

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

Prepared by: Department of Legislative Reference **Date:** February 10, 2017

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

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

CITY COUNCIL 17-0024

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) 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

- | | |
|--|---|
| <input type="checkbox"/> Baltimore City Public School System | <input type="checkbox"/> Department of Public Works |
| <input type="checkbox"/> Baltimore Development Corporation | <input checked="" type="checkbox"/> Department of Real Estate |
| <input checked="" type="checkbox"/> City Solicitor | <input type="checkbox"/> Department of Recreation and Parks |
| <input type="checkbox"/> Comptroller's Office | <input type="checkbox"/> Department of Transportation |
| <input type="checkbox"/> Department of Audits | <input type="checkbox"/> Fire Department |
| <input checked="" type="checkbox"/> Department of Finance | <input type="checkbox"/> Health Department |
| <input type="checkbox"/> Department of General Services | <input type="checkbox"/> Mayor's Office of Employment Development |
| <input type="checkbox"/> Department of Housing and Community Development | <input type="checkbox"/> Mayor's Office of Human Services |
| <input type="checkbox"/> Department of Human Resources | <input type="checkbox"/> Mayor's Office of Information Technology |
| <input checked="" type="checkbox"/> Department of Planning | <input type="checkbox"/> Office of the Mayor |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Police Department |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

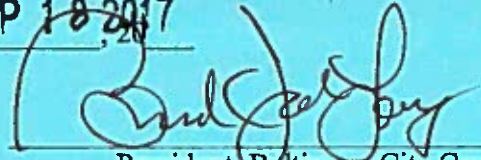
Boards and Commissions

- | | |
|--|---|
| <input checked="" type="checkbox"/> Board of Estimates | <input type="checkbox"/> Environmental Control Board |
| <input type="checkbox"/> Board of Ethics | <input type="checkbox"/> Fire & Police Employees' Retirement System |
| <input type="checkbox"/> Board of Municipal and Zoning Appeals | <input type="checkbox"/> Labor Commissioner |
| <input type="checkbox"/> Comm. for Historical and Architectural Preservation | <input type="checkbox"/> Parking Authority Board |
| <input type="checkbox"/> Commission on Sustainability | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Employees' Retirement System | <input type="checkbox"/> Wage Commission |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Council Bill 17-0024

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

Certified as duly passed this _____ day of SEP 18 2017



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of SEP 18 2017



Chief Clerk

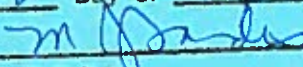
Approved this 2 day of October, 2017



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 28th Day of September, 2017



Assistant Solicitor

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

DATE: August 24, 2017

BILL#: 17-0024

BILL TITLE: Ordinance - Sale of Property - 301-311 North Warwick Avenue

MOTION BY: Costello SECONDED BY: Pinkett

- 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	<u>5</u>			

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



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

DATE: April 27, 2017

BILL#: 17-0024

BILL TITLE: Ordinance - Sale of Property - 301-311 North Warwick Avenue

MOTION BY: Pinkett 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>3</u>		<u>2</u>	

CHAIRPERSON: *Sharon Middleton*

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

CITY OF BALTIMORE

BOARD OF ESTIMATES

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



BERNARD C. "JACK" YOUNG
PRESIDENT, CITY COUNCIL

CATHERINE P. PUKI
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

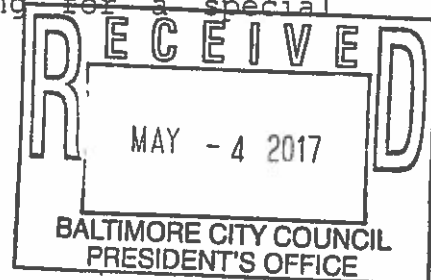
May 3, 2017

Honorable President and Members
of the City Council

Ladies and Gentlemen:

On May 3, 2017, the Board had before it for consideration the following pending City Council Bills:

- 17-0023 - An Ordinance concerning the Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland) 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 Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.
- 17-0024 - An Ordinance concerning the Sale of Property - 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.
- 17-0036 - An Ordinance concerning the Sale of Property - Former Bed of West Trenton 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 a certain parcel of land known as the former bed of West Trenton Street, extending from Shirk Alley Westerly 135 feet, more or less, toward Falls Road, and no longer needed for public use; and providing for a special effective date.



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

April 26, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202


Re: City Council Bill 17-0024 - Sale of Property— 301-311 North Warwick
Avenue

President and City Council Members:

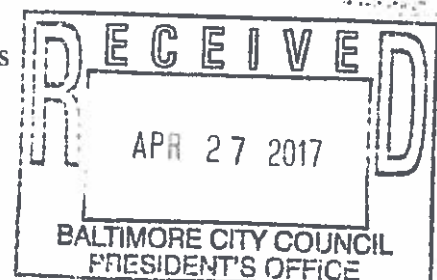
The Law Department has reviewed City Council Bill 17-0024 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the properties known as 301 – 311 North Warwick Avenue declaring it no longer needed for public use. The bill also provides for a special effective date.


Article V, Section 5(b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,


Elena R. DiPietro
Division Chief

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Jennifer Landis, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalva, Chief Solicitor



FROM	Name & Title	<i>Walter Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202		
	Subject	City Council Bill 17-0024 301-311 North Warwick Avenue		

To: Honorable President and Members
of the City Council
c/o Natawna Austin
Room 409 – City Hall

Date: April 24, 2017

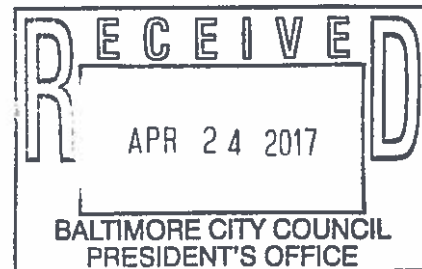
As requested, the Department of Real Estate has reviewed the subject bill, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in the property located at 301-311 North Warwick Avenue.

The subject property known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), contains approximately .793 acres is located along North Warwick Avenue, South of West Franklin Street in the Southwest area of Baltimore City. The property was previously used as a garage. The Department of Real Estate received 2 unsolicited proposal and selected M.G. Properties, LLC who will rehab the property and use it as a garage.

The Department of Real Estate has no objection to the passage of this legislation so that the properties can be returned to the City's tax roll.

