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**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**TUESDAY, MARCH 15, 2022  
10:02 AM**

**VIRTUAL WEBEX MEETING**

*Council Bill 22-0201*

***Sale of Property – 4601 East Monument Street***

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**BILL SYNOPSIS**

**Committee:** Ways and Means

**Bill:** 22-0201

**Sale of Property – 4601 East Monument Street**

**Sponsor:** *President Mosby at the request of the Baltimore Development Corporation*

**Introduced:** *March 7, 2022*

**Purpose:**

**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 4601 East Monument Street (Block 6469, Lot 001F) and is no longer needed for public use; and providing for a special effective date.

**Effective:** **On the date it is enacted.**

**Agency Reports**

Law Department	Favorable
Department of Finance	Does Not Oppose
Planning Department	None as of this writing
Department of Housing & Community Development	Favorable
Department of Transportation	None as of this writing
Department of Real Estate	Favorable
Parking Authority	None as of this writing
Board of Estimates	

**Analysis**

**Current Law**

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

## Background

If enacted, Bill 22-0201 would authorize the sale of the property located at 4601 East Monument Street (Block 6469, Lot 001F) in the Orangeville area of the city; Council District #2. **See attached picture – before building was demolished.**

Per the Department of Real Estate, the property use to serve as a hotel and a homeless shelter.

Per the Baltimore Development Corporation,(BDC), “the site is owned by the city and the building was demolished and surplused. A ‘Request for Proposal’ (RFP) will be issued. The property is on a ‘24-hour truck route’ and believes they will hear from several businesses on the purchase of same.”

Upon approval by the Mayor and City Council, the Board of Estimates would have to approve the deal to finalize the disposition.

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Council Bill 22-0201 and all agency reports received as of this writing.

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*Marguerite M. Currin*  
Analysis by: Marguerite M. Currin  
Analysis Date: March 11, 2022

Direct Inquiries to: (443) 984-3485



# Council Bill 22-0201

## AGENCY REPORTS

See attached

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
JAMES L. SHEA, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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March 9, 2022

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 22-201 - Sale of Property – 4601 East Monument Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-201 for form and legal sufficiency. The bill would authorize 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 4601 East Monument Street (Block 6469, Lot 001F) and is no longer needed for public use; and provide 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 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,

Ashlea Brown  
Chief Solicitor

cc:

Matt Stegman  
Nina Themelis  
Nikki Thompson  
Elena DiPietro  
Hilary Ruley  
Victor Tervalá



<b>FROM</b>	NAME & TITLE	Robert Cename, Budget Director <i>R. Cename</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 22-0201 – Sale of Property – 4601 East Monument Street		

DATE:

**TO**

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

March 9, 2022

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 22-0201, Sale of Property – 4601 East Monument Street, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the property located at 4601 East Monument Street (Block 6469, Lot 001F).

**Background**

This property is located in the Orangeville neighborhood and previously operated as a hotel and a homeless shelter.

**Fiscal Impact Analysis**

The Department of Finance anticipates minimal fiscal impact from this legislation. Baltimore Development Corporation, the agency managing this property, will be releasing a Request for Proposal (RFP) for the sale of this property.

**Conclusion**

This legislation is a sale of property ordinance providing for the sale of the property located at 4601 East Monument Street (Block 6469, Lot 001F). Finance anticipates minimal fiscal impact from this legislation.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0201.**

cc: Henry Raymond  
Natasha Mehu  
Nina Themelis





## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner



Date: March 8, 2022

### **Re: City Council Bill 22-0201 - Sale of Property - 4601 East Monument Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0201 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 4601 East Monument Street (Block 6469, Lot 001F) and is no longer needed for public use; and providing for a special effective date.


If enacted, City Council Bill 22-0201 would allow for either the public or private sale of 4601 East Monument Street. The property is owned by the Mayor and City Council and currently subject to a vacant building notice. Former uses of the property include a hotel and a homeless shelter. The property has active demolition permits. Approval of the sale and the subsequent abatement of the vacant building notice could support the productive reuse of the property.

City Council Bill 22-0201 has no fiscal impact on DHCD. We support the Administration's disposition of the property which may further revitalization objectives. The property is no longer serving a public use and rehabilitation of the property could create additional opportunities for industrial uses in the Orangeville Area, as allowed in the I-2 zoning district.

We respectfully request a **favorable** report on Council Bill 22-0201.

*AK/sm*

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

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	22-0201 Sale of Property - 4601 East Monument Street		

DATE:

TO

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

March 7, 2021

**Position: Support**

The Department of Real Estate is reporting on 22-0201 Sale of Property - 4601 East Monument Street. This bill was introduced by the City Council President at the Request of the Baltimore Development Corporation. The purpose of this bill is to authorize 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 4601 East Monument Street. Former uses of the property include a hotel and a homeless shelter.

If CCB 22-0201 is approved by the City Council, the Board of Estimates will be asked to approve the deal to finalize the disposition.

**The Department of Real Estate supports the passage of 22-0201.**

CC: Celeste Amato, Chief of Staff, Comptroller's Office  
 KC Kelleher, Director of Communication, Comptroller's Office  
 Nina Themelis, Mayor's Office

**CITY OF BALTIMORE  
COUNCIL BILL 22-0201  
(First Reader)**

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Introduced by: The Council President  
At the request of: Baltimore Development Corporation  
Introduced and read first time: March 7, 2022  
Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 4601 East Monument 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 4601 East Monument Street  
5 (Block 6469, Lot 001F) 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 4601 East Monument Street (Block 6469, Lot 001F), containing 20,600  
16 square feet, more or less, of mostly vacant land, containing the building foundation of a now  
17 demolished motel, 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.