



TO: Board of Estimates, Office of Comptroller

FROM: AGC1000 - City Council

DATE: 06/13/2023

SUBJECT: City Council Bill 22-0270 - Sale of Property - 5545 Kennison Avenue

#### ACTION REQUESTED OF BOARD OF ESTIMATES:

The Board is requested to approve an CC Bill - Sale of Property .

PERIOD OF CONTRACT/AGREEMENT: Based on Board Approval

#### AMOUNT AND SOURCE OF FUNDS:

Transaction Amount \$ 0.00

Project Fund	Amount
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#### BACKGROUND/EXPLANATION:

CCB 22-0270 was introduced by the Administration and requested by the Department of Housing and Community Development on September 12, 2022. It was recommended as Favorable by the Ways and Means Committee on May 25, 2023.

Bill 22-0270 proposes:

Sale of Property - 5545 Kennison 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

Agency reports:

Law Department: Approved for Form and Legal Sufficiency

Budget: Does Not Oppose

Planning: Recommends Approval

DHCD: Favorable report

DORE: Defer to DHCD

Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property located at

5545 Kennison Avenue (Block 8190; Lot 015), containing 5.2 acres, more or less, and improved by a 2 story building, previously utilized as an elementary school, containing 64,002 square feet, more or less, this property being no longer needed for public use.

**COUNCIL DISTRICT:** 5th District

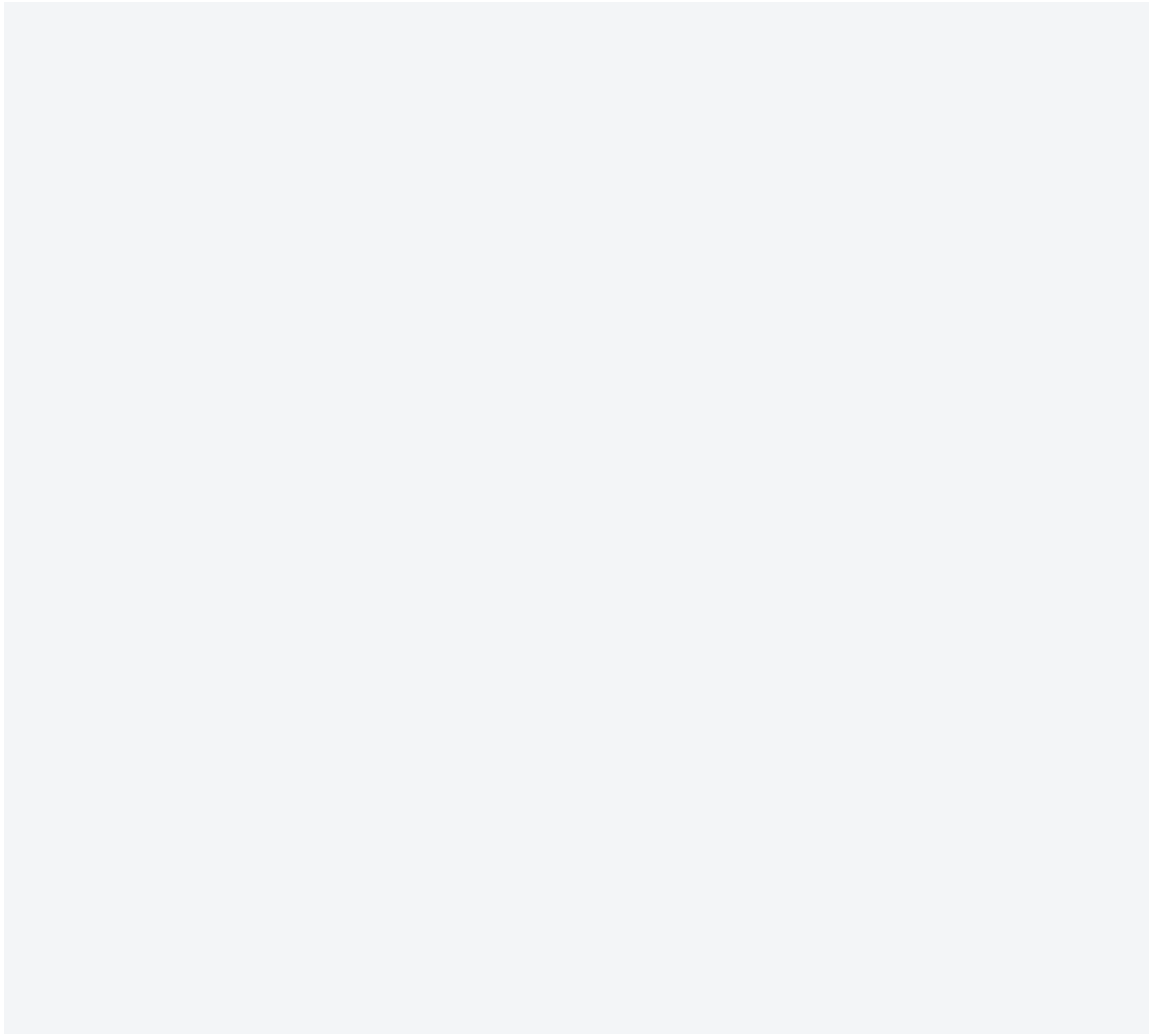
**EMPLOY BALTIMORE:** **LIVING WAGE:** **LOCAL HIRING:**

N/A N/A N/A

**1% FOR PUBLIC ART:** N/A.

**ENDORSEMENTS:**

Law has reviewed and approved for form and legal sufficiency



**CITY OF BALTIMORE  
COUNCIL BILL 22-0270  
(First Reader)**

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Introduced by: The Council President

At the request of: Department of Housing and Community Development

Introduced and read first time: September 12, 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 Real Estate, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 5545 Kennison Avenue**

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 5545 Kennison Avenue  
5 (Block 8190; Lot 015) 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 5545 Kennison Avenue (Block 8190; Lot 015), containing 5.2 acres, more  
16 or less, and improved by a 2 story building, previously utilized as an elementary school,  
17 containing 64,002 square feet, more or less, 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.