WJH/dde

CC: Ms. Angela C. Gibson



No objection

Andrew Kleine

FROM	NAME & TITLE	Andrew Kleine, Chief
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941
	SUBJECT	City Council Bill #17-0024

CITY of
BALTIMORE
MEMO



DATE:

TO

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

March 31, 2017

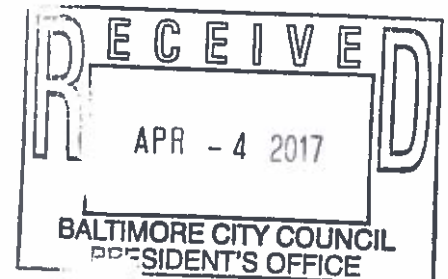
City Council Bill #17-0024 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

Block 2202, Lot 31 is an improved building previously used as a garage. Block 2202, Lots 31A and 32 are unimproved lots. The parcels are located along North Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern area of Baltimore City, with the lot sizes being as follows:

- 301 North Warwick Avenue (Block 2202, Lot 31) lot size is 0.060 acres.
- 309 North Warwick Avenue (Block 2202, Lot 31A) lot size is 0.051 acres.
- 311 North Warwick Avenue (Block 2202, Lot 32) lot size is 0.681 acres

Since these properties are no longer needed for public use, and since there were no objections from various city agencies, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0024.

cc: Henry Raymond
Angela Gibson



No obj

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0024 / SALE OF PROPERTY - 301-311 NORTH WARWICK AVENUE

CITY of
BALTIMORE
MEMO



TO

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

DATE: March 15, 2017

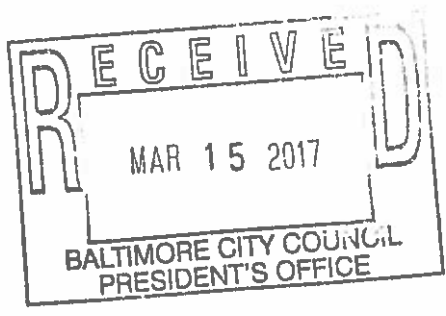
The Department of Planning has been asked to review City Council Bill #17-0024, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 301-311 North Warwick Avenue and no longer needed for public use; and providing for a special effective date.

The Department of Real Estate would like to sell the three lots covered by this bill to an interested private party. The subject parcels are a portion of land acquired during condemnation of right-of-way for the Interstate Highway 70 section that was to extend from the western City limit to downtown, and later were held for use in the proposed Red Line transit project cancelled in 2016. These lots are currently unimproved and have been unused for a span of forty years. The Department of Planning has no objection to this proposed sale and recommends approval of City Council Bill #17-0024.

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

TJS/WA

- 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
- Mr. Walter Horton, Real Estate



*No
obj*

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Acting Housing Commissioner

Date: August 1, 2017

Re: City Council Bill 17-0024 - Sale of Property - 301-311 North Warwick Avenue

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0024, 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

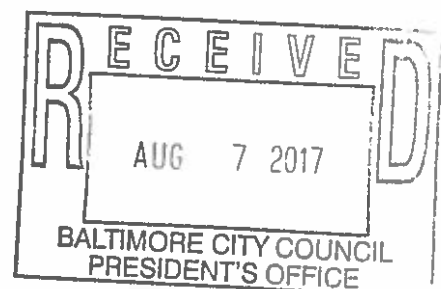
If enacted, this bill would support the redevelopment of three city owned lots that are unimproved and have been unused for approximately 40 years.

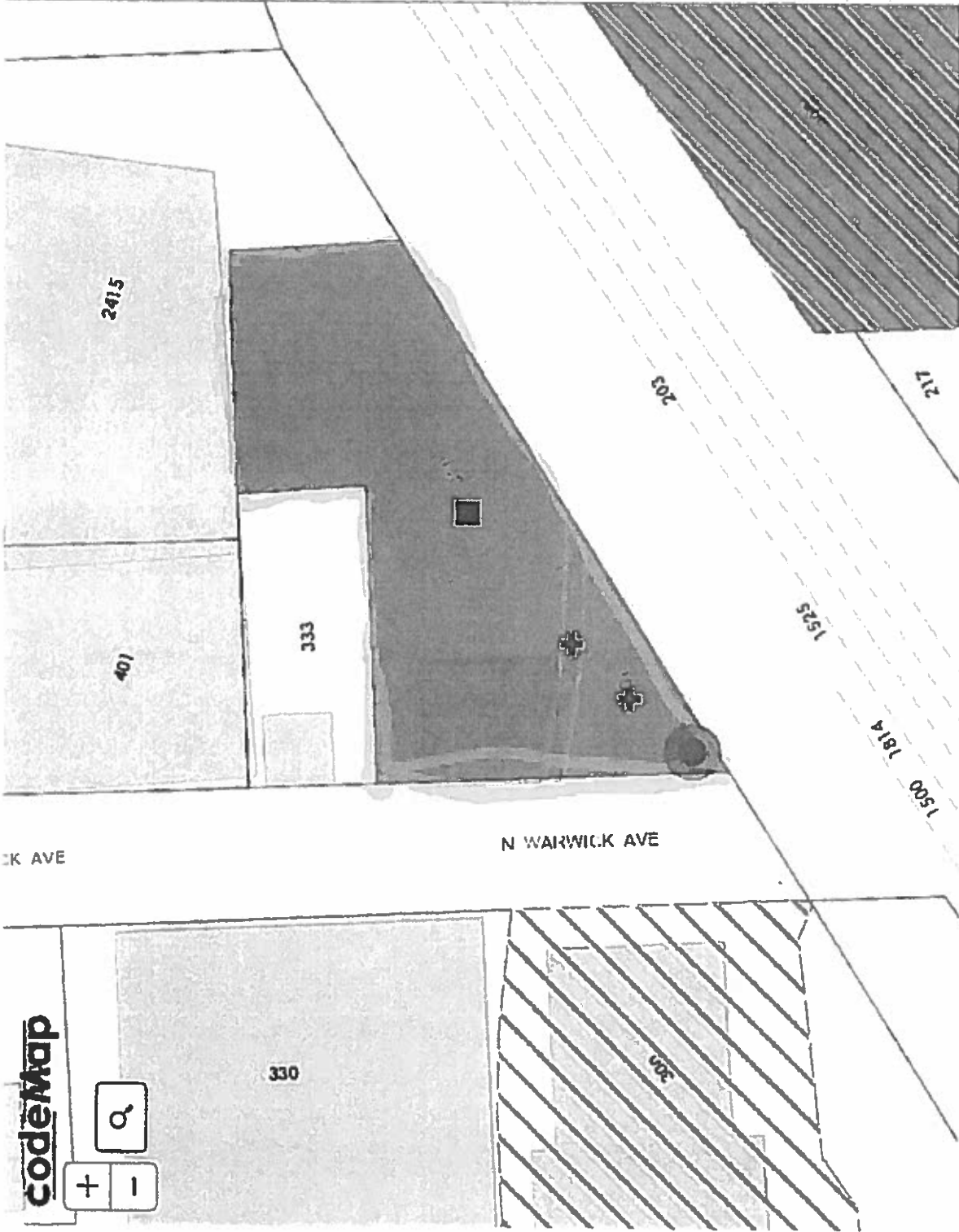
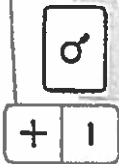
The Department of Housing and Community Development supports the passage of City Council Bill 17-0024.

