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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**TUESDAY, NOVEMBER 28, 2023
10:00 AM**

COUNCIL CHAMBERS

Council Bill #23-0440

Sale of Property – Market Center Renewal Plan Area – 32 Properties

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 23-0440

Sale of Property – Market Center Renewal Plan Area – 32 Properties

Sponsor: Councilmember Costello at the request of the Baltimore Development Corporation

Introduced: October 16, 2023

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 that are located within that area formerly known as the Market Center Renewal Plan Area, originally established by Ordinance 77-579, as amended by Ordinance 18-214, and are no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports

Law Department	Favorable
Department of Finance	None as of this writing
Department of Housing and Community Development	Favorable
Department of Planning	Favorable
Department of Real Estate	Favorable
Board of Estimates	Must be approved by BOE

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition) outlines the rules, regulations and mandates for Sale of Properties.

Background

The Market Center Renewal Plan Area was approved by the Mayor and City Council of Baltimore, was amended several times, and ended in December 2022.

If approved, Council Bill 23-0440 would sell thirty-two (32) properties located within the area **formerly known** as the Market Center Renewal Plan Area.

These properties are located in **Downtown Baltimore**, in the **11th Council district**. Downtown Baltimore, is a central business district of the city and traditionally bounded by Martin Luther King, Jr. Boulevard to the west, Franklin Street to the north, President Street to the east and the Inner Harbor area to the south.¹

Downtown Baltimore has increasingly become a heavily populated neighborhood with over 37,000 residents and new condominiums and apartment homes being built steadily.²

Also note: Per the legislation, no deed may pass under this Ordinance unless the deed has been approved by the City Solicitor.

Upon approval by the Mayor and City Council, the Board of Estimates would have to approve the deal to finalize the disposition.

Also see attached pictures.

Additional Information

Fiscal Note: None

Information Source(s): City Charter, Bill 23-0440 and all agency reports received as this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: November 27, 2023

Direct Inquiries to: (443) 984-3485

¹ Wikipedia, Downtown Baltimore

² Ibid

BILL #23-0440

**SEE
ATTACHED
PICTURES**





PROPERTY RECORD

This page contains information about the property located at 104 N Liberty St, Baltimore, MD, 21201.

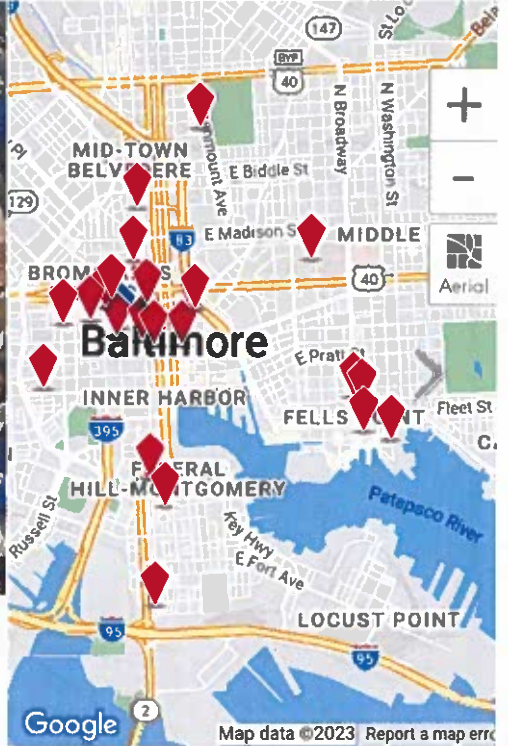
104 N Liberty St, Baltimore, MD 21201



Primary Photo



104 N Liberty St, Baltimore, MD Parcel Map



NEARBY LISTINGS FOR SALE OR LEASE

938-940 S Conkling St
Baltimore, MD 21224
\$1,975,000
14,686 SF
RETAIL

205 W Fayette St
Baltimore, MD 21201
\$395,000
6,492 SF
RETAIL

8-14 Park Ave

2 N Charles St

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marguerite.currinocs@gmail.com

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This Retail Property is no longer advertised on LoopNet.

