



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,

PAUL T. GRAZIANO,
Commissioner

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: January 27, 2011

Re: **City Council Bill 10-0625 - Sale of Property - 1600 Guilford Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 10-0625, which was introduced 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 1600 Guilford Avenue (Block 0429, Lot 023) and no longer needed for public use.

The subject property, 1600 Guilford Avenue, is the former Mildred Monroe Elementary School. The Baltimore City Public Schools System determined that the building was surplus in April 2005. In March 2009, the Board of Estimates approved a lease with the Baltimore Montessori Public Charter School to use the building for kindergarten through 4th grade instruction. The original term of the lease began in May 2008 and terminated at the end of July 2018 with an initial monthly rent of \$2000 subject to an annual 3% increase. The lease also granted the Montessori school an option to purchase the building which requires the passage of City Council Bill 10-0625 to authorize the sale. On May, 19, 2010, the Board of Estimates approved an amendment to the lease agreement which permitted the use of 1634 Guilford Avenue as well, increased the monthly rent to \$2471 and set the purchase price of the two buildings at \$700,000 with the rent of the properties credited towards the purchase price.

The Department of Housing and Community Development supports the adoption of City Council Bill 10-0625.

PTG:pmd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*

