

**Introduced by:** The Council President  
**At the request of:** The Comptroller (Department of Real Estate)

**Prepared by:** Department of Legislative Reference **Date:** January 6, 2017

**Referred to:** TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0014

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

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 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

BY authority of  
Article V - Comptroller  
Section 5(b)  
Baltimore City Charter  
(1996 Edition)

NO. \_\_\_\_\_

**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

Department of Public Works	Baltimore City Public School System
Department of Real Estate	Baltimore Development Corporation
Department of Recreation and Parks	City Solicitor
Department of Transportation	Comptroller's Office
Fire Department	Department of Audits
Health Department	Department of Finance
Mayor's Office of Employment Development	Department of General Services
Mayor's Office of Human Services	Department of Housing and Community Development
Mayor's Office of Information Technology	Department of Human Resources
Office of the Mayor	Department of Planning
Police Department	Other:
Other:	Other:
Other:	Other:

**Boards and Commissions**

Environmental Control Board	Board of Estimates
Fire & Police Employees' Retirement System	Board of Ethics
Labor Commissioner	Board of Municipal and Zoning Appeals
Parking Authority Board	Comm. for Historical and Architectural Preservation
Planning Commission	Commission on Sustainability
Wage Commission	Employees' Retirement System
Other:	Other:
Other:	Other:
Other:	Other:

CITY OF BALTIMORE  
ORDINANCE 17-007  
Council Bill 17-0014

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Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: January 23, 2017  
Assigned to: Taxation, Finance and Economic Development Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: February 27, 2017

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AN ORDINANCE CONCERNING

1           **Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

2       FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
3       or private sale, all its interest in certain property known as WS Scott Street 94' N Carroll  
4       Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special  
5       effective date.

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

11      **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in  
12      accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either  
13      public or private sale, all the interest of the Mayor and City Council of Baltimore in the property  
14      known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), and more particularly  
15      described as follows:

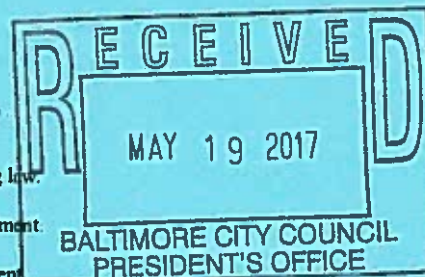
16           The subject property is an unimproved lot, containing 0.106 acres, more or less.

17           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.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.



Council Bill 17-0014

Certified as duly passed this \_\_\_\_\_ day of MAR 06 2017, 2017

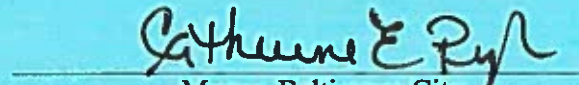
  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of MAR 06 2017, 2017


  
\_\_\_\_\_  
Chief Clerk

Approved this 17 day of March, 2017

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 9<sup>th</sup> Day of March 2017.

  
\_\_\_\_\_  
Assistant Solicitor

**BALTIMORE CITY COUNCIL  
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT  
VOTING RECORD**

DATE: February 16, 2017

BILL#: 17-0014

BILL TITLE: Ordinance - Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010)

MOTION BY: Reisinger      SECONDED BY: Pinkett

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLCo



CITY COUNCIL BILLS: - cont'd

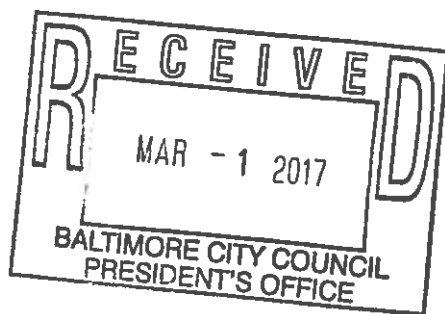
17-0014 - An Ordinance concerning the Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010) For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

After NOTING AND CONCURRING in all favorable reports received, the Board approved the aforementioned City Council Bills and referred them to the City Council with the recommendation that they be approved and passed by that Honorable Body.

The President **ABSTAINED** from voting.

