



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: November 28, 2023

Re: City Council Ordinance 23-0440 - Sale of Property - Market Center Renewal Plan Area - 32 Properties

The Department of Housing and Community Development (DHCD) has reviewed City Council Ordinance 23-0440 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 that are located within that area formerly known as the Market Center Renewal Plan Area, originally established by Ordinance 77-579, as last amended by Ordinance 18-214, and are no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 23-0440 would allow for either the public or private sale of 32 Mayor and City Council owned properties that were previously included in the Market Center Renewal Plan Area. The properties to be disposed are a mix of vacant and un-occupied buildings and lots. Some of the properties are scattered and some are contiguous. All of the properties are located in Downtown Baltimore in the 11th Council District.

This Ordinance is at the request of the Administration on behalf of the Baltimore Development Corporation. The disposition of these properties via Sales Ordinance is necessary so that redevelopment projects can occur in the area. This Ordinance mirrors the authority that existed prior to the Market Center Urban Renewal Plan's expiration.

Some of the properties are located within a Commission for Historical and Architectural Preservation (CHAP) District and National Register of Historic Places (NRHP) District, which may subject the properties to additional requirements for any future changes to existing buildings. The properties do not lie within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. The Ordinance will not have an adverse fiscal or operational impact on DHCD. DHCD supports the disposition of these properties as the sites are no longer needed for public use.

DHCD respectfully requests a **favorable** report on the passage of Council Ordinance 23-0440.

AK/sm

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