

FROM	NAME & TITLE	Shirley A. Williams, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0013		

DATE: March 26, 2008

TO

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

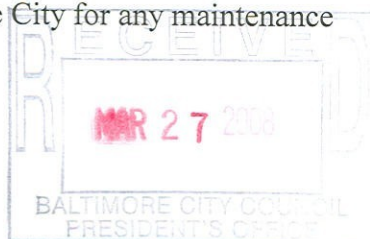
I am herein reporting on City Council Bill 08-0013 introduced by Council President Rawlings Blake on behalf of The Comptroller (Department of Real Estate).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the Pennington Avenue Landfill (Block 7165, Lots 4A, 38, 38A, 40, 41, 42, 43, 44, 45, and 46) and no longer needed for public use.

The subject property is an unimproved parcel approximately 61 acres in size and is located near the southwest boundary line of Baltimore City. The subject property is zoned M-3 and is a former City-owned landfill.

The Department of Real Estate issued a Request for Proposal for the former landfill property and Glen Abbey LLC was the lone responsive party. Glen Abbey LLC owns approximately 150 acres adjacent to certain City-owned land located in Anne Arundel County (and adjacent to the Pennington Avenue landfill). Glen Abbey LLC will be developing 1,347 residential units on their site and wishes to construct approximately 200 townhouses within the residentially zoned portion of the City-owned property in Anne Arundel County (subject of the sales ordinance known as City Council Bill 08-0011). Glen Abbey LLC expressed interest in purchasing the former Pennington Avenue landfill and plans to cap the landfill site with two feet of clay, fence the area, and create a bird sanctuary. The area would act as a buffer for their planned residential development.

Should this legislation be approved, the Department of Real Estate would prepare a Land Disposition Agreement (LDA) that outlines the conditions of the sale. The Department of Real Estate committed to sharing the draft LDA language with Public Works, prior to providing a final LDA for the Board of Estimates consideration and approval. Some of the initial recommendations made by this Department include requiring use of soil excavated from the Quarantine Road Cell 6 project (to prepare for landfill use) to cap the Pennington Avenue site, verification of the planned use of the former landfill site with the Maryland Department of the Environment, and the release of the City for any maintenance responsibilities connected with the landfill site.



F/A

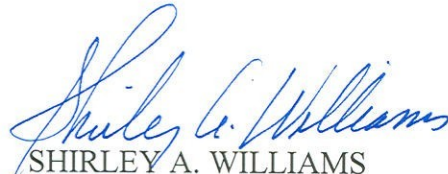
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Lot 4A is one of the City-owned parcels listed as part of the Pennington Avenue landfill property proposed for sale. However, research has shown Lot 4A to be a separate City-owned parcel from the City's landfill properties, and appears to have been inadvertently included in the description of properties to be sold. This Department recommends amending the Bill to remove all references to Lot 4A from the legislation.

Amendment

Delete "4A" from lines 5, 15, and 17 of page 1 of the Bill

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0013 as proposed to be amended.


SHIRLEY A. WILLIAMS
ACTING DIRECTOR

SAW/MMC:pat