
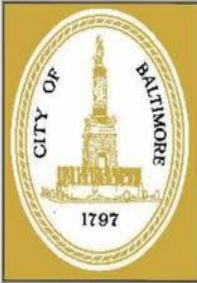


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|-------------|----------------------------------|---|---|---|
| FROM | NAME & TITLE | Dr. Jason W. Mitchell, Director  | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | Department of Public Works 600 Abel Wolman Municipal Building | | |
| | SUBJECT | City Council Resolution 22-0130R | | |

May 18, 2023

TO:

Public Safety and Government Operations Committee

I am herein reporting on City Council Resolution 22-0130R introduced by Council Members Burnett, Bullock, Ramos, Porter, and Cohen.

The purpose of the Bill is to invite representatives from the Departments of Housing and Community Development, Planning, Transportation, Real Estate, Recreation and Parks, Public Works, General Services, the Office of the Comptroller, and other interested parties to discuss the current condition of City-owned lots and buildings, how maintenance of such properties can be improved, and the impact poorly-maintained City-owned lots and buildings have on Baltimore City as a whole.

The Department of Public Works (DPW) is responsible for maintaining its operational facilities and related buildings and infrastructure under its Bureaus of Solid Waste and Water and Wastewater. Leadership, some administrative staff and other Department office functions are also housed in City-owned office buildings maintained by the Department of General Services.

In FY2023, the Department created two offices, one dedicated to the condition of facilities, and one to conduct safety inspections and compliance. The Office of Facilities Management is within the Department's Chief Operating Officer's portfolio and safety compliance is the responsibility of the Department's Office of Environmental Regulatory and Safety Compliance. The goal of these new teams is to perform a more proactive approach to facility maintenance and safety issues, including OSHA/MOSH compliance. Additionally, the Department has hired consultants through emergency authorization to conduct safety and compliance audits at all DPW facilities. Staff anticipates this work to be completed within the next six months.

The Bureau of Solid Waste relies on the General Fund for its operations and maintenance budgets. The properties listed in the chart below are locations where Solid Waste employees report and deploy, and most of these locations also accommodate uses such as residential and commercial drop-off services. The Bureau has personnel who do the routine cleaning of these facilities, as well as any exterior cleaning or mowing. The Department of General Services provides some maintenance services for these facilities, and use their on-call contractors for specialized repairs. The responsibility for this maintenance work will be transitioned to the new Office of Facilities Maintenance and will be performed under a proactive facilities maintenance plan. Solid Waste has received some limited capital funds for its facilities in prior fiscal years, but this fiscal year saw an increase in funding specifically to address longstanding condition issues at several of the maintenance yards.

| Location | Division | Own/Rent |
|------------------------|-------------------------------|-----------------|
| 221 S. Kresson Street | Property Management | Rent |
| 6101 Bowley's Lane | Routine Services | Own |
| 701 Reedbird Avenue | Routine Services | Own |
| 111 Kane Street | Special Services | Own |
| 3311 Eastbourne Avenue | Marine Operations | Rent |
| 2840 Sisson Street | Street Sweeping & Rolloffs | Own |
| 5030 Reisterstown Road | Disposal Services | Own |
| 6100 Quarantine Road | Disposal Services | Own |

The Bureau of Solid Waste Property Management Division is responsible for the cleaning and mowing of Mayor and City Council-owned vacant lots, and privately-owned lots and vacant houses whose owners do not respond to citations for cleaning, mowing, and boarding violations issued by DHCD inspectors. General funds are supplemented with a \$1.2 Million contribution in CDBG funds provided by the Department of Housing and Community Development, as well as the services of their Living Classroom cleaning contract, to help support this work. In FY22, the Property Management Division completed 30,880 work orders, a little over one third of which were for Mayor and City Council-owned properties (10,809 work orders). These work orders represent 7,208 high grass and weeds mowing requests, 3,250 cleaning requests, and 351 vacant building boarding requests.

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The Bureau of Water and Wastewater operations, maintenance, and capital budgets are enterprise funds supported by the water and sewer rates and stormwater fee set by the Board of Estimates. The capital program covers the above ground and below ground infrastructure, giving priority to the operational functions and mandated/permit-driven projects. The wastewater treatment plants and water filtration plants have a mix of operational facilities, offices, and employee areas within their respective compounds. The Bureau also has maintenance yards at various locations around the City where employees report and deploy from, as shown in the chart below. The Department of General Services would provide some maintenance services for these facilities on a request basis, but like the Bureau of Solid Waste, the responsibility for this maintenance work will be transitioned to the new Office of Facilities Maintenance.

| Location | Utility Maintenance Division | Own/Rent |
|---------------------------|-------------------------------------|-----------------|
| 231 N. Calverton Road | Wastewater yard | Own |
| 2331 N. Fulton Avenue | Maintenance HQ | Own |
| 200 N. Franklinton Road | Meter Shop | Own |
| 2695 W. Franklin Street | Wastewater yard | Own |
| 2947 Washington Boulevard | Water yard | Own |
| 804 Haven Street | Water yard | Own |
| 806 Haven Street | Wastewater & Stormwater yard | Own |
| 240 N. Calverton Road | Wastewater yard | Own |

DPW representatives will attend the hearing scheduled for May 24, 2023 to contribute pertinent information to the Committee and to respond to questions the members may have on the maintenance of City-owned lots and buildings.



Dr. Jason W. Mitchell
Director