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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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October 4, 2022

The Honorable President and Members  
of the Baltimore City Council  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 22-0270 –Sale of Property – 5545 Kennison Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0270 for form and legal sufficiency. The bill would allow the City to sell its interest in 5545 Kennison Avenue, 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 any interest in 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.

The Law Department approves the bill for form and legal sufficiency.

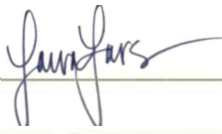
Very truly yours,

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

Hilary Ruley  
Chief Solicitor

FAVORABLE

cc: James L. Shea, City Solicitor  
Matthew Stegman, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Ashlea Brown, Chief Solicitor  
Jeffery Hochstetler, Chief Solicitor  
Michelle Toth, Assistant Solicitor  
D'ereka Bolden, Assistant Solicitor



FROM	NAME & TITLE	Laura Larsen, Budget Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0270 Sale of Property – 5545 Kennison Ave		

DATE:

TO

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

January 27, 2023

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 22-0270, Sale of Property – 5545 Kennison Ave, the purpose of which is to authorize the sale of 5545 Kennison Avenue.

**Background**

5545 Kennison Avenue is a surplus City property, which formerly operated as Grove Park Elementary School. This building, located in the Grove Park neighborhood, was built in 1958 and designated as surplus in 2020.

**Fiscal Impact**

The Department of Finance anticipates minimal fiscal impact for the City from this legislation. The Department of General Services provides building maintenance for City-owned properties, including surplus properties. The Department of General Services' 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 2023 General Fund budget for surplus school management is \$2.3 million. Annual facility costs for 5545 Kennison Avenue are estimated at \$115,050, based on average costs and square footage. This estimate does not include any capital maintenance costs.

In terms of debt, this property has outstanding State debt of \$2,844,159.99 and outstanding City debt in Fiscal 2023 totals \$575,159.99. If the property is sold, any outstanding State debt will continue to be paid by the City. 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. Depending on the purchaser, the sale of this property may be a net benefit to the City's General Fund from future property tax receipts.

**Conclusion**

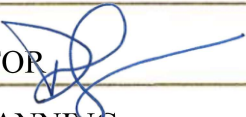
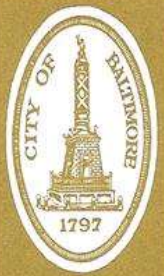
This legislation enables the sale of 5545 Kennison Avenue, which will be a net benefit for the City through reduced General Fund expenditures and possible future property tax receipts.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0270.**

cc: Michael Moiseyev  
Nina Themelis

NOT OPPOSED



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0270/ SALE OF PROPERTY - 5545 KENNISON AVENUE		

DATE:

October 25, 2022

TO

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

The Department of Planning is in receipt of City Council Bill #22-0270, which is 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0270, as this property is no longer needed for public use. We understand that this former school building is being awarded to CommuniCare Health for redevelopment.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

FAVORABLE

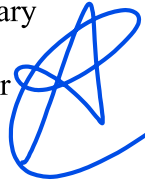
cc: Ms. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services

## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2022



### **Re: City Council Bill 22-0270 - Sale of Property - 5545 Kennison Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0270 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires, manages, and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City.

DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 22-0270 would allow for either the public or private sale of 5545 Kennison Avenue. The property is estimated at 5.2 acres and is located in the Grove Park neighborhood in the 5<sup>th</sup> District. The property is zoned R-6. The site includes multiple portable trailers and a two-level former elementary school.

The 2021 RFP for 5545 Kennison Avenue has been awarded to CommuniCare Health. DHCD hosted a community presentation for all RFP candidates that met the required threshold on Wednesday, March 23, 2022. Roughly 35 community residents and neighborhood stakeholders attended. Additionally, 19 community members completed the online community survey. DHCD is working with the awarded applicant, CommuniCare, to host a community meeting to discuss the details of the proposal and award. This ordinance would provide for the authority to sell the property to CommuniCare.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use.

FAVORABLE





We respectfully request a **favorable** report on Council Bill 22-0270.

*AK/sm*

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



**MEMORANDUM**

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

From: KC Kelleher, Director of Communications & Policy, Office of the Comptroller

Date: May 16, 2023

Re: 22-0270 Sale of Property – 5545 Kennison Ave

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**Position: Defer to DHCD**

The Department of Real Estate is responding to the request for a report on City Council bill 22-0270 Sale of Property – 5545 Kennison Ave. The purpose of this legislation 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

The Department of Real Estate has reviewed the proposal and foresees no fiscal or operational impact from CCB 22-0270 and **defers to DHCD.**

CC: Celeste Amato, Chief of Staff, Comptroller’s Office  
Nina Themelis, Mayor’s Office

DEFERS TO HCD