Sincerely,

 MAR 01 2017  
Bernice H. Taylor  
Clerk to the Board of Estimates







CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall  
Baltimore, Maryland 21202

February 8, 2017

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 17-0014 - Sale of Property— WS Scott Street 94' N Carroll  
Street (Block 851, Lot 010)

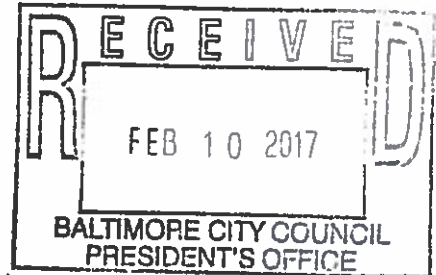
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0014 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), declaring it no longer needed for public use. The bill also 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 or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department **approves** the bill for form and legal sufficiency.


Sincerely,

Jennifer Landis  
Assistant Solicitor



- cc: David Ralph, Acting City Solicitor
- Karen Stokes, Director, Mayor's Office of Government Relations
- Kyron Banks, Mayor's Legislative Liaison
- Angela Gibson, Mayor's Legislative Liaison
- Elena DiPietro, Chief Solicitor, General Counsel Division
- Hilary Ruley, Chief Solicitor
- Victor Tervalva, Chief Solicitor



<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, 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 #17-0014 / SALE OF PROPERTY - WS SCOTT STREET 94' N CARROLL STREET (BLOCK 851, LOT 010)		

**TO**

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

DATE:

February 10, 2017

The Department of Planning has been asked to review City Council Bill #17-0014, 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 known as WS Scott Street 94' N Carroll 5 Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

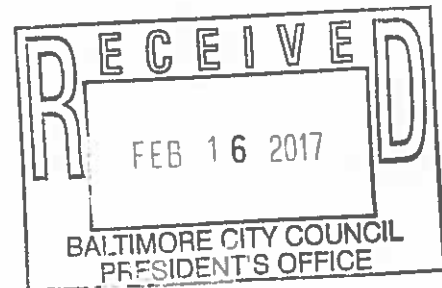
The subject parcel is currently an improved surface parking lot. The Pigtown Main Street, Inc. would like to purchase the lot for daily use by the businesses and special events in the neighborhood. The Department of Planning has no objection to this and recommends approval of City Council Bill #17-0014.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA


Attachment

cc: Mr. Pete Hammen, Chief Operating Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Patrick Fleming, DOT  
Ms. Elena DiPietro, Law Dept.  
Ms. Natawna Austin, Council Services  
Mr. Francis Burnszynski, PABC  
Ms. Catherine Zoppo, Real Estate



*No  
abj*



<b>F R O M</b>	Name & Title	<i>Walter J. Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE	
	Agency Name & Address	Department of Real Estate 304 City Hall	<i>MEMO</i>	
	Subject	City Council Bill No. 17-0014 Sale of Property WS Scott Street 94' N Carroll Street (Block 851, Lot 10)		

**To:** Honorable President and Members  
Of the City Council  
c/o Natawna B. Austin  
Office of the President  
400 City Hall

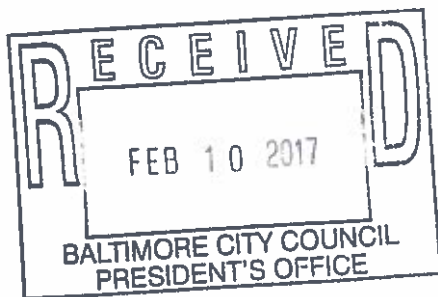
**Date:** February 7, 2017

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain property known as WS Scott Street 94' N Carroll Street and is no longer needed for public use and providing for a special effective date.

The subject property is a surface parking lot, containing approximately 0.106 acres. The Pigtown Main Street, Inc. would like to acquire the site from the City. They plan to use as a surface parking lot for local residents, merchants, their customers and for stadium events.

The Department of Real Estate **supports** the passage of this legislation.