142-144 W Fayette St Baltimore, MD 21201

Retail For Sale · Retail Property For Sale · 2,627 SF



RETAIL FOR SALE

Price	Not Individually For Sale	Building Class	C
Building Size	2,627 SF	Lot Size	0.02 AC
Property Type	Retail	Parking Ratio	1.52/1,000 SF
Property Subtype	Storefront Retail/Residential		

Lexington Street

DOWNTOWN

Former Ann Lewis department store and two other commercial buildings near Lexington Market are targeted for demolition to make way for a six-story residential building



by Ed Gunts
July 10, 2023



A former Ann Lewis Shops department store at Park Avenue and West Lexington Street. Photo by Ed Gunts.

Three vacant commercial buildings near Lexington Market, including a former department store, would be demolished to make way for a six-story residential structure if Baltimore's preservation commission approves a developer's request to tear them down.

At its monthly meeting on Tuesday, the Commission for Historical and Architectural Preservation (CHAP) is scheduled to consider an application to raze three structures at the northeast corner of Park Avenue and West Lexington Street, part of the city's Five & Dime Historic District.

According to state land records, the three buildings are owned by the Mayor and City Council of Baltimore and have a combined assessed value of more than \$1 million, as of July 1. The city paid more than \$1.1 million to acquire them since 2000. The Baltimore Development Corporation has sought proposals for the properties as a package more than once, most recently in 2021.



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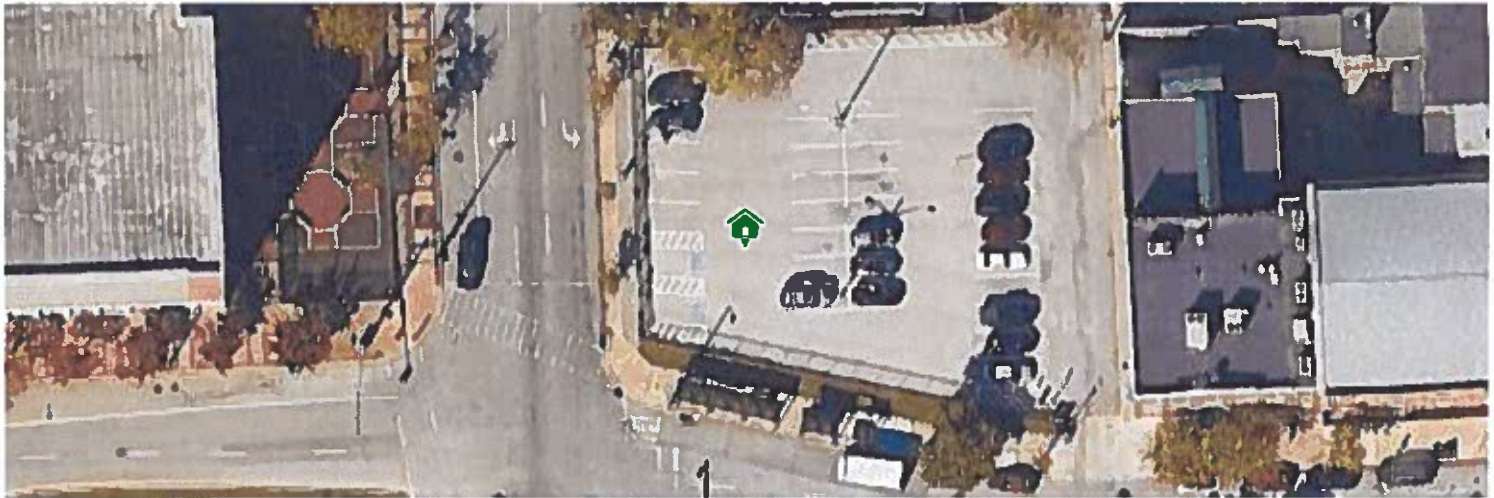
NOT FOR SALE