MB:sd

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

T





codeMap

Contents

- Focus Areas
- Funded De
- Funded Der
- Comm De
- Major Rede
- Major R
- Popplek
- Streamline
- CE Internal
- Planning De
- Project C
- Projec
- FY16
- FY17/1
- Propes
- Projes
- Non-Proj
- Non-
- Non-
- Potentia
- Green Netv
- EOG Result
- Demo Work
- BRNI, CL, C
- Demolition
- Likely Unoc
- BPD

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

HEARING NOTES

Bill: 17-0024

Sale of Property - 301-311 North Warwick Avenue

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

Hearing Date: August 24, 2017
Time (Beginning): 10:00 AM
Time (Ending): 10:25 AM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~15
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 type="checkbox"/> no	<input checked="" 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 Costello		
Seconded by:	Councilmember Pinkett		
Final Vote:	Favorable		

Major Speakers

(This is not an attendance record.)

- Councilman Bullock, Sponsor

- Michael German, MG Security LLC

Major Issues Discussed

1. Councilwoman Middleton read the bill and agency reports into the record. She indicated that the Department of Housing submitted a favorable agency report although the bill was not referred to that agency.
2. Councilman Bullock indicated that an overview of the property and zoning designations were completed and that it was ok to move forward with the project.
3. Councilman Pinkett asked Mr. Michael German to speak about the project. Mr. German indicated that he had a long-term interest in purchasing the site and is proposing to develop 4,000 square feet of ground level retail conducive to the housing development that was occurring directly across the street. He indicated that the owners of the development across the street were in agreement with the types of retail he would be providing. He has spoken to possible retail tenants: Subway and Dunkin Donuts. He projects that the project will create about 20-25 jobs.
- 4.. Also in attendance were Mr. Andrew Klein (Department of Finance; Mr. Walter Horton and Deatra Eggleston (Department of Real Estate); Mr. Martin French (Department of Planning) and Eleana DiPietro (Department of Law). Agencies representatives did not have additional information to share.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

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

Jennifer L. Coates, Committee Staff



Date: August 24, 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 - #2

**Thursday, August 24, 2017
10:00 AM**

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill 17-0024

Sale of Property - 301-311 North Warwick Avenue

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 17-0024

Sale of Property - 301-311 North Warwick Avenue

Sponsor: Council President (Administration) * Department of Real Estate
Introduced: February 27, 2017

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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: August 24, 2017/10:00 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	Favorable
Department of Planning	No Objection
Department of Real Estate	No Objection
Department of Finance	No Objection
Board of Estimates	Approved

ANALYSIS

Current Law

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

Background

A public hearing for Bill 17-0024 was held on April 27, 2017. The committee reported the bill to the Council as favorable on May 8, 2017. The bill was held one Council meeting and on May 15, 2017 the Council recommitted the bill to the committee for further review.

If enacted, Bill 17-0024 would authorize the sale of property known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use.

The sizes of the unimproved lots are as follows:

301 N. Warwick Avenue (Block 2202, Lot 31) 0.060 acres
309 N. Warwick Avenue (Block 2202, Lot 31A) 0.051 acres
311 N. Warwick Avenue (Block 2202, Lot 32) 0.681 acres

The property is zoned Transit Oriented Development (TOD) and lies south of West Franklin Street (Route 40) near the Pensrose/Fayette community in the 9th City Council District. The lots were acquired by the City for the proposed Redline project which was cancelled in 2016. The City has used the property as a garage. The Department of Real Estate received two (2) unsolicited proposals for use of the property. M.G. Properties, LLC was selected and is proposing to rehab the property for use as a garage.

The site is situated just south of the West Baltimore MARC station. The property lies on the east side of Warwick Avenue directly across the street from 300 N. Warwick Avenue. The owner (Poverni Sheikh Group) of the 300 N. Warwick Avenue property is scheduled to break ground in June/July 2017 for a \$22 million affordable housing project.

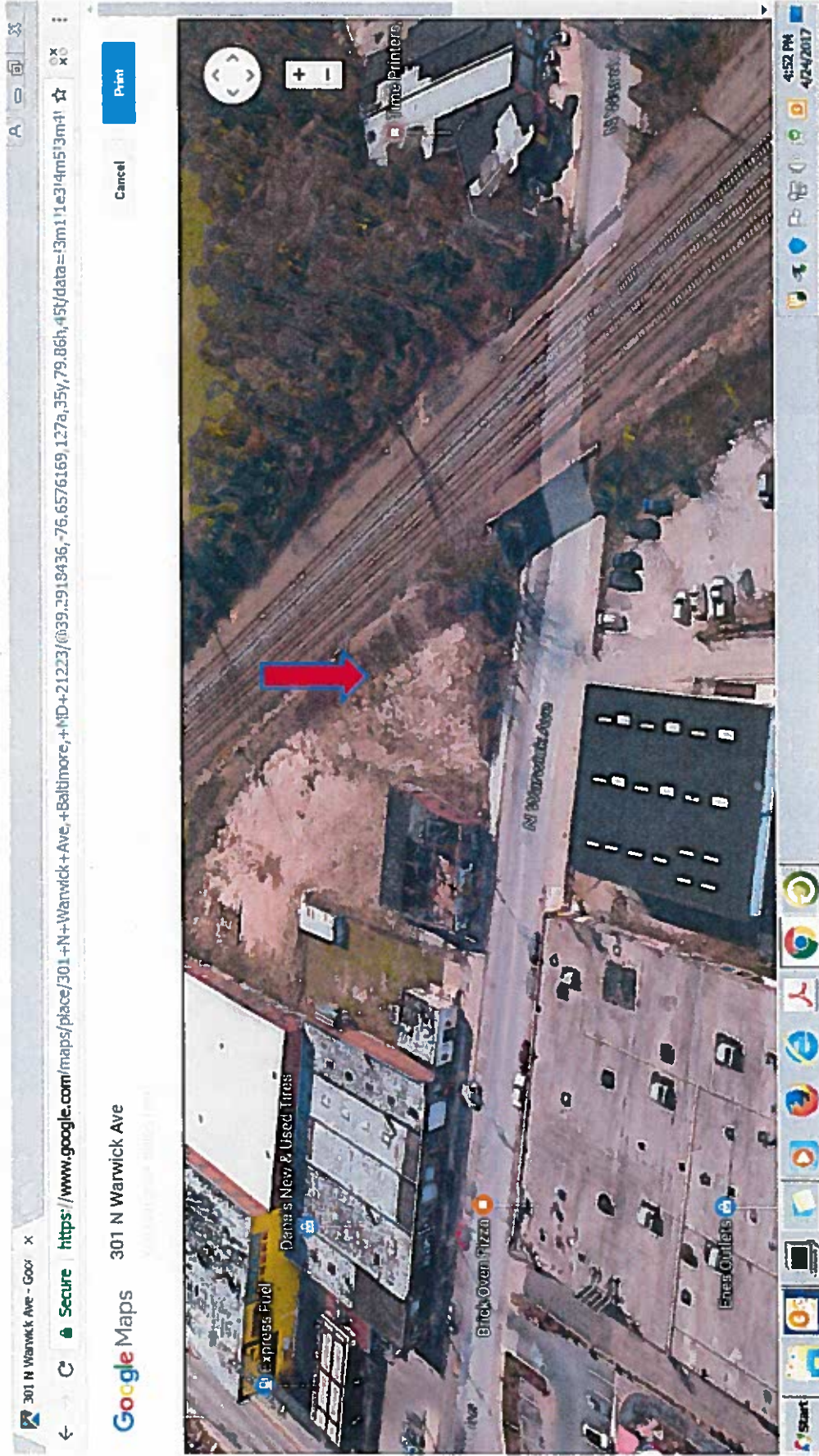
Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates 
Analysis Date: July 14, 2017

