

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)

Prepared by: Department of Legislative Reference **Date:** November 29, 2016

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 16-0001

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 823-825 North Mount 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

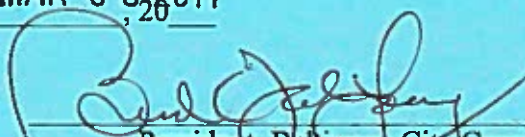
Agencies

_____	_____	_____	_____
Department of Public Works	Baltimore City Public School System	_____	_____
Department of Real Estate	Baltimore Development Corporation	_____	_____
Department of Recreation and Parks	City Solicitor	_____	_____
Department of Transportation	Comptroller's Office	_____	_____
Fire Department	Department of Audits	_____	_____
Health Department	Department of Finance	_____	_____
Mayor's Office of Employment Development	Department of General Services	_____	_____
Mayor's Office of Human Services	Department of Housing and Community Development	_____	_____
Mayor's Office of Information Technology	Department of Human Resources	_____	_____
Office of the Mayor	Department of Planning	_____	_____
Police Department	Other: _____	_____	_____
Other: _____	Other: _____	_____	_____
Other: _____	Other: _____	_____	_____
Other: _____	Other: _____	_____	_____
Other: _____	Other: _____	_____	_____
Environmental Control Board	Board of Estimates	_____	_____
Fire & Police Employees' Retirement System	Board of Ethics	_____	_____
Labor Commissioner	Board of Municipal and Zoning Appeals	_____	_____
Parking Authority Board	Comm. for Historical and Architectural Preservation	_____	_____
Planning Commission	Commission on Sustainability	_____	_____
Wage Commission	Employees' Retirement System	_____	_____
Other: _____	Other: _____	_____	_____
Other: _____	Other: _____	_____	_____
Other: _____	Other: _____	_____	_____

Boards and Commissions

Council Bill 16-0001

Certified as duly passed this _____ day of MAR 06, 2017



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAR 06, 2017




Chief Clerk

Approved this 24 day of March, 2017



Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 9th Day of March 2017


Assistant Solicitor, _____

**BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
VOTING RECORD**

DATE: February 16, 2017

BILL#: 16-0001

BILL TITLE: Ordinance - Sale of Property - 823 -825 North Mount Street

MOTION BY: Reisinger SECONDED BY: Costello

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS				

CHAIRPERSON: *Sharon Middleton*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*



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CITY OF BALTIMORE

BOARD OF ESTIMATES

Room 204, City Hall
Baltimore, Maryland 21202
410-396-4755



BERNARD C. "JACK" YOUNG
PRESIDENT, CITY COUNCIL

CATHERINE E. PUGH
MAYOR

JOAN M. PRATT
COMPTROLLER

RUDOLPH S. CHOW, P.E.
DIRECTOR OF PUBLIC WORKS

DAVID RALPH
INTERIM CITY SOLICITOR

BERNICE H. TAYLOR
DEPUTY COMPTROLLER
AND CLERK TO THE BOARD

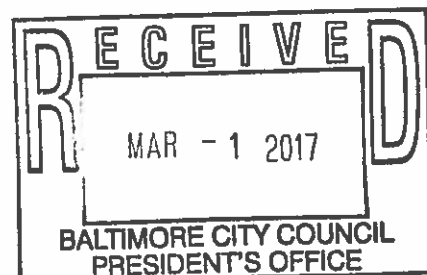
March 1, 2017

Honorable President and Members
of the City Council

Ladies and Gentlemen:

On March 1, 2017, the Board had before it for consideration the following pending City Council Bills:

- 16-0001 - An Ordinance concerning the Sale of Property - 823-825 North Mount 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.
- 17-0012 - An Ordinance concerning the Sale of Property - 217 North Pine 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 known as 217 North Pine Street (Block 0589, Lot 017) and no longer needed for public use; and providing for a special effective date.
- 17-0013 - An Ordinance concerning the Sale of Property - Sale of Property - 907½ North Fremont Avenue 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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.