XOME VALUE ^{HIGH RANGE} ^{LOW RANGE}
DISCLOSURES REGARDING XOME VALUE
Last evaluated

303 N Greene St

Baltimore, MD 21201

Exempt (full or partial) **0** **0**
Residence Beds Baths



Static Map

Interactive Map

Property Facts for 303 N Greene St

303 N Greene St, Baltimore, MD is an exempt property that contains 0 Sq. Ft. sq ft.

Parcel #	04-03-0575 -001
Lot Size	1,275 Sq. Ft.
Property Type	Exempt (full or partial)
County	BALTIMORE CITY
Living Area Sq. Ft.	0 Sq. Ft.
Year Built	

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NOT FOR SALE

XOME VALUE® DISCLOSURES REGARDING XOME VALUE
Last evaluated

305 N Greene St

Baltimore, MD 21201

Exempt (full or partial)

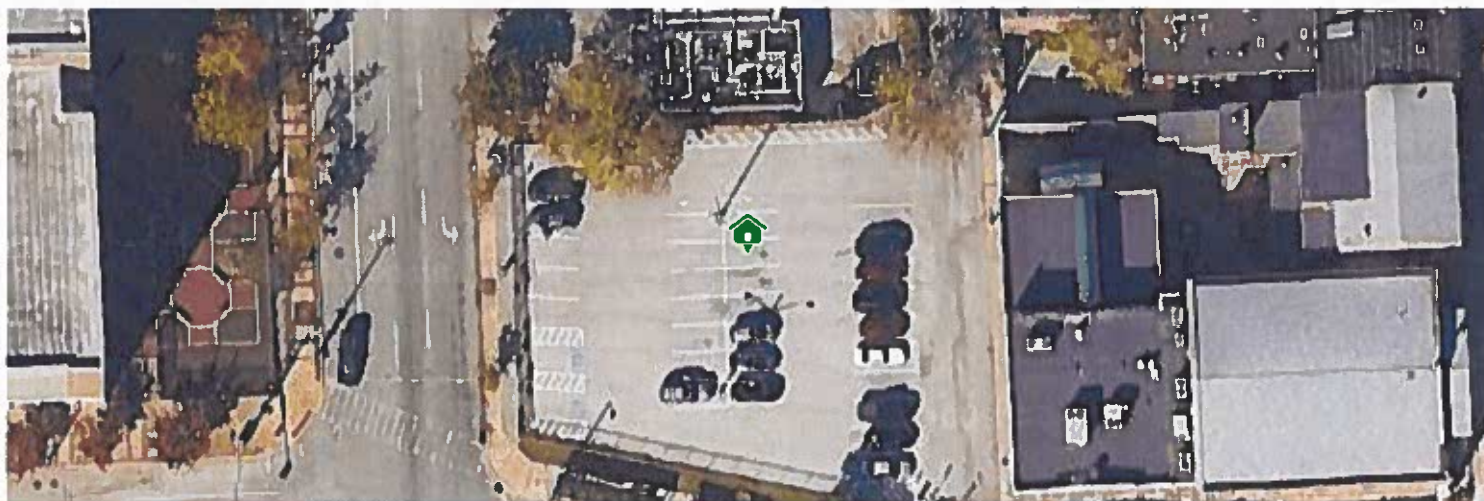
0

0

Residence

Beds

Baths



Static Map

Interactive Map

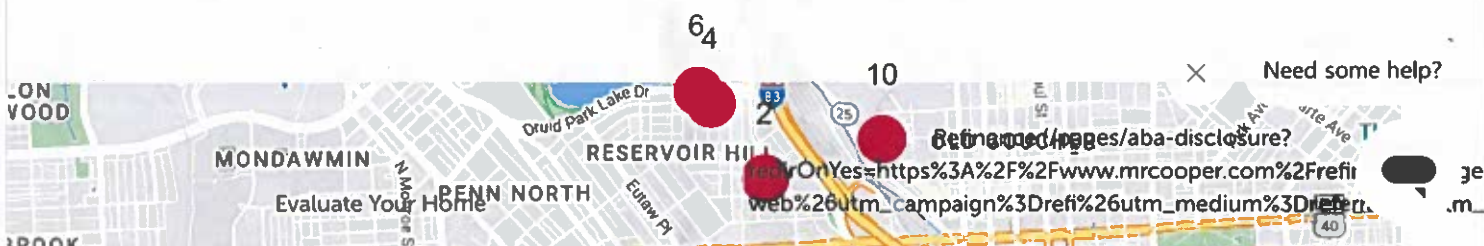
Property Facts for 305 N Greene St

305 N Greene St, Baltimore, MD is an exempt property that contains 0 Sq. Ft. sq ft.

Parcel #	04-03-0575 -002
