



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner
<b>DATE</b>	September 10, 2024
<b>SUBJECT</b>	<b>24-0560 Sale of Property - 1012 East 43rd Street</b>

The Honorable President and  
Members of the City Council  
City Hall, Room 400

9/10/24

**Position: Favorable**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0560 Sale of Property - 1012 East 43rd Street 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 1012 East 43rd Street (Block 5192, Lot 059) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 24-0560 would permit the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the property located at 1012 East 43rd Street. If approved, this ordinance will take effect the day it is enacted.

### DHCD Analysis

1012 East 43<sup>rd</sup> Street is currently described as a narrow, vacant, and overgrown strip of land located within the Wilson Park neighborhood. KidzStuff, a full-service childcare provider, would like to purchase this city-owned property to expand the building it is currently remodeling at 1010 East 43<sup>rd</sup> Street. If completed, this facility will serve children with disabilities in an early learning center consisting of a 12,000-square-foot expansion to the already existing structure at 1010 East 43rd Street. This new addition would expand each floor by 4,000 square feet to include five classrooms, two therapeutic rooms for children and parents, accessibility ramps, and elevators. The grounds would consist of off-street parking at the rear of the properties and off-street drop-offs for families. KidzStuff currently operates directly across the street at 1009 East 43<sup>rd</sup> Street and serves approximately 60 families in the community. They have experienced a growing demand for childcare services and believe a new facility at 1010-1012 East 43<sup>rd</sup> Street

that focuses entirely on providing for special needs children will best serve that community.

This sales ordinance is at the request of The Comptroller (Department of Real Estate) and required for the disposition of the property. The property is not located within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. DHCD supports the disposition of the property as the site is no longer needed for public use.

## Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0560.