RECEIVED
BANK OF AMERICA
CITY COUNCIL

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

February 9, 2017

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 16-0001 – Sale of Property – 823 – 825 North Mount Street

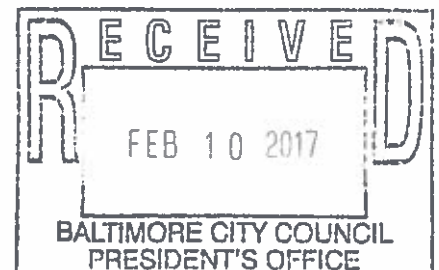
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 16-0001 for form and legal sufficiency. The bill would allow the City to sell its interest in property located at 823-825 North Mount Street (Block 0086, Lot 48E), declaring it no longer needed for public use.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. This is the appropriate ordinance. Therefore, the Law Department **approves** the bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief Solicitor



cc: David E. Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyrone Banks, Mayor's Legislative Liaison
Angela C. Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Jennifer Landis, Assistant Solicitor

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #16-0001 / SALE OF PROPERTY - 823-825 NORTH MOUNT STREET

CITY of
BALTIMORE
MEMO



TO

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

DATE: January 24, 2017

At its regular meeting of January 12, 2017, the Planning Commission considered City Council Bill #16-0001, 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

The Planning Department recommends that City Council Bill #2016-0001 be approved. In its consideration of this Bill, the Planning Commission adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #16-0001 be passed by the City Council.

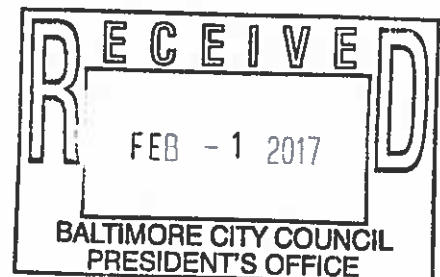
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.



TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. Catherine Zoppo, Real Estate

F



F R O M	Name & Title	 Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill No. 16-0001 Sale of Property 823-825 N. Mount Street (Block 86, Lot 48E)		

To: Honorable President and Members
Of the City Council
c/o Natawna B. Austin
Office of the President
400 City Hall

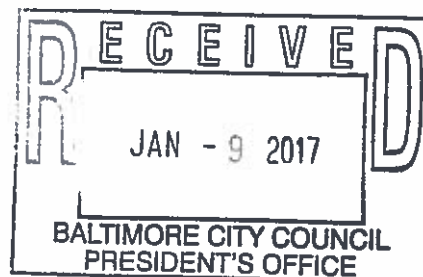
Date: December 30, 2016

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel known as 823-825 N. Mount Street (to be known as Block 86, Lot 48E) and is no longer needed for public use and providing for a special effective date.


The subject property is an unimproved lot, containing approximately 2,700 square feet. The New Mount Zion Baptist Church, the adjoining owner would like to acquire the site from the City. They have been maintaining the property for over 25 years and have been keeping the grass and hedges cut and cleaning the lot.

The Department of Real Estate **supports** the passage of this legislation.

WJH/cbz



F

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #16-0001		

DATE:

TO

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

February 13th, 2017

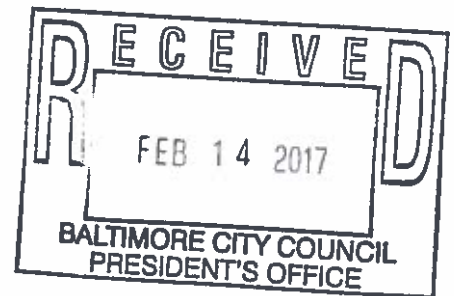
City Council Bill #16-0001 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

The subject parcel is an unimproved lot, containing 2,700 square feet, more or less, this property being no longer needed for public use.