WJH/cbz



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## BALTIMORE HOUSING

CATHERINE PUGH  
Mayor

MICHAEL BRAVERMAN  
Acting Executive Director, HAHC  
Acting Commissioner, HCD

# MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MB*

Date: February 13, 2017

Re: City Council Bill 17-0014 – Sale of Property- WS Scott Street 94' N  
Carroll Street (Block 851, Lot 010)

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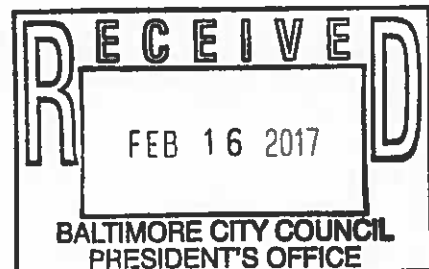
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0014 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

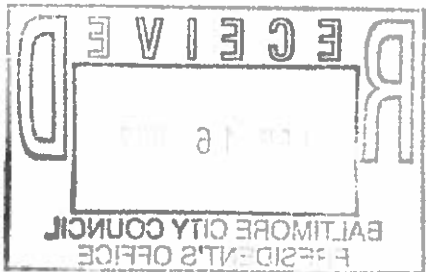
If enacted, this bill would allow the sale of a City owned surface parking lot that is approximately .106 acres in the Pigtown neighborhood. The Pigtown Main Street is interested in acquiring the property for continued use as a parking lot to support residents, local businesses and customers.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0014.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*







*Andrew Kleine*

<b>FROM</b>	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0014		

DATE:

**TO**

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

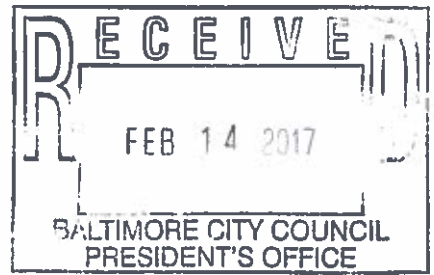
February 13, 2017

City Council Bill #17-0014 was created 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 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

The subject property is an unimproved lot, containing 0.106 acres, more or less.

Since this property is no longer needed for public use, and since there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has **no objection** to the passage of Council Bill 17-0014.

cc: Henry Raymond  
Angela Gibson



*No obj*





**HEARING NOTES**

**Bill: 17-0014**

**Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

**Committee:** Taxation, Finance and Economic Development

**Chaired By:** Councilmember Sharon Green Middleton

**Hearing Date:** February 16, 2017  
**Time (Beginning):** 10:15 AM  
**Time (Ending):** 10:20 AM  
**Location:** Clarence "Du" Burns Chamber  
**Total Attendance:** 13  
**Committee Members in Attendance:**  
Sharon Green Middleton  
Leon Pinkett  
Eric Costello  
Edward Reisinger  
Robert Stokes

<b>Bill Synopsis in the file?</b> .....	<input checked="" type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input type="checkbox"/> <b>n/a</b>
<b>Attendance sheet in the file?</b> .....	<input checked="" type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input type="checkbox"/> <b>n/a</b>
<b>Agency reports read?</b> .....	<input checked="" type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input type="checkbox"/> <b>n/a</b>
<b>Hearing televised or audio-digitally recorded?</b> .....	<input type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input checked="" type="checkbox"/> <b>n/a</b>
<b>Certification of advertising/posting notices in the file?</b> .....	<input type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input checked="" type="checkbox"/> <b>n/a</b>
<b>Evidence of notification to property owners?</b> .....	<input type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input checked="" type="checkbox"/> <b>n/a</b>
<b>Final vote taken at this hearing?</b> .....	<input checked="" type="checkbox"/> <b>yes</b>	<input type="checkbox"/> <b>no</b>	<input type="checkbox"/> <b>n/a</b>
<b>Motioned by:</b> .....	<b>Councilmember Reisinger</b>		
<b>Seconded by:</b> .....	<b>Councilmember Pinkett</b>		
<b>Final Vote:</b> .....	<b>Favorable</b>		

**Major Speakers**  
*(This is not an attendance record.)*



**Major Issues Discussed**

- 1. Councilwoman Middleton read the bill and agency reports into the record.
- 2. The committee discussed the sale of property.

**Further Study**

Was further study requested?  Yes  No

If yes, describe. Councilwoman Middleton asked for a utility check.

