City Council and approved by the Mayor, this property will be put out for Request for Proposals (“RFP”). If and when the BDC decides to sell the property, the deal will be subject to Board of Estimates approval.

For the reasons stated above, the Department of Real Estate supports the passage of Bill 25-0069.

CC:

KC Kelleher, Deputy Chief of Staff, Comptroller’s Office
Eric Evans, Director of Real Estate, Comptroller’s Office



MEMORANDUM

DATE: May 20, 2025
TO: Land Use and Transportation
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 25-0069

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0069 introduced by The Council President.

PURPOSE

The intent of the bill will allow the Mayor and City Council the authority to dispose of the property known as 1820 North Charles Street. The property no longer has any public value and the bill is necessary for the future sale of the property.

BRIEF HISTORY

The Property consists of a four story, currently vacant structure in the Charles North Urban Renewal Area and Station North Arts & Entertainment District. The Property was initially disposed to Parkway Theatre, LLC on August 3, 2015. As a condition of the disposition, the Property was intended to be redeveloped as offices for the Maryland Film Festival as a second phase of the Parkway Theatre project. Due to changes in project financing, the Property was redeeded to the City on September 20, 2022 as the initial intended scope was no longer feasible.

The Baltimore Development Corporation supports Bill 25-0069 as enactment of the sales ordinance will allow for the future disposition and private redevelopment of the Property, increasing City tax revenue, job creation, and activation of a commercial corridor.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0069. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

DG



**CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT**

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	August 25, 2025
SUBJECT	25-0069 Sale of Property – 1820 North Charles Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0069 Sale of Property – 1820 North Charles 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 that is located at 1820 North Charles Street (Block 0388, Lot 009) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 25-0069 would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in 1820 North Charles Street. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

The property known as 1820 North Charles Street consists of a four-story, currently vacant, structure located in the Charles North neighborhood. The property was initially disposed to the Parkway Theatre, LLC on the condition that it be redeveloped as offices for the Maryland Film Festival. As project financing changed and that plan was determined to be no longer viable, the property was redeeded back to the City ownership. This sale would allow for the potential redevelopment of a currently vacant building, and its return to productive use.

This sales ordinance is at the request of The Administration (Baltimore Development Corporation) and required for the disposition of the property. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. DHCD supports the disposition of the property as the site is no longer needed for public use.

FISCAL IMPACT

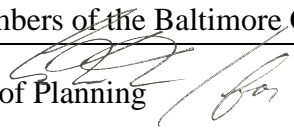
As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning 
DATE	July 2, 2025
SUBJECT	City Council Bill #25-0069

Position: Favorable

Summary of position: We understand that this property had initially been sold from the City's inventory for use to the Parkway Theater, LLC, but their planned revitalization of the building did not come to fruition, which resulted in the property reverting back to City control. We do not see any further public need for this property, and recommend that it should be sold in order to allow for its renovation and return to productive use.

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