Direct Inquiries to: (410) 396-1260

Bill 17-0024
Photo: 301-311 North Warwick Avenue



**CITY OF BALTIMORE
COUNCIL BILL 17-0024
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: February 27, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue
5 (Block 2202, Lots 31, 31A, and 32) 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
15 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), and
16 more particularly described as follows:

17 Block 2202, Lot 31 is an improved building previously used as a garage. Block
18 2202, Lots 31A and 32 are unimproved lots. The parcels are located along North
19 Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern
20 area of Baltimore City, with the lot sizes being as follows:

21 301 North Warwick Avenue (Block 2202, Lot 31) lot size is 0.060 acres.

22 309 North Warwick Avenue (Block 2202, Lot 31A) lot size is 0.051 acres.

23 311 North Warwick Avenue (Block 2202, Lot 32) lot size is 0.681 acres.

24 This property being no longer needed for public use.

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

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

Council Bill 17-0024

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

**TAXATION, FINANCE &
ECONOMIC DEVELOPMENT
COMMITTEE**

**AGENCY
REPORTS**

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

April 26, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202


Re: City Council Bill 17-0024 - Sale of Property— 301-311 North Warwick
Avenue

President and City Council Members:

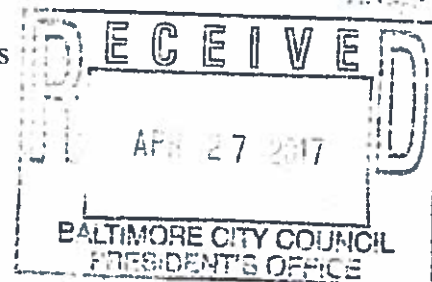
The Law Department has reviewed City Council Bill 17-0024 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the properties known as 301 – 311 North Warwick Avenue declaring it no longer needed for public use. The bill also provides for a special effective date.

Article V, Section 5(b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,


Elena R. DiPietro
Division Chief

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Jennifer Landis, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalva, Chief 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 #17-0024 / SALE OF PROPERTY - 301-311 NORTH WARWICK AVENUE

CITY of
BALTIMORE

MEMO



DATE: March 15, 2017

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

The Department of Planning has been asked to review City Council Bill #17-0024, 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 properties known as 301-311 North Warwick Avenue and no longer needed for public use; and providing for a special effective date.


The Department of Real Estate would like to sell the three lots covered by this bill to an interested private party. The subject parcels are a portion of land acquired during condemnation of right-of-way for the Interstate Highway 70 section that was to extend from the western City limit to downtown, and later were held for use in the proposed Red Line transit project cancelled in 2016. These lots are currently unimproved and have been unused for a span of forty years. The Department of Planning has no objection to this proposed sale and recommends approval of City Council Bill #17-0024.

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

TJS/WA

- 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
 Mr. Walter Horton, Real Estate

Walter Horton

FROM	Name & Title	Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202		
	Subject	City Council Bill 17-0024 301-311 North Warwick Avenue		

To: Honorable President and Members
of the City Council
c/o Natawna Austin
Room 409 - City Hall

Date: April 24, 2017

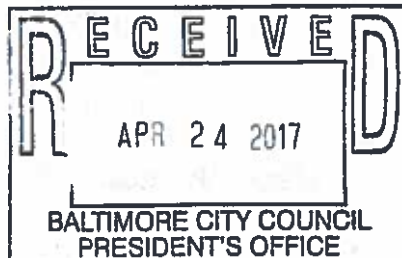
As requested, the Department of Real Estate has reviewed the subject bill, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in the property located at 301-311 North Warwick Avenue.

The subject property known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), contains approximately .793 acres is located along North Warwick Avenue, South of West Franklin Street in the Southwest area of Baltimore City. The property was previously used as a garage. The Department of Real Estate received 2 unsolicited proposal and selected M.G. Properties, LLC who will rehab the property and use it as a garage.

The Department of Real Estate has no objection to the passage of this legislation so that the properties can be returned to the City's tax roll.

WJH/dde

CC: Ms. Angela C. Gibson



No 062

Andrew Klein

FROM	NAME & TITLE	Andrew Klein, 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 #17-0024		

DATE

TO

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

March 31, 2017

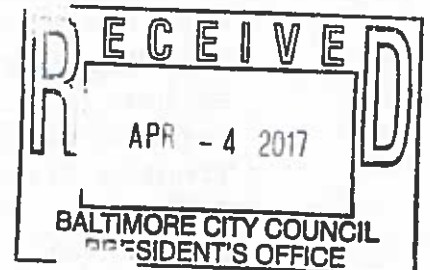
City Council Bill #17-0024 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

Block 2202, Lot 31 is an improved building previously used as a garage. Block 2202, Lots 31A and 32 are unimproved lots. The parcels are located along North Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern area of Baltimore City, with the lot sizes being as follows:

- 301 North Warwick Avenue (Block 2202, Lot 31) lot size is 0.060 acres.
- 309 North Warwick Avenue (Block 2202, Lot 31A) lot size is 0.051 acres.
- 311 North Warwick Avenue (Block 2202, Lot 32) lot size is 0.681 acres

Since these properties are no longer needed for public use, and since there were no objections from various city agencies, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0024.

cc: Henry Raymond
Angela Gibson



No obj

CITY OF BALTIMORE

BOARD OF ESTIMATES

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



BERNARD C. "JACK" YOUNG
PRESIDENT, CITY COUNCIL

CATHERINE P. PRATT
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

May 3, 2017

Honorable President and Members
of the City Council

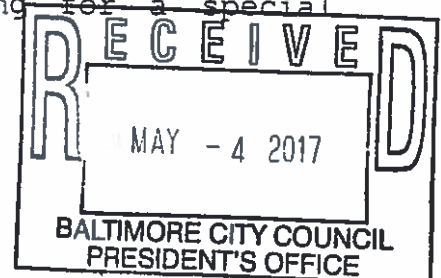
Ladies and Gentlemen:

On May 3, 2017, the Board had before it for consideration the following pending City Council Bills:

17-0023 - An Ordinance concerning the Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland) 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 Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

17-0024 - An Ordinance concerning the Sale of Property - 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

17-0036 - An Ordinance concerning the Sale of Property - Former Bed of West Trenton 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 a certain parcel of land known as the former bed of West Trenton Street, extending from Shirk Alley Westerly 135 feet, more or less, toward Falls Road, and no longer needed for public use; and providing for a special effective date.



