


FROM	NAME & TITLE	Khalil A. Zaied, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0392		

DATE: October 27, 2009

TO
 The Honorable President and Members
 of the Baltimore City Council
 c/o Karen Randle
 Room 400 - City Hall


I am herein reporting on City Council Bill 09-0392 introduced by Council President Rawlings Blake on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in certain property known as 1630 Aliceanna Street (Ward 02, Section 05, Block 1810, Lot 19) and no longer needed for public use.

The property known as the former Fells Point Comfort Station is located at 1630 Aliceanna Street, approximately mid-block between S. Bethel Street and S. Broadway. The Comfort Station is a two story building that has been vacant for some time. The second floor of the building is leased to the Baltimore Public Markets Corporation, but that organization has not been utilizing the space and is willing to terminate the lease. The Baltimore Development Corporation received an unsolicited offer to purchase the Comfort Station and as a result of that offer, issued a public Request for Proposals in March of 2009. No additional offers were received.

Should City Council Bill 09-0392 be approved, the property would be sold to the South Broadway Properties, LLC. The purchaser plans to restore the front facade of the Comfort Station and connect the rear of the structure to a development that will be part of the revitalization of the Marketplace at Fells Point Planned Unit Development (PUD). The PUD plans are to rehabilitate the Broadway Markets and renovate and redevelop the area to the east and west of the Markets. The redevelopment will include mixed uses of office, retail, and residential properties along Broadway and Fleet Street and structured parking. PUD plans also include use of the City-owned Comfort Station as proposed by South Broadway Properties, LLC. Sale of the property would allow for these plans to proceed.

The Department of General Services supports passage of City Council Bill 09-0392.


 Khalil A. Zaied
 Director of General Services



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