



TO: Board of Estimates, Office of Comptroller
FROM: AGC1000 - City Council
DATE: 09/15/2023
SUBJECT: City Council bill 23-0374 - Sale of Property - 707 East 34th Street

ACTION REQUESTED OF BOARD OF ESTIMATES:

The Board is requested to Note Council Bill 23-0374 - Sale of Property - 707 East 34th Street.

PERIOD OF CONTRACT/AGREEMENT: Based on Board Approval

AMOUNT AND SOURCE OF FUNDS:

Transaction Amount: \$ 0.00

Project Fund Amount

BACKGROUND/EXPLANATION:

CCB 23-0374 was introduced by Councilwoman Ramos on May 1, 2023. It was recommended as favorable by the Ways and Means Committee on August 1, 2023.

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 707 East 34th Street (Block 4053, Lot 076) and is no longer needed for public use; and providing for a special effective date.

EMPLOY BALTIMORE: LIVING WAGE: LOCAL HIRING: PREVAILING WAGE:

N/A N/A N/A N/A

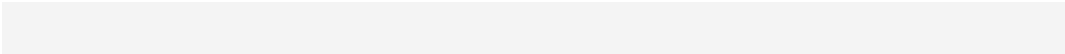
1% FOR PUBLIC ART: N/A.

ENDORSEMENTS:

Law has reviewed and approved for form and legal sufficiency

Clerk, Board of Estimates

09-06-2023



**CITY OF BALTIMORE
COUNCIL BILL 23-0374
(First Reader)**

Introduced by: Councilmember Ramos, City Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: May 1, 2023
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Department of Planning, Department of Real Estate, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 707 East 34th 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 that is located at 707 East 34th Street
5 (Block 4053, Lot 076) and is 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)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
13 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
15 the property located at 707 East 34th Street (Block 4053, Lot 076), containing 0.95 acres, more
16 or less, and improved by a 3 story building, previously utilized as an elementary school,
17 containing 30,036 square feet, more or less, 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.

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW

EBONY THOMPSON
ACTING CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

May 8, 2023

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 23-0374 – Sale of Property – 707 East 34th Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0374 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell at either public or private sale, all its interest in certain property known as 707 East 34th Street (Block 4053; Lot 076), which was previously utilized as an elementary school. The property is no longer needed for public use. The bill 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 authorized by ordinance and 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,

A handwritten signature in cursive script that reads "Teresa E. Cummings".

Teresa E. Cummings
Assistant Solicitor

Favorable

cc: Ebony Thompson, Acting City Solicitor
Stephen Salsbury, Deputy City Solicitor
Matthew Bradford, Chief of Staff
Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations
Tiffany A. Maclin, Deputy Director, Legislative

Natawna Austin
443-244-0108
City
Council



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner



Date: May 4, 2023

Re: City Council Bill 23-0374 - Sale of Property - 707 East 34th Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0374 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 707 East 34th Street (Block 4053, Lot 076) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City. DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 23-0374 would allow for either the public or private sale of 707 East 34th Street. The property is estimated at .95 acres and is improved by a 3-story 30,036 sq/ft building. The property is located in the Waverly neighborhood in the 14th Council District. The property is zoned R-7. The property was formerly used as an elementary school building, constructed in 1959 and was later known as the Waverly Middle School.

The Department of Planning coordinates with City agencies for the disposition of surplus Baltimore City Schools. As part of the [21st Century Schools Initiative](#), Baltimore City Schools are required to [surplus 26 school buildings](#). The properties are all owned by the Mayor and City Council and are being surplus to the City over the next 10 years to determine re-use of each site. Resulting from this process, in 2019 DHCD's Development Division issued a public RFP for 707 East 34th Street and the property was awarded to Schreiber Brothers Development and Brick by Brick Solutions, LLC.

Their development plan is an innovative adaptive re-use project that repurposes the building into a zero-energy Teacher's "Village" focused on housing teachers at affordable rates. A zero-energy building produces enough renewable energy to meet its own annual energy consumption requirements. The development program was created with the goal of promoting teacher



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

retention and providing resources open to the community. The plan will include roughly 37, 1–2-bedroom units targeted to young teachers entering the field in a close-knit living setting to promote camaraderie and encourage teacher retention. On-site parking and electric vehicle car-share will eliminate nearby parking pressures.


DHCD supports the Administration’s disposition of the property as the site is no longer needed for public use. DHCD is in active negotiations with the developer and are well on our way towards a Land Disposition Agreement.

We respectfully request a **favorable** report on Council Bill 23-0374.

AK/sm

cc: Ms. Nina Themelis, Mayor’s Office of Government Relations

Natawna Austin
443-244-0108
City Council

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0374/ SALE OF PROPERTY – 707 EAST 34TH STREET		

TO

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

DATE:

May 3, 2023

The Department of Planning is in receipt of City Council Bill #23-0374, 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 that is located at 707 East 34th Street (Block 4053, Lot 076) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #23-0374, as it will allow for the redevelopment of this former school building.

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

CR/ewt

cc: Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Committee Chair
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services

Favorable

Natawna Austin
443-244-0108
City Council



MEMORANDUM

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

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

Date: June 9, 2023

Re: 23-0374 Sale of Property - 707 East 34th Street

Position: Defer to DHCD

The Department of Real Estate is responding to the request for a report on City Council bill 23-0374 Sale of Property - 707 East 34th Street, 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 that is located at 707 East 34th Street (Block 4053, Lot 076) and is no longer needed for public use; and providing for a special effective date.

The Department of Real Estate has reviewed the proposal, foresees no fiscal or operational impact on the office from 23-0374 and defers to DHCD.

CC: Celeste Amato, Chief of Staff, Comptroller's Office
Nina Themelis, Mayor's Office

Defers to DHCD