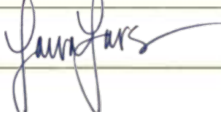



FROM	NAME & TITLE	Laura Larsen, Budget Director 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Finance Room 454, City Hall		
	SUBJECT	24-0493 Sale of Property - 1807 Harlem Avenue		

DATE:

TO

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

April 1st, 2024

Position: Support

The Department of Finance is herein reporting on City Council Bill 24-0493, Sale of Property – 1807 Harlem 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 that is located at 1807 Harlem Avenue (Block 0108, Lot 030) and is no longer needed for public use; and providing for a special effective date.

Background

The property at 1807 Harlem Avenue, is the former Harriet Tubman Elementary School, and later as the Roots and Branches Charter School, this property being no longer needed for public use. This legislation allows and is required for the City to sell this property at public or private sale.

Fiscal Impact

The Department of General Services (DGS) provides building maintenance for City-owned properties, including surplus properties. DGS's budget for maintenance of these facilities is adjusted annually during the budget process and is updated to reflect the existing inventory of buildings. The Fiscal 2024 General Fund budget for surplus school management is \$2.6 million. This property has \$310,644.94 in outstanding bond debt. Any outstanding debt will continue to be paid by the City when the property is sold. An agreement with the State requires approval by the Interagency Commission on School Construction for any sale as well as a pro-rata share of consideration received for the property less specified deductions.

DHCD's Development Division issued a public RFP for 1807 Harlem Avenue in 2022 and the property was awarded to Little Flowers Early Childhood and Development Center, Inc. The price for the sale has not been negotiated yet.

Conclusion

1807 Harlem Avenue is no longer needed for public use. DHCD awarded Little Flowers Early Childhood and Development Center, Inc the building through an RFP process in 2022. This legislation is a sale of property ordinance providing for the sale of the property located at 1807 Harlem Avenue (Block 0108, Lot 030).

For the reasons stated above, the Department of Finance supports City Council Bill 24-0493.

cc: Michael Mocksten
 Nina Themelis