



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	August 25, 2025
<b>SUBJECT</b>	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.