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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, JANUARY 31, 2023  
10:00 AM**

**COUNCIL CHAMBERS**

**Council Bill #22-0268**

**Sale of Property – 800 Poplar Grove Street**

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## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill:** 22-0268

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### Sale of Property – 800 Poplar Grove Street

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**Sponsor:** President Mosby at the request of the Department of Housing and Community Development  
**Introduced:** September 12, 2022

#### Purpose:

**For the purpose of** authorizing the Mayor and City Council of Baltimore to sell, at either private sale, all its interest in certain property that is located at 800 Poplar Grove Street (Block 2471; Lot 001) and is no longer needed for public use; and providing for a special effective date.

**Effective:** On the date it is enacted.

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### Agency Reports

Law Department	Favorable
Department of Finance	None as of this writing
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	None as of this writing
Board of Estimates	To be submitted to the BOE

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### Analysis

#### Current Law

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

##### § 5. Department of Real Estate

(b) Disposition of City property. The Department shall (unless and to the extent otherwise provided by the Board of Estimates) arrange for the disposition of any building or parcel of land (or any other real property) no longer needed by the City for public use. Any such disposition shall be authorized by ordinance, shall be approved by the Board of Estimates with the approval entered in its minutes, and shall be made at public sale unless a private sale or other manner of disposition shall be expressly authorized by the Board of Estimates and entered in its minutes. The instrument of conveyance of any building or parcel of land (or any other real property) whose disposition has been so authorized and approved shall be executed on behalf of the City by the Comptroller or Deputy Comptroller and attested to by the Director of Finance or the Deputy Director of Finance.

## Background

If enacted, Bill 22-0268 would authorize the sale of the property located at 800 Poplar Grove Street in the **Franklinton Road** neighborhood of the City; **Council District #9**. The former Alexander Hamilton Elementary School. *See attached picture and history for same.*

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

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Bill 22-0268, Google search, and all agency reports received as this writing.

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*Marguerite M. Currin*

Analysis by: Marguerite M. Currin  
Analysis Date: January 26, 2023

Direct Inquiries to: (443) 984-3485

# 800 POPLAR GROVE STREET



Status:	For Sale
Property Type:	Building
Current Zoning:	R-6
Lot Size:	3.99 acres
Neighborhood:	Franklinton Road
Zip Code:	21216

## 800 POPLAR GROVE STREET

Located in the **Franklinton Road neighborhood**, the [former Alexander Hamilton Elementary School](#), constructed in 1982, sits on approximately 4 acres, with a building area of 53,304 square feet. The property is one building unit, with three stories and includes 29 parking spaces in an open lot, playground space, classrooms, offices, a cafeteria, kitchen, stage, elevator, loading dock, and a concrete hardscape area. It is constructed of steel frame with concrete-topped metal decks and load-bearing walls.

The **Franklinton Road neighborhood** is located south of the Winchester neighborhood, north of Fayette Street Outreach and west of Mosher. This property is conveniently located along the corridor of U.S. Route 40 and Leakin Park in West Baltimore and minutes from the West Baltimore MARC Penn Line train station

# Council Bill 22-0268

## AGENCY REPORTS

See attached

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**CITY OF BALTIMORE**

**BRANDON M. SCOTT**  
Mayor



**DEPARTMENT OF LAW**  
**JAMES L. SHEA**  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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November 4, 2022

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 22-0268 - Sale of Property -800 Poplar Grove Street

President and City Council Members:

The Law Department reviewed City Council Bill 2-0268 for form and legal sufficiency. The bill allows the Mayor and City Council of Baltimore to sell its interest in the property located at 800 Poplar Grove Street and declares the property is no longer needed for public use. The bill 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, parcel of land, or other real property that is no longer needed by the City for public use. The sale must be authorized by ordinance and approved by the Board of Estimates.

The property at 800 Poplar Grove Street is the former Baltimore City public school, Alexander Hamilton Elementary School. The school was closed and designated as surplus property in 2020. If the agency reports confirm that the property is no longer needed for public use, this bill is the appropriate ordinance to authorize disposition of the property.





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

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Toth". The signature is written in a cursive style with a long horizontal flourish at the end.

Michele Toth  
Special Solicitor

Cc: Nikki Thompson  
Nina Themelis  
Elena DiPietro  
Hilary Ruley  
Jeff Hochstetler  
Ashlea Brown  
D'Ereka Bolden

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0268/ SALE OF PROPERTY – 800 POPLAR GROVE STREET		

TO

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

DATE: October 25, 2022

The Department of Planning is in receipt of City Council Bill #22-0268, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 800 Poplar Grove Street (Block 2471; Lot 001) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0268, as this property is no longer needed for public use. We understand that this former school building would be sold to the Associated Catholic Charities of Maryland.

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



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner



Date: October 17, 2022

### **Re: City Council Bill 22-0268 - Sale of Property - 800 Poplar Grove Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0268 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 800 Poplar Grove Street (Block 2471; Lot 001) and is no longer needed for public use; and providing for a special effective date.

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

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

If enacted, City Council Bill 22-0268 would allow for either the public or private sale of 800 Poplar Grove. The property is estimated at 3.99 acres and is located in the Franklinton Road neighborhood in the 7<sup>th</sup> District. The property is zoned R-6. The three level, former elementary school, constructed in 1982, includes 29 parking spaces in an open lot, playground space, classrooms, offices, a cafeteria, kitchen, stage, elevator, loading dock, and a concrete hardscape area. This ordinance would provide for the authority to sell the property to the Associated Catholic Charities of MD.

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

We respectfully request a **favorable** report on Council Bill 22-0268.

*AK/sm*

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

**CITY OF BALTIMORE  
COUNCIL BILL 22-0268  
(First Reader)**

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Introduced by: The Council President  
At the request of: Department of Housing and Community Development  
Introduced and read first time: September 13, 2022  
Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 800 Poplar Grove Street**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
4 or private sale, all its interest in certain property that is located at 800 Poplar Grove Street  
5 (Block 2471; Lot 001) and is no longer needed for public use; and providing for a special  
6 effective date.

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

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in  
13 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may  
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in  
15 the property located at 800 Poplar Grove Street (Block 2471; Lot 001), containing 3.49 acres,  
16 more or less, and improved by a 3 story building, previously utilized as an elementary school,  
17 containing 54,940 square feet, more or less, this property being no longer needed for public use.

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

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

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