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

HEARING NOTES

Bill: 17-0024

Sale of Property - 301-311 North Warwick Avenue

Committee: Taxation, Finance and Economic Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: April 27, 2017
Time (Beginning): 10:20 AM
Time (Ending): 10:25 AM
Location: Clarence "Du" Burns Chamber

Total Attendance:
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [] yes [] no [X] n/a
Certification of advertising/posting notices in the file? [] yes [] no [X] n/a
Evidence of notification to property owners? [] yes [] no [X] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Pinkett
Seconded by: Councilmember Costello
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Hilary Ruley, Department of Law
Aarsa Wolde, Department of Planning
Ted Lassiter, Department of Real Estate

- Deatra Eggleston, Department of Real Estate

Major Issues Discussed

1. Councilwoman Middleton read the bill and agency reports into the record.
2. The committee discussed sale of the property. Councilman Pinkett wanted to know how the property had been used by the City. Ms. Deatra Eggleston stated that the property had been used as a garage by the City. She also stated that there was a dilapidated building on the site.
3. Mr. Ted Lassiter indicated that the Department of Real Estate had received several unsolicited offers to buy to property. One of the developers would like to use the site as a garage and for car maintenance.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

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

Jennifer L. Coates, Committee Staff



Date: April 27, 2017

cc: Bill File
OCS Chrono File

W



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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, April 27, 2017
10:20 AM**

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill 17-0024

Sale of Property - 301-311 North Warwick Avenue

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 17-0024

Sale of Property - 301-311 North Warwick Avenue

Sponsor: Council President (Administration) * Department of Real Estate
Introduced: February 27, 2017

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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: April 27, 2017/10:20 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	*
Department of Planning	No Objection
Department of Real Estate	No Objection
Department of Finance	No Objection
Board of Estimates	*

ANALYSIS

Current Law

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

Background

If enacted, Bill 17-0024 would authorize the sale of property known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use.

The sizes of the unimproved lots are as follows:

301 N. Warwick Avenue (Block 2202, Lot 31) 0.060 acres
309 N. Warwick Avenue (Block 2202, Lot 31A) 0.051 acres
311 N. Warwick Avenue (Block 2202, Lot 32) 0.681 acres

The property is zoned Transit Oriented Development (TOD) and lies south of West Franklin Street (Route 40) near the Pensrose/Fayette community. The lots were acquired by the City for the proposed Redline project which was cancelled in 2016. The City has used the property as a garage. The City received two (2) unsolicited proposals for use of the property. M.G. Properties, LLC was selected and will rehab the property for use as a garage.

Additional Information

Fiscal Note: Not Available

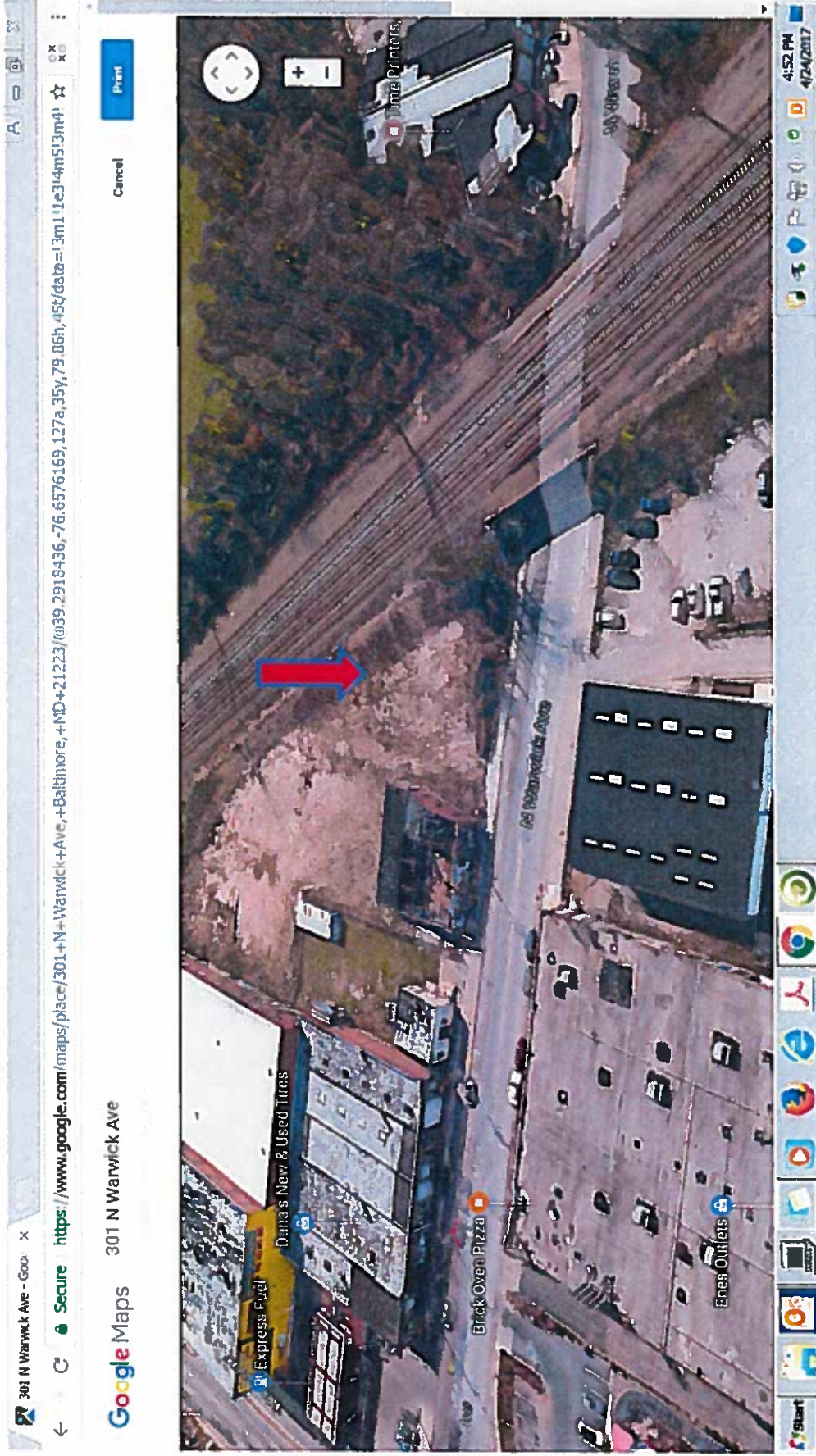
Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates
Analysis Date: April 25, 2017



Direct Inquiries to: (410) 396-1260

Bill 17-0024
Photo: 301-311 North Warwick Avenue



**CITY OF BALTIMORE
COUNCIL BILL 17-0024
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: February 27, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue
5 (Block 2202, Lots 31, 31A, and 32) 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
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16 more particularly described as follows:

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19 Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern
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25 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
26 unless the deed has been approved by the City Solicitor.