There were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has **no objection** to the passage of Council Bill 16-0001.

cc: Henry Raymond
Angela Gibson

No obj





**BALTIMORE
HOUSING**

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner 

Date: February 8, 2017

Re: **City Council Bill 16-0001 – Sale of Property- 823-825 North Mount Street**

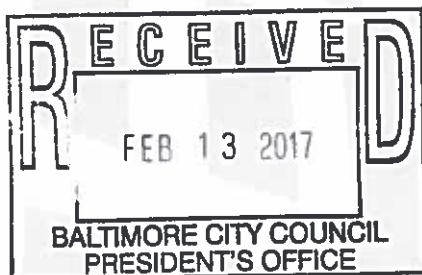
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 16-0001 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

If enacted, this bill would allow the sale of a City owned unimproved lot that has been maintained for over 25 years by the adjoining property owner, the New Mount Zion Baptist Church. The Church has expressed an interest in purchasing the property.

The Department of Housing and Community Development **supports** the passage of City Council Bill 16-0001.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*





HEARING NOTES

Bill: 16-0001

Sale of Property - 823-825 North Mount Street

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember Sharon Green Middleton

Hearing Date: February 16, 2017
Time (Beginning): 10:00 AM
Time (Ending): 10:05 AM
Location: Clarence "Du" Burns Chamber
Total Attendance: 13
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello
Edward Reisinger
Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Reisinger		
Seconded by:	Councilmember Costello		
Final Vote:	Favorable		

Major Speakers
(This is not an attendance record.)

- Ms. Cathy Zoppo, Department of Real Estate

- Mr. Matthew Desantis, Department of Planning
- Mr. Pedro Aponte, Department of Finance
- Ms. Jennifer Landis, Office of the City Solicitor
- Mr. Benjamin Peterson, The New Mount Zion Baptist Church
- Mr. David Gilmore, Resident, North Mount Street
- Mr. Luther Ball, The New Mount Zion Baptist Church

Major Issues Discussed

1. Councilwoman Middleton introduced committee members and read the bill into the record.
2. Ms. Cathy Zoppo presented information about the lot and sale of the property. The New Mount Zion Baptist Church owns the adjoining property and has cared for the property for many years. The property is controlled by the Department of Recreation and Parks. The property has been subdivided and a portion is being offered for sale to the church owners.
3. Councilwoman Middleton requested a utility check by the Department of Public Works.
4. Mr. Benjamin Peterson, David Gilmore and Luther Ball spoke in support of Bill 16-0001.


Further Study

Was further study requested? Yes No

If yes, describe. The committee requested a utility check for the property.

Committee Vote:

S. Middleton: Yea
 L. Pinkett: Yea
 E. Costello: Yea
 R. Stokes: Yea
 E. Reisinger: Yea

Jennifer L. Coates, Committee Staff 

Date: February 16, 2017

cc: Bill File
 OCS Chrono File



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairwoman**

PUBLIC HEARING

**Thursday, February 16, 2017
10:00 AM**

CLARENCE "DU" BURNS COUNCIL CHAMBERS

BILLS:

16-0001 Sale of Property – 823-825 North Mount Street
17-0012 Sale of Property – 217 North Pine Street
17-0013 Sale of Property – 9071/2 North Fremont Avenue
17-0014 Sale of Property – WS Scott Street 94' N Carroll Street
(Block 851, Lot 010)

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Jennifer Coates

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Murray

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Marshall Bell

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- *Larry Greene (pension only)*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 16-0001

Sale of Property - 823-825 North Mount Street

Sponsor: Council President (Administration) * Department of Real Estate

Introduced: December 8, 2016

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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: February 16, 2017/10:00 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	Favorable
Planning Commission	Favorable
Department of Real Estate	Favorable
Department of Finance	*
Board of Estimates	*



ANALYSIS

Current Law

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

Background

If enacted, Bill 16-0001 would authorize the sale of City property known as 823-825 North Mount Street. The property lies in the Sandtown-Winchester Community and is bounded by Lafayette Avenue, Lanvale Street, and Gilmore Street. The property is a 2,700 square foot unimproved lot.

The bill would enable The New Mount Zion Baptist Church, the adjoining property owner, to acquire the site from the City. The church has maintained the property for over twenty-five (25) years by keeping the grass and hedges cut and cleaning the lot.