Lot Size	3,627 Sq. Ft.
Property Type	Exempt (full or partial)
County	BALTIMORE CITY
Living Area Sq. Ft.	0 Sq. Ft.
Year Built	

Comparable Home Sales for 305 N Greene St

Comparable nearby sales are a major factor used by the Xome Value® to estimate the value of a home.



300 Diamond St

Baltimore, Maryland

Google Street View

Jul 2019 See more dates



Image capture: Jul 2019 © 2023 Google





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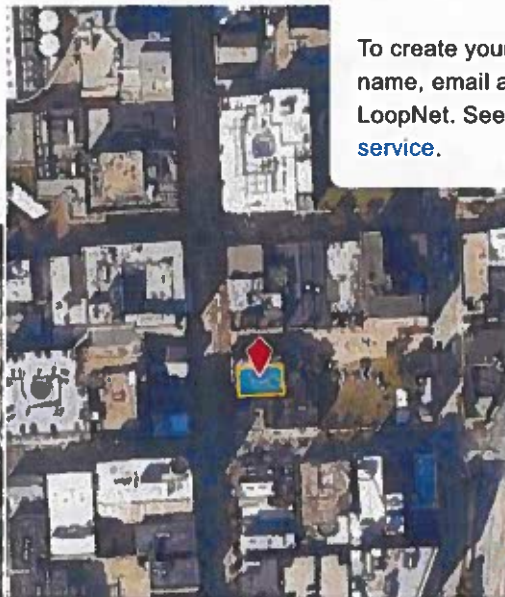
PROPERTY RECORD

This page contains information about the property located at 109 N Howard

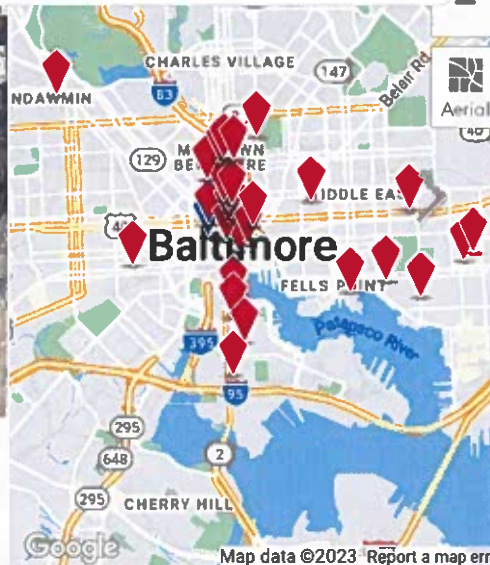
109 N Howard St, Baltimore, MD 21201



Primary Photo



109 N Howard St, Baltimore, MD
Parcel Map



NEARBY LISTINGS FOR SALE OR LEASE

[111 Water St](#)
 Baltimore, MD 21202
 \$2,625,000
 25,004 SF
 OFFICE

[225 N Howard St](#)
 Baltimore, MD 21201
 \$450,000
 5,940 SF
 RETAIL

[2 N Charles St](#)

[317 N Charles St](#)