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

Council Bill 17-0024

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

**TAXATION, FINANCE &
ECONOMIC DEVELOPMENT
COMMITTEE**

**AGENCY
REPORTS**

FROM

NAME & TITLE
AGENCY NAME & ADDRESS
SUBJECT

THOMAS J. STOSUR, DIRECTOR
DEPARTMENT OF PLANNING
8TH FLOOR, 417 EAST FAYETTE STREET
CITY COUNCIL BILL #17-0024 / SALE OF PROPERTY -
301-311 NORTH WARWICK AVENUE

CITY of
BALTIMORE
MEMO



TO

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

DATE: March 15, 2017


The Department of Planning has been asked to review City Council Bill #17-0024, 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 properties known as 301-311 North Warwick Avenue and no longer needed for public use; and providing for a special effective date.

The Department of Real Estate would like to sell the three lots covered by this bill to an interested private party. The subject parcels are a portion of land acquired during condemnation of right-of-way for the Interstate Highway 70 section that was to extend from the western City limit to downtown, and later were held for use in the proposed Red Line transit project cancelled in 2016. These lots are currently unimproved and have been unused for a span of forty years. The Department of Planning has no objection to this proposed sale and recommends approval of City Council Bill #17-0024.

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

TJS/WA

- 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
- Mr. Walter Horton, Real Estate

FROM	Name & Title	Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO 
	Agency Name & Address	Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202	
	Subject	City Council Bill 17-0024 301-311 North Warwick Avenue	

To: Honorable President and Members
of the City Council
c/o Natawna Austin
Room 409 – City Hall

Date: April 24, 2017

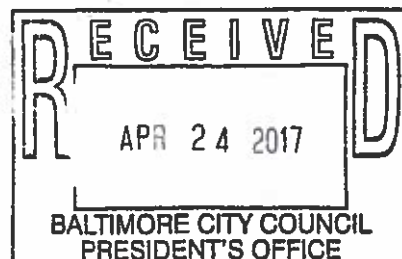
As requested, the Department of Real Estate has reviewed the subject bill, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in the property located at 301-311 North Warwick Avenue.

The subject property known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), contains approximately .793 acres is located along North Warwick Avenue, South of West Franklin Street in the Southwest area of Baltimore City. The property was previously used as a garage. The Department of Real Estate received 2 unsolicited proposal and selected M.G. Properties, LLC who will rehab the property and use it as a garage.

The Department of Real Estate has no objection to the passage of this legislation so that the properties can be returned to the City's tax roll.

WJH/dde

CC: Ms. Angela C. Gibson



No objection

Andrew Kleine

FROM	NAME & TITLE	Andrew Kleine, Chief
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941
	SUBJECT	City Council Bill #17-0024

CITY of
BALTIMORE
MEMO



DATE

TO

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

March 31, 2017

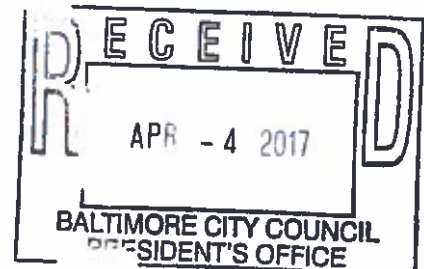
City Council Bill #17-0024 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

Block 2202, Lot 31 is an improved building previously used as a garage. Block 2202, Lots 31A and 32 are unimproved lots. The parcels are located along North Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern area of Baltimore City, with the lot sizes being as follows:

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Since these properties are no longer needed for public use, and since there were no objections from various city agencies, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0024.

cc: Henry Raymond
Angela Gibson



No obj

**CITY OF BALTIMORE
COUNCIL BILL 17-0024
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: February 27, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 301-311 North Warwick Avenue**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
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7 BY authority of

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9 Section 5(b)

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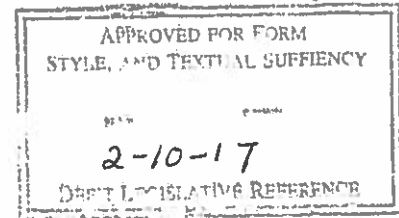
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EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 17-0024

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

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 – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) 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)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), and more particularly described as follows:

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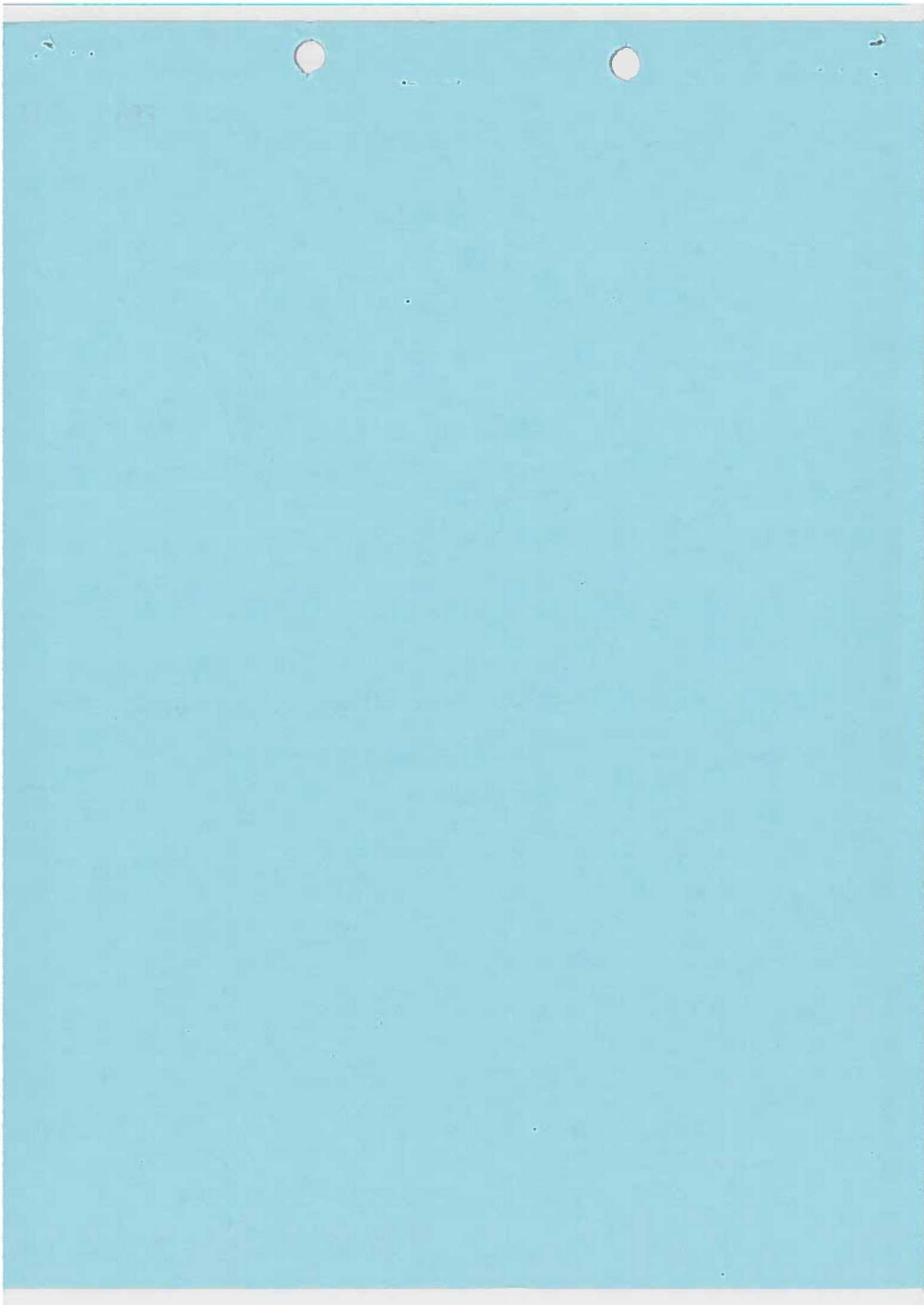
301 North Warwick Avenue (Block 2202, Lot 31) lot size is 0.060 acres.
309 North Warwick Avenue (Block 2202, Lot 31A) lot size is 0.051 acres.
311 North Warwick Avenue (Block 2202, Lot 32) lot size is 0.681 acres.