Additional Information

Fiscal Note: Not Available

Information Source(s): Department of Real Estate

Analysis by: Jennifer L. Coates *JLC* Direct Inquiries to: (410) 396-1260
Analysis Date: February 10, 2017

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

February 9, 2017

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 16-0001 – Sale of Property – 823 – 825 North Mount
Street

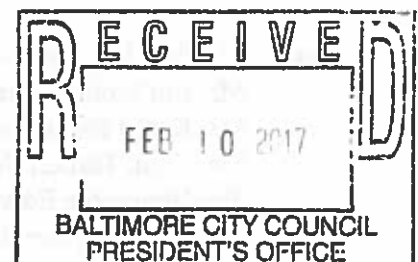
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 16-0001 for form and legal sufficiency. The bill would allow the City to sell its interest in property located at 823-825 North Mount Street (Block 0086, Lot 48E), declaring it no longer needed for public use.


Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. This is the appropriate ordinance. Therefore, the Law Department approves the bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief Solicitor



cc: David E. Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Angela C. Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Jennifer Landis, Assistant Solicitor

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #16-0001 / SALE OF PROPERTY - 823-825 NORTH MOUNT STREET		

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

DATE: January 24, 2017

At its regular meeting of January 12, 2017, the Planning Commission considered City Council Bill #16-0001, 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

The Planning Department recommends that City Council Bill #2016-0001 be approved. In its consideration of this Bill, the Planning Commission adopted the following resolution, seven members being present (seven in favor):


RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #16-0001 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Patrick Fleming, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Natawna Austin, Council Services
 Mr. Francis Burnszynski, PABC
 Ms. Catherine Zoppo, Real Estate

F R O M	Name & Title	<i>Walter J. Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill No. 16-0001 Sale of Property 823-825 N. Mount Street (Block 86, Lot 48E)		

To: Honorable President and Members
Of the City Council
c/o Natawna B. Austin
Office of the President
400 City Hall

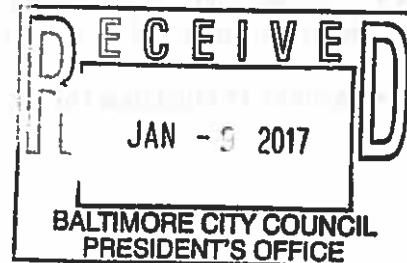
Date: December 30, 2016

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel known as 823-825 N. Mount Street (to be known as Block 86, Lot 48E) and is no longer needed for public use and providing for a special effective date.

The subject property is an unimproved lot, containing approximately 2,700 square feet. The New Mount Zion Baptist Church, the adjoining owner would like to acquire the site from the City. They have been maintaining the property for over 25 years and have been keeping the grass and hedges cut and cleaning the lot.

The Department of Real Estate supports the passage of this legislation.

WJH/cbz



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**CITY OF BALTIMORE
COUNCIL BILL 16-0001
(First Reader)**

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)
Introduced and read first time: December 8, 2016
Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 823-825 North Mount 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 located at 823-825 North Mount Street (to be
5 known as Block 86, Lot 048E) and no longer needed for public use; and providing for a
6 special 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 City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E), and more
16 particularly described as follows:

17 The subject parcel is an unimproved lot,
18 containing 2,700 square feet, more or less, this property being no longer needed for public use.

19 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
20 unless the deed has been approved by the City Solicitor.

21 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
22 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

**CITY OF BALTIMORE
COUNCIL BILL 16-0001
(First Reader)**

Introduced by: The Council President

At the request of: The Comptroller (Department of Real Estate)

Introduced and read first time: December 8, 2016

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 823-825 North Mount 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 located at 823-825 North Mount Street (to be
5 known as Block 86, Lot 048E) and no longer needed for public use; and providing for a
6 special 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 City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E), and more
16 particularly described as follows:

17 The subject parcel is an unimproved lot,

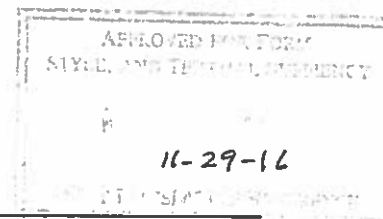
18 containing 2,700 square feet, more or less, this property being no longer needed for public use.

19 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
20 unless the deed has been approved by the City Solicitor.

