




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	May 23, 2024
SUBJECT	24-0538 Sale of Property - 411 East Old Cold Spring Lane

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

5/23/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0538 Sale of Property - 411 East Old Cold Spring Lane 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 411 East Old Cold Spring Lane (Block 5070A, Lot 022) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 24-0538 would permit the Mayor and City Council of Baltimore to sell all its interest in the property located at 411 East Old Cold Spring Lane. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

The Department of Planning coordinates with City agencies such as DHCD for the disposition of Baltimore City Schools. As part of the 21st Century Schools Initiative, Baltimore City Schools are required to surplus 26 school buildings owned by the Mayor and City Council over the next 10 years to determine re-use of each site. Resulting from this process, DHCD's Development Division issued a public EOI for 411 East Old Cold Spring Lane and the property is to be awarded to Midtown Academy.

The site is improved by a single, 2-story building (with a modular attachment) formerly known as Guilford Elementary School. The property maintains approximately 67,000 square feet of interior space and is located at the corner of York Road and East Old Cold Spring Lane in the

Guilford neighborhood. This building was originally constructed in 1916, with a reported renovation and addition of a modular classroom building in 1971 with further renovations in 1991. The modular classroom building is located on the east side of the school with a connection hallway to the main school building making one continuous structure. The facility is currently unoccupied.

This sales ordinance is required for the disposition of the property. We have worked closely with the community and Councilpersons office on the sale of this building for an educational use, per the restriction on the deed. We intend to make an offer of award to Midtown Academy, a Baltimore City Charter School currently located in Bolton Hill and looking to find a permanent location for their growing program. DHCD supports the disposition of the property as the site is no longer needed for public use.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0538.