This property being no longer needed for public use.

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

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.



ACTION BY THE CITY COUNCIL

FEB 27 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON April 27, and August 24 20 17

COMMITTEE REPORT AS OF May 8; September 11, 20 17

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Shawn M. Melton
Chair
Shawn M. Melton

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:

* Was held for one meeting on May 8th. SEP 11 2017* MAY 15 2017* MAY 08 2017*
* * Was returned to committee

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

THIRD READING _____ SEP 18 2017
20 _____

_____ 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.

[Signature]
President

[Signature]
Chief Clerk

FROM	Name & Title	<i>Walter Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO 
	Agency Name & Address	Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202	
	Subject	City Council Bill 17-0024 301-311 North Warwick Avenue	

To: Honorable President and Members
of the City Council
c/o Natawna Austin
Room 409 – City Hall

Date: April 24, 2017

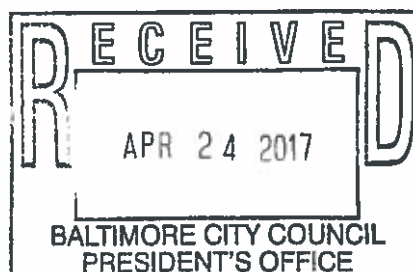
As requested, the Department of Real Estate has reviewed the subject bill, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in the property located at 301-311 North Warwick Avenue.

The subject property known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), contains approximately .793 acres is located along North Warwick Avenue, South of West Franklin Street in the Southwest area of Baltimore City. The property was previously used as a garage. The Department of Real Estate received 2 unsolicited proposal and selected M.G. Properties, LLC who will rehab the property and use it as a garage.

The Department of Real Estate has no objection to the passage of this legislation so that the properties can be returned to the City's tax roll.


WJH/dde

CC: Ms. Angela C. Gibson



No objection

Andrew Kleine

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 #17-0024		

DATE:

TO

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

March 31, 2017

City Council Bill #17-0024 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

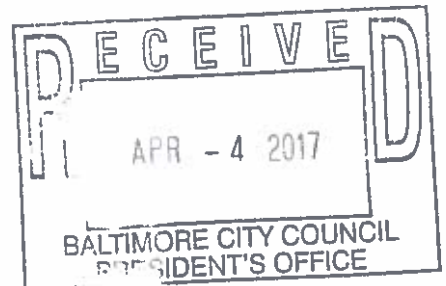
Block 2202, Lot 31 is an improved building previously used as a garage. Block 2202, Lots 31A and 32 are unimproved lots. The parcels are located along North Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern area of Baltimore City, with the lot sizes being as follows:

- 301 North Warwick Avenue (Block 2202, Lot 31) lot size is 0.060 acres.
- 309 North Warwick Avenue (Block 2202, Lot 31A) lot size is 0.051 acres.
- 311 North Warwick Avenue (Block 2202, Lot 32) lot size is 0.681 acres

Since these properties are no longer needed for public use, and since there were no objections from various city agencies, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0024.

cc: Henry Raymond
Angela Gibson

*No
obj*



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0024 / SALE OF PROPERTY - 301-311 NORTH WARWICK AVENUE

CITY of
BALTIMORE
MEMO



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

DATE: March 15, 2017

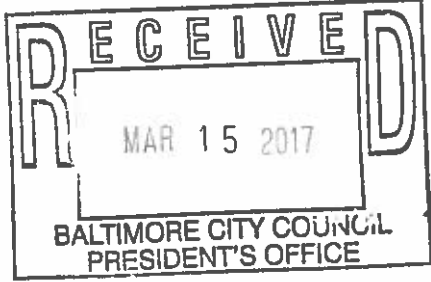
The Department of Planning has been asked to review City Council Bill #17-0024, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 301-311 North Warwick Avenue and no longer needed for public use; and providing for a special effective date.

The Department of Real Estate would like to sell the three lots covered by this bill to an interested private party. The subject parcels are a portion of land acquired during condemnation of right-of-way for the Interstate Highway 70 section that was to extend from the western City limit to downtown, and later were held for use in the proposed Red Line transit project cancelled in 2016. These lots are currently unimproved and have been unused for a span of forty years. The Department of Planning has no objection to this proposed sale and recommends approval of City Council Bill #17-0024.