21 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
22 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property -- 823-825 North Mount Street

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BY authority of
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Section 5(b)
Baltimore City Charter
(1996 Edition)

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containing 2,700 square feet, more or less, this property being no longer needed for public use.

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SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



[Faint, illegible handwriting]

ACTION BY THE CITY COUNCIL

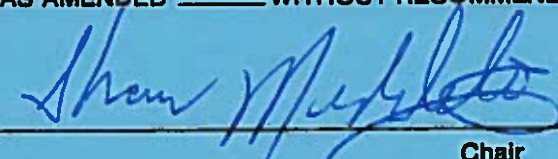
DEC 08 2016
20

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON February 16, _____ 20 17

COMMITTEE REPORT AS OF February 27, _____ 20 17

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION



Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on: _____

FEB 27 2017
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

MAR 06 2017

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

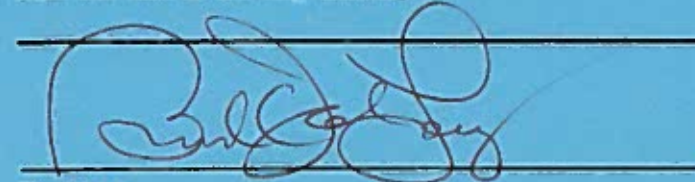
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

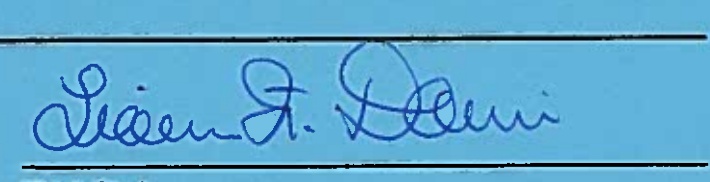
THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk

Coates, Jennifer

From: Collins, Marcia
Sent: Friday, February 17, 2017 11:58 AM
To: Middleton, Sharon; Coates, Jennifer
Cc: Alston, Evelyn; Oldendorf, Kristyn; Kunst, Kara; Gibson, Angela
Subject: Request for utility information on 4 City Council Bills

Here are the results of utility searches for the following bills:

16-0001 **Sale of Property - 823-825 North Mount Street** - In reviewing our records, there are several public utilities located within the parcel proposed to be sold (conduit and sanitary sewer). If these utilities are not relocated or abandoned, a full width perpetual easement would need to be provided for in the deed of sale to ensure continued access for maintenance purposes.

17-0012 **Sale of Property - 217 North Pine Street** – In reviewing our records, there are no public utilities located within the parcel.

17-0013 **Sale of Property - 907½ North Fremont Avenue** - In reviewing our records, there are several public utilities located within the parcel proposed to be sold (water, sanitary sewer, conduit). If these utilities are not relocated or abandoned, a full width perpetual easement would need to be provided for in the deed of sale to ensure continued access for maintenance purposes.

17-0014 **Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010)** – In reviewing our records, there are no public utilities located within the parcel.

Thank you.



Mayor
Catherine E. Pugh



Director
Rudolph S. Chow, P.E.

Marcia M. Collins
Chief, Office of Legislative Affairs

Baltimore City Department of Public Works
200 Holliday Street, Room 203
Baltimore, Maryland 21202
Office: (410) 396-1960

"To be a strong proponent and protector of our environment and the health and vitality of our communities" – DPW Vision Statement

[Website](#) | [Twitter](#) | [Facebook](#) | [NextDoor](#) | [Youtube](#)

Coates, Jennifer

From: Middleton, Sharon
Sent: Thursday, February 16, 2017 10:24 PM
To: WES HAIRSTON
Cc: wes.hairston@yahoo.com; Coates, Jennifer
Subject: RE: Hearing at City Hall

Good evening Wes:

All went well at the hearing. The Committee approved the bill, to move to 2nd reader on 2/27/17 at next Council meeting, and final approval at March meeting.

I will have this written testimony included in the Bill File, byway of Jennifer Coates in Council Services, which is cc'd in this correspondence.