Map data ©2023 Google 200 ft



325 N Eutaw St



Directions



Save



Nearby



Send to phone

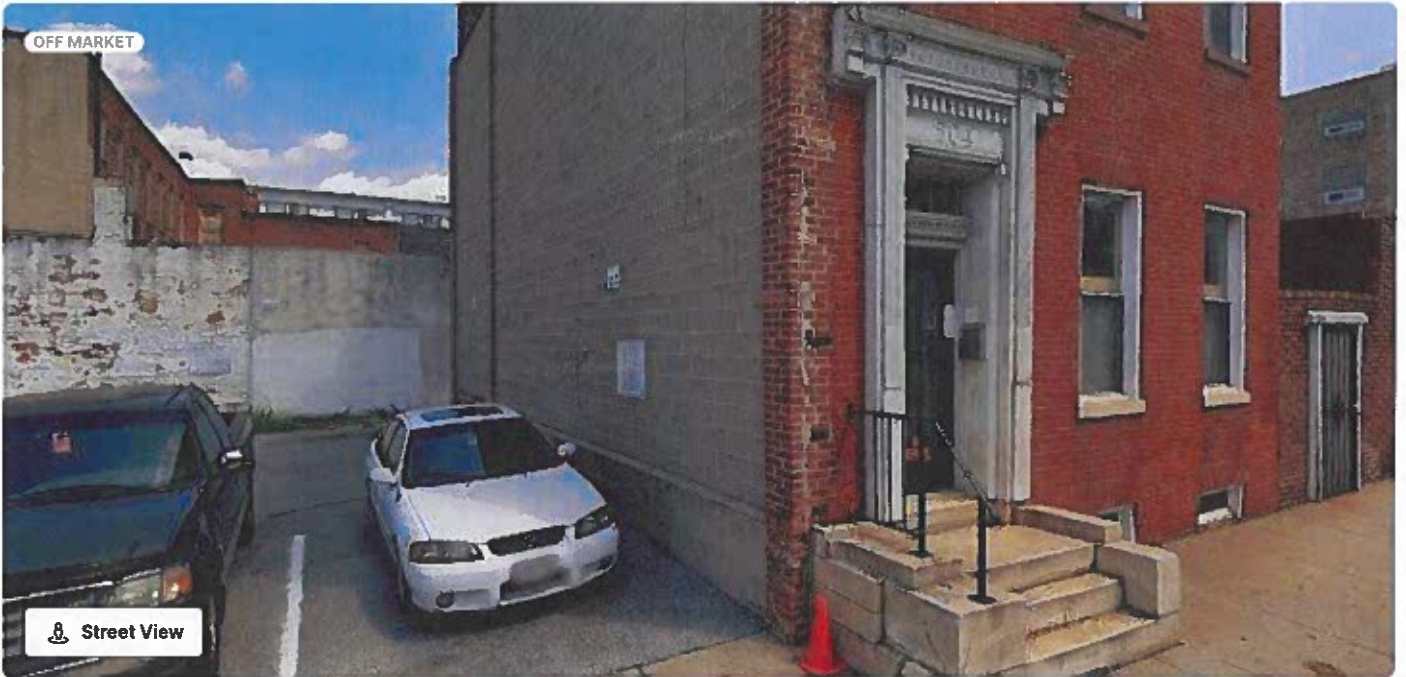


Share

325 N Eutaw St, Baltimore, MD 21201

79VH+FJ Baltimore, Maryland

Photos



504 Saratoga

Council Bill 23-0440

AGENCY REPORTS

See attached

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY THOMPSON
ACTING CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

November 27, 2023

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

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

Dear President and City Council Members:

The Law Department reviewed City Council Bill 23-0440 for form and legal sufficiency. The bill would authorize 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 the area formerly known as the Market Center Renewal Plan Area and are no longer needed for public use. The bill would take effect when enacted.


Article V, § 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 the City no longer needs for public use, if that sale is authorized by ordinance and approved by the Board of Estimates. If the agency reports reveal that the properties are no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject properties. The Law Department approves the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele M. Toth".

Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Nina Themelis
Tiffany Maclin
Elena DiPietro
Hilary Ruley
Ashlea Brown
Jeff Hochstetler
Teresa Cummings

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0440/ SALE OF PROPERTY – MARKET CENTER RENEWAL PLAN AREA – 32 PROPERTIES		

TO

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

DATE: November 21, 2023

The Department of Planning is in receipt of City Council Bill #23-0440, 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 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.

The Department of Planning recommends **approval** of City Council Bill #23-0440, as it would allow for several area redevelopment projects to proceed.

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

CR/ewt

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
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: 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



MEMORANDUM

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

From: Christine Griffin, Deputy Director of Policy and Government Relations

Date: November 22, 2023

Re: 23-0440 Sale of Property – Market Center Renewal Plan Area – 32 Properties

Position: Favorable

The Department of Real Estate is responding to the request for a report on City Council bill 23-0440 Sale of Property – Market Center Renewal Plan Area – 32 Properties, 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 properties that are located within the area formerly known as the Market Center Renewal Plan Area, originally established by Ordinance 77-579 as last amended by Ordinance 18-214, and no longer needed for public use; and providing for a special effective date.

Under the former Market Center Urban Renewal Plan (URP) which expired at the end of last year, Baltimore Development Corporation (BDC) and Department of Housing and Community Development (DHCD) had disposition authority over a large number of city-owned properties. Instead of renewing the URP, BDC would like to regain the City's disposition authority over just 32 of the former URP properties via Sales Ordinance. City Council bill 23-0440 would give BDC the authority to sell only those City-owned, BDC-controlled properties that were previously authorized for sale under the former URP.

The Department of Real Estate has reviewed the proposal and supports the passage of City Council bill 23-0440 as it simply reinstates BDC's disposition authority that existed prior to the URP's expiration and allows for development projects to move forward.

CC:

Celeste Amato, Chief of Staff, Comptroller's Office
KC Kelleher, Director of Communications and Policy, Comptroller's Office

**CITY OF BALTIMORE
COUNCIL BILL 23-0440
(First Reader)**

Introduced by: Councilmember Costello
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: October 16, 2023
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Planning, Department of Housing and Community Development, Office of Equity and Civil Rights, Board of Estimates, Department of Real Estate

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Market Center Renewal Plan Area – 32 Properties**

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 that are located within that area formerly
5 known as the Market Center Renewal Plan Area, originally established by Ordinance 77-579,
6 as last amended by Ordinance 18-214, and are no longer needed for public use; and providing
7 for a special effective date.

8 BY authority of
9 Article V - Comptroller
10 Section 5(b)
11 Baltimore City Charter
12 (1996 Edition)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
14 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may
15 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
16 those properties listed below in Table 1 being located within that area formerly known as the
17 Market Center Renewal Plan Area, originally established by Ordinance 77-579, as last amended
18 by Ordinance 18-214, these properties being no longer needed for public use.

19

TABLE 1		
Property Address	Block	Lot
211 West Franklin Street	563	17
315 North Eutaw Street	577	25
321 North Eutaw Street	577	24
323 North Eutaw Street	577	23
325 North Eutaw Street	577	22

20
21
22
23
24
25

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

Council Bill 23-0440

Property Address	Block	Lot
507 West Mulberry Street	676	17
307 North Greene Street	575	03
305 North Greene Street	575	02
303 North Greene Street	575	01
532 West Saratoga Street	575	43
530 West Saratoga Street	575	42
528 West Saratoga Street	575	41
526 West Saratoga Street	575	40
524 West Saratoga Street	575	39
522 West Saratoga Street	575	38
520 West Saratoga Street	575	37
518 West Saratoga Street	575	36
300 Diamond Street	575	44
306 Diamond Street	575	45
308 Diamond Street	575	46
109 North Howard Street	620	18
113 North Howard Street	620	20
414 North Howard Street	620	13
114 West Lexington Street	600	07
116 West Lexington Street	600	08
207 Park Avenue	600	10
102 North Liberty Street	621	18
104 North Liberty Street	621	17
106 North Liberty Street	621	16
142 West Fayette Street	621	01
144 West Fayette Street	621	02

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.

Council Bill 23-0440

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