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

TJS/WA

- 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
- Mr. Walter Horton, Real Estate



No objection



The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Acting Housing Commissioner

Date: August 1, 2017

Re: City Council Bill 17-0024 - Sale of Property – 301-311 North Warwick Avenue

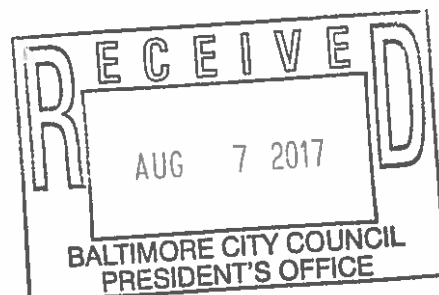
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0024, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

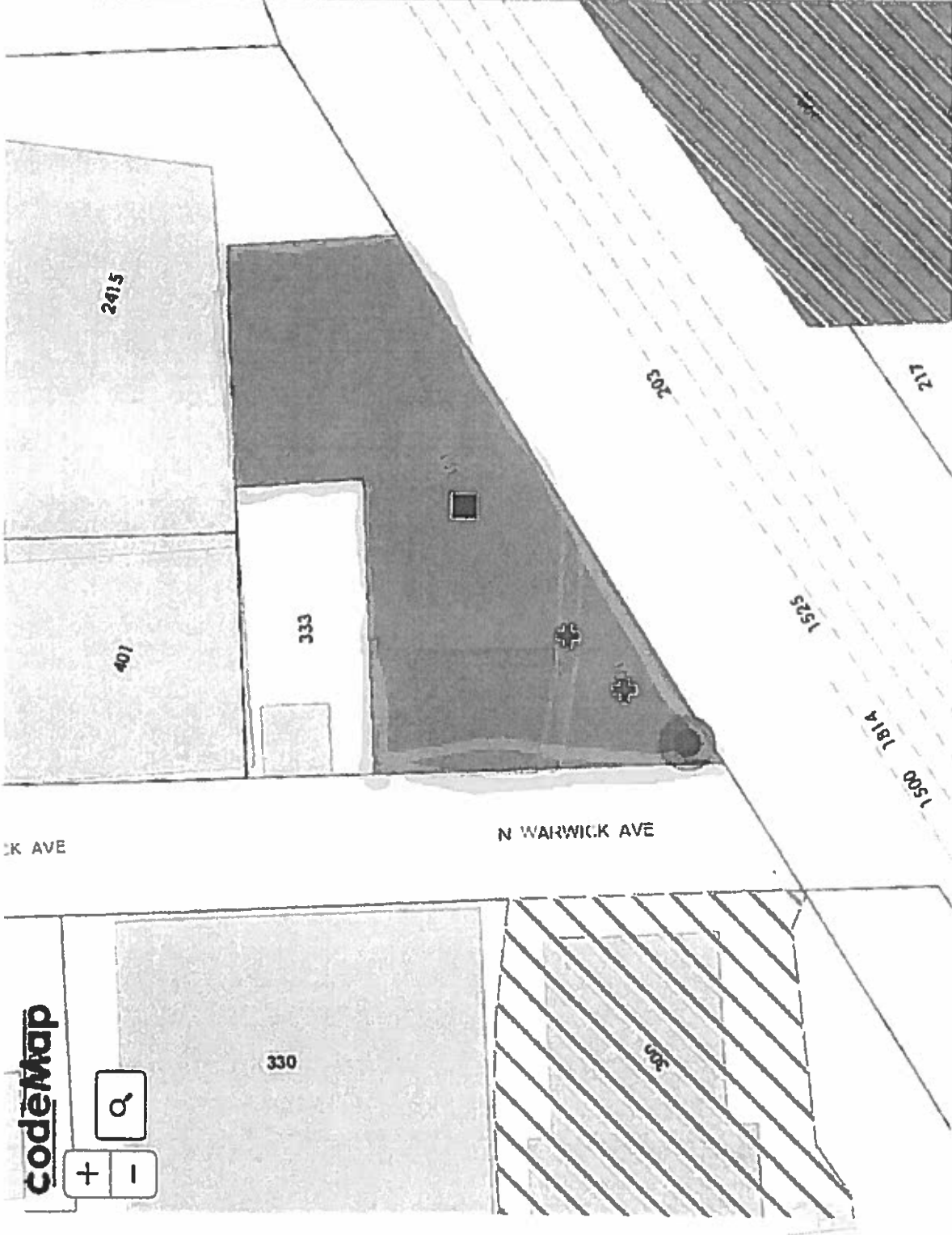
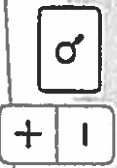
If enacted, this bill would support the redevelopment of three city owned lots that are unimproved and have been unused for approximately 40 years.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0024.

MB:sd

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





codeMap

Contents

- Focus Areas
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- Funded Dei
- Comm De
- Major Rede
- Major R
- Popplek
- Streamline
- CE Internal
- Planning De
- Project C
- Project
- FY16
- FY17/1
- Propot
- Project
- Non-Proj
- Non-
- Non-
- Potentia
- Green Netv
- EOG Result
- Demo Work
- BRNI, CL, C1
- Demolition
- Likely Unoc
- BPD

Imagery

**CITY OF BALTIMORE
COUNCIL BILL 17-0024
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: February 27, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue
5 (Block 2202, Lots 31, 31A, and 32) 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
15 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), and
16 more particularly described as follows:

17 Block 2202, Lot 31 is an improved building previously used as a garage. Block
18 2202, Lots 31A and 32 are unimproved lots. The parcels are located along North
19 Warwick Avenue, south of West Franklin Street (Route 40) in the southwestern
20 area of Baltimore City, with the lot sizes being as follows:

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24 This property being no longer needed for public use.

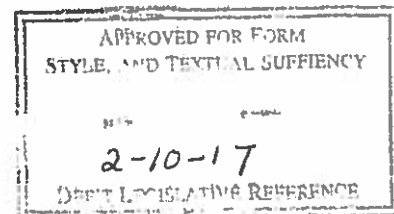
25 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
26 unless the deed has been approved by the City Solicitor.

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

Council Bill 17-0024

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL 17-0024



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

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) 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)

TFED

Law
Planning Dept
Real Est
Fin
BOE

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32), and more particularly described as follows:

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CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

April 26, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0024 - Sale of Property— 301-311 North Warwick
Avenue

President and City Council Members:

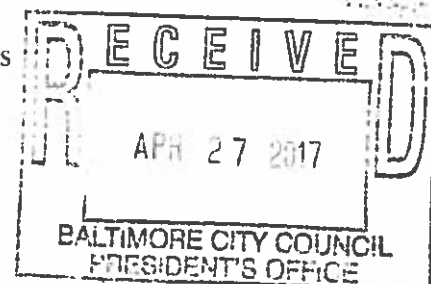
The Law Department has reviewed City Council Bill 17-0024 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the properties known as 301 – 311 North Warwick Avenue declaring it no longer needed for public use. The bill also provides for a special effective date.

Article V, Section 5(b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

Elena R. DiPietro
Division Chief

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Jennifer Landis, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor



CITY OF BALTIMORE
ORDINANCE
Council Bill 17-0024

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)
Introduced and read first time: February 27, 2017
Assigned to: Taxation, Finance and Economic Development Committee

Committee Report: Favorable
Council action: Adopted
Read second time: September 11, 2017

AN ORDINANCE CONCERNING

Sale of Property – 301-311 North Warwick 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.

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EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
Strike-out indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0024

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

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