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: WES HAIRSTON <WES.HAIRSTON@Longandfoster.com>
Date: 2/16/17 10:02 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: wes.hairston@yahoo.com
Subject: FW: Hearing at City Hall

This is a small portion of land adjacent New Mt. Zion Baptist Church in 800 Block of N. Mount Street.

I was helping them get to this point through Pete Welch's office. They have been maintaining this piece for years and it is used for church activities. There is no real value for development of the piece they want.

We have the monthly MD Food Bank Produce Drop distribution Marsha and I help coordinate from this sight from May to September, weather permitting. We represent St. James' Episcopal on Lafayette Square.

If your new duties position you to review this. Please let me know and I will send pictures and provide addition info if needed.

Thanks,

Wes

Wesley R. Hairston, GRI

REALTOR, Relocation and Residential Marketing Specialist

Long & Foster Realtors, Inc.

1312 Bellona Avenue

Lutherville, Maryland 21093

(443) 622-2270 (410) 825-6400

Whatever your real estate needs... let over four decades of experience and service to the community benefit you by calling me!

From: Benjamin Peterson [<mailto:cbpeterson101@gmail.com>]

Sent: Monday, February 13, 2017 11:45 AM

To: WES HAIRSTON

Subject: Hearing at City Hall

Hello Mr. Hairston this is the notice that I received from our Councilman's Office. We will be there at 10:00 A.M. to hear the process. Thanks for your past support.

McAlily, Dominic

Hello Mr. Peterson

My apologies for the delay. I was in the in the district today working on some dumping issues. Yes I received you email, they announced a hearing date for this bill last night in the city council meeting.

Meeting Name: Taxation, Finance and Economic Development Committee Agenda status: Draft

Meeting date/time: 2/16/2017 10:00 AM Minutes status: Draft

Meeting location: Du Burns Council Chamber, 4th floor, City Hall
16-0001

FILE #	VER	AGENDA #	NAME	TYPE	TITLE
<u>16-0001</u>	0		Sale of Property - 823-825 North Mount Street	Ordinance	Sale of Property - 823-825 North Mount Street For the pu either public or private sale, all its interest in certain prop 048E) and no longer needed for public use; and providing

Thank you

Dominic McAlily

Legislative Director

The Office of Councilman John Bullock


9th District, Baltimore City

Office: 410-396-4815

Mobile: 410-274-9561

Fax: 410-545-9857

Dominic.McAlily@baltimorecity.gov

FROM	NAME & TITLE	<i>Andrew Kleine</i> Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #16-0001		

DATE:

TO

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

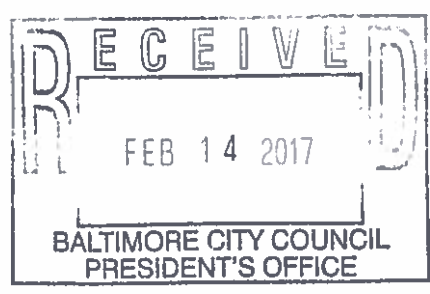
February 13th, 2017

City Council Bill #16-0001 was created 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

The subject parcel is an unimproved lot, containing 2,700 square feet, more or less, this property being no longer needed for public use.

There were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 16-0001.

cc: Henry Raymond
Angela Gibson



No obj



BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABCD
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner

MSA

Date: February 8, 2017

Re: **City Council Bill 16-0001 – Sale of Property- 823-825 North Mount Street**

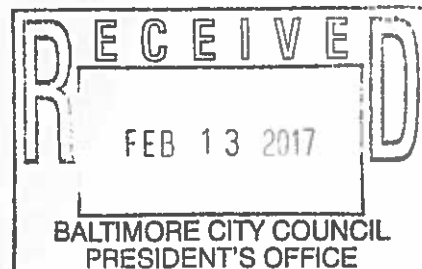
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 16-0001 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

If enacted, this bill would allow the sale of a City owned unimproved lot that has been maintained for over 25 years by the adjoining property owner, the New Mount Zion Baptist Church. The Church has expressed an interest in purchasing the property.

