



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

7/9/2026

9:00am

CLARENCE "DU" BURNS COUNCIL CHAMBERS

26-0165

Sale of Property 220 Guilford Avenue

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Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

CITY OF BALTIMORE

Brandon M. Scott – Mayor
Zeke Cohen – Council President



Office of Council Services

Nancy Mead – Director
100 Holliday Street, Room 415
Baltimore, MD 21202

LAND USE & TRANSPORTATION COMMITTEE

The Honorable Ryan Dorsey
CHAIR

Bill Hearing

26-0165

Sale of Property – 220 Guilford Avenue

Sponsor: City Council President (Comptroller)

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 property that is located at 220 Guilford Avenue (Block 0612, Lot 010) and is no longer needed for public use; and providing for a special effective date.

REPORTING AGENCIES

<u>Agency</u>	<u>Report</u>
Department of Planning	Favorable
Department of Real Estate	Favorable
Department of Finance	

BACKGROUND

The Baltimore City Charter allows the City government to sell property. This bill, if enacted, would authorize the Mayor & City Council to sell the interest of the City in the property known as 220 Guilford Ave.

According to the report from the Dept of Real Estate. The prospective buyer is looking to redevelop the property into a new parking structure with 10,000 square feet of office space on the 1st floor which will serve as a replacement resource center for the current facility on North Calvert Street. The current structure at Guilford has been deemed unsafe and closed.

The redevelopment of this property will allow it to be placed back into productive use. The property is located in the floodplain and the Business District Urban Renewal Plan which carries with it certain requirements in terms of construction and planning and the Department of Planning suggest in their report that the developer reach out to them for additional information on those requirements.

FISCAL NOTE

The Department of Finance expects that the property will be sold at fair market value. Funds derived from the sale of the property will go to the Surplus Property Fund, which covers real estate transaction expenses and maintains surplus property in the City. There are no anticipated fiscal impacts from this bill.

Analysis by: Tony Leva
Analysis Date: 7/7/2026

Direct Inquiries to: Anthony.Leva@baltimorecity.gov

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

26-0165

Sale of Property 220 Guilford Avenue

Agency Reports



MEMORANDUM

To: The Honorable President and Members of the City Council
c/o Shamoyia Gardiner, Deputy Chief of Staff, Council President's Office

From: J Hardy, Community & Legislative Affairs Coordinator

Date: April 7th, 2026

Re: 26-0165 – Sale of Property – 220 Guilford Avenue

Position: Favorable

The Department of Real Estate is responding to the request for a report on the Sale of Property regarding 220 Guilford Avenue (Block 0612, Lot 010).

The purpose of this bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in the subject property, which is no longer needed for public use. The City originally acquired this property in March 2004 for \$1.00 from FMCC, Inc. Once the building was taken over by the City Of Baltimore, the 21,762 square foot garage was used for parking for a period until it was deemed unsafe and was subsequently closed.

The proposed purchaser intends to demolish the existing structure and redevelop the site into a new three-story garage with approximately 10,000 square feet of office space on the first floor. The development will serve as a relocated resource center, replacing the existing facility at 301–305 North Calvert Street, and will provide parking for employees, as well as offer additional public rental space. The sale of this property will enable the City to return an underutilized and unsafe property to productive use.

The Department of Real Estate requests a favorable report on City Council Bill 26-0165.

CC:

Celeste Amato, Chief of Staff, Comptroller Office
KC Kelleher, Deputy Chief of Staff, Comptroller's Office



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Ren Southard, Acting Director, Department of Planning 
CC	Mayor's Office of Government Relations
DATE	May 18, 2026
SUBJECT	City Council Bill #26-0165

Position: Favorable

SUMMARY OF POSITION

This bill will allow for the sale of this property so that it may be reused or redeveloped in a more productive way. Staff believes this sale to a private entity will allow for better investment in the property, which will lead to future benefits to the immediate area.

As this property is located entirely within the Floodplain, which have specific requirements that will affect future improvements to the property. This property is also located within the Central Business District Urban Renewal Plan (URP) area, which has additional specific requirements. Planning recommends that any potential buyer be made aware of these conditions, and we recommend that the future buyer contact us with any specific questions they may have.

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