

**STATEMENT OF INTENT
FOR**

Urban Renewal – Oldtown Mall – Amendment

1. Applicant’s Contact Information:

Name: Somerset Jefferson, LLC, c/o Brooke A. Hutchins, Rosenberg Martin Greenberg, LLP

Mailing Address: 25 S. Charles Street, 21st Floor, Baltimore, MD 21201

Telephone Number: (410) 727-6600

Email Address: bhutchins@rosenbergmartin.com

2. All Proposed Zoning Changes for the Property: N/A

3. All Intended Uses of the property: The accompanying bill will impact all properties located within the Oldtown Mall Urban Renewal Area, including 409 Aisquith Street, which is a property that the Applicant intends to develop as a surface parking lot after the bill’s enactment.

4. Current Owner’s Contact Information:

Name: The Housing Authority of Baltimore City owns the property known as 409 Aisquith Street, which will be developed as a surface parking lot by the Applicant, after the enactment of the accompanying bill.

Mailing Address: 417 E Fayette Street, Baltimore, MD 21202

Telephone Number: _____

Email Address: _____

5. Property Acquisition:

N/A - The accompanying bill does not relate to one specific property, but instead all of the properties located within the Oldtown Mall Urban Renewal Area.

6. Contract Contingency:

(a) There is X is not ___ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties on the contract are *{use additional sheet if necessary}*:

See additional page 3.

(ii) The purpose, nature and effect of the contract are:

1231 Jefferson Retail, LLC (“Landlord”) and Lidl US Operations, LLC (“Tenant”) are parties to a Lease Agreement (“Lease”), under which Tenant will lease from Landlord a certain premises more particularly described therein for the operation of a grocery store on the property known as 1231 Jefferson Street. The Lease requires that Tenant have a certain number of parking spaces and that Landlord obtain authorization to operate a surface parking lot on the property known as 409 Aisquith Street located within the Oldtown Mall Urban Renewal Area. The requested authorization to repeal the Oldtown Mall Urban Renewal Area and Plan, which is categorically outdated due to the

implementation of the Perkins Somerset Oldtown Transformation Plan among similar comprehensive neighborhood changes, will permit this proposed Parking Lot (Principal Use), subject to conditional use approval by the BMZA.

7. Agency:

- (a) The applicant is ___ is not X acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows *{use additional sheet if necessary}*: N/A

AFFIDAVIT

I, Brooke A. Hutchins, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.



Brooke A. Hutchins, Authorized Agent for Applicant

July 8, 2024
Date

Below are the names and addresses of the parties on the contract that is contingent on the requested legislative authorization.

Landlord's Contact Information:	Tenant's Contact Information:
1231 Jefferson Retail, LLC c/o The Henson Development Company, Inc. 3601 Clarks Lane, Suite 2A-B Baltimore, Maryland 21215 Attn: Dana Henson, Principal	Lidl US Operations, LLC 3500 S. Clark Street Arlington, Virginia 22202 Attn: Daniel Goodman, Director of Real Estate
Mission First Housing Development Corporation 1330 New Hampshire Ave, NW, Suite 116 Washington, DC 20036 Attn: Sarah Constant, Managing Director	Lidl US Operations, LLC 3500 S. Clark Street Arlington, Virginia 22202 Attn: Legal Department