The Department of Housing and Community Development supports the passage of City Council Bill 16-0001.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

February 9, 2017

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 16-0001 – Sale of Property – 823 – 825 North Mount Street

Dear President and City Council Members:

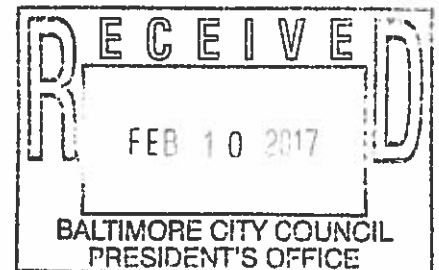
The Law Department has reviewed City Council Bill 16-0001 for form and legal sufficiency. The bill would allow the City to sell its interest in property located at 823-825 North Mount Street (Block 0086, Lot 48E), declaring it no longer needed for public use.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. This is the appropriate ordinance. Therefore, the Law Department approves the bill for form and legal sufficiency.

Very truly yours,


A handwritten signature in blue ink, appearing to read "Hilary Ruley".

Hilary Ruley
Chief Solicitor



cc: David E. Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Angela C. Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Jennifer Landis, Assistant Solicitor

A handwritten mark in black ink, resembling a stylized letter 'F' or a checkmark.

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #16-0001 / SALE OF PROPERTY -- 823-825 NORTH MOUNT STREET		

TO

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

DATE: January 24, 2017

At its regular meeting of January 12, 2017, the Planning Commission considered City Council Bill #16-0001, 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

The Planning Department recommends that City Council Bill #2016-0001 be approved. In its consideration of this Bill, the Planning Commission adopted the following resolution, seven members being present (seven in favor):

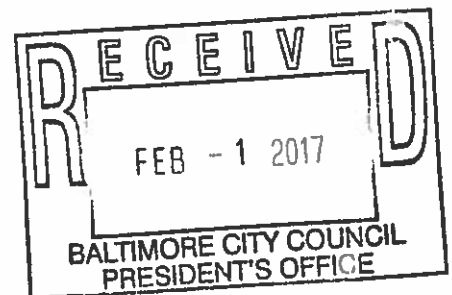
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #16-0001 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.



TJS/WA

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. Catherine Zoppo, Real Estate



F

F R O M	Name & Title	 Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill No. 16-0001 Sale of Property 823-825 N. Mount Street (Block 86, Lot 48E)		

To: Honorable President and Members
Of the City Council
c/o Natawna B. Austin
Office of the President
400 City Hall

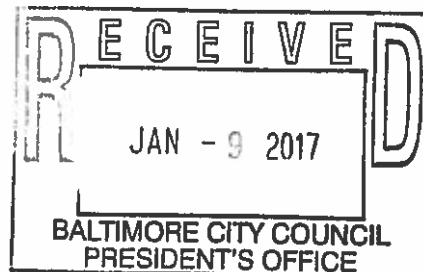
Date: December 30, 2016

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel known as 823-825 N. Mount Street (to be known as Block 86, Lot 48E) and is no longer needed for public use and providing for a special effective date.

The subject property is an unimproved lot, containing approximately 2,700 square feet. The New Mount Zion Baptist Church, the adjoining owner would like to acquire the site from the City. They have been maintaining the property for over 25 years and have been keeping the grass and hedges cut and cleaning the lot.

The Department of Real Estate supports the passage of this legislation.

WJH/cbz



F

**CITY OF BALTIMORE
COUNCIL BILL 16-0001
(First Reader)**

Introduced by: The Council President

At the request of: The Comptroller (Department of Real Estate)

Introduced and read first time: December 8, 2016

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 823-825 North Mount 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 located at 823-825 North Mount Street (to be
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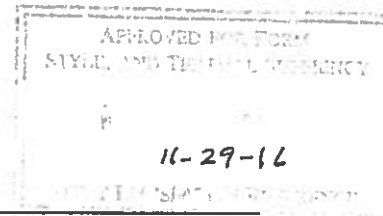
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22 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

INTRODUCTORY*

**CITY OF BALTIMORE
COUNCIL BILL 16-0001**



Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 823-825 North Mount Street

TFED
Law
Planning Dept
Real Es.
Finance
BOE

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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.

BY authority of
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(1996 Edition)

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Council Bill 16-0001

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City