**Committee Vote:**

S. Middleton: ..... Yea  
 L. Pinkett: ..... Yea  
 E. Costello: ..... Yea  
 E. Reisinger: ..... Yea  
 R. Stokes: ..... Yea

Jennifer L. Coates, Committee Staff



Date: February 16, 2017

cc: Bill File  
OCS Chrono File



# CITY OF BALTIMORE HEARING ATTENDANCE RECORD

Chairperson: Sharon Middleton

Place: Clarence "Du" Burns Chambers

Carroll Street (Block 851, Lot 010)

CC Bill Number: 17-0014

**PLEASE PRINT**

**PLEASE CHECK HERE** 

ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY (*)	
			FOR	AGAINST	YES	NO
			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## **BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE**

### **Mission Statement**

*On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.*

**The Honorable Sharon Green Middleton  
Chairwoman**

### **PUBLIC HEARING**

**Thursday, February 16, 2017**

**10:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

#### **BILLS:**

- 16-0001 Sale of Property – 823-825 North Mount Street
- 17-0012 Sale of Property – 217 North Pine Street
- 17-0013 Sale of Property – 9071/2 North Fremont Avenue
- 17-0014 Sale of Property – WS Scott Street 94' N Carroll Street  
(Block 851, Lot 010)

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Marguerite Murray*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Ryan Dorsey  
*Staff: D'Paul Nibber*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristerfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Jennifer Coates*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice Chair  
Kristerfer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen  
Ryan Dorsey  
*Staff: Richard Krummerich*

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Brandon Scott  
Robert Stokes  
*Staff: D'Paul Nibber*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
*Staff: Marguerite Murray*

### LAND USE AND TRANSPORTATION

Edward Reisinger - Chair  
Sharon Green Middleton – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Leon Pinkett  
Robert Stokes  
*Staff: Marshall Bell*

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Kristerfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
*Staff: Marshall Bell*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Leon Pinkett – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Jennifer Coates*  
*- Larry Greene (pension only)*



**BILL SYNOPSIS**

**Committee: Taxation, Finance and Economic Development**

**Bill 17-0014**

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**Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

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**Sponsor: Council President (Administration) \* Department of Real Estate**

**Introduced: January 23, 2017**

**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 property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

**Effective: Date of Enactment**

**Hearing Date/Time/Location: February 16, 2017/10:15 a.m. /Clarence "Du" Burns Chambers**

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**Agency Reports**

City Solicitor	Favorable
Planning Commission	*
Department of Real Estate	Favorable
Department of Housing and Community Development	*
Department of Finance	*
Board of Estimates	*

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## **ANALYSIS**

### **Current Law**

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

### **Background**

If enacted, Bill 17-0014 would authorize the sale of City property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010). The property lies in the Pigtown neighborhood.

The bill would enable Pigtown Main Street, Inc. to acquire the site for use as a surface parking lot for local residents, merchants, their customers and for stadium events.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports

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Analysis by: Jennifer L. Coates *JLC*  
Analysis Date: February 9, 2017

Direct Inquiries to: (410) 396-1260

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall  
Baltimore, Maryland 21202

February 8, 2017

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 17-0014 - Sale of Property— WS Scott Street 94' N Carroll  
Street (Block 851, Lot 010)

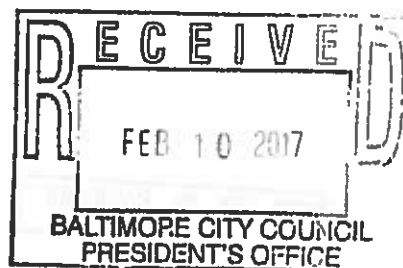
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0014 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), declaring it no longer needed for public use. The bill also provides for a special effective date.

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Sincerely,

Jennifer Landis  
Assistant Solicitor



cc: David Ralph, Acting City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Angela Gibson, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Victor Tervalá, Chief Solicitor



<b>F R O M</b>	Name & Title	<i>Walter J. Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE	
	Agency Name & Address	Department of Real Estate 304 City Hall	MEMO	
	Subject	City Council Bill No. 17-0014 Sale of Property WS Scott Street 94' N Carroll Street (Block 851, Lot 10)		

**To:** Honorable President and Members  
Of the City Council  
c/o Natawna B. Austin  
Office of the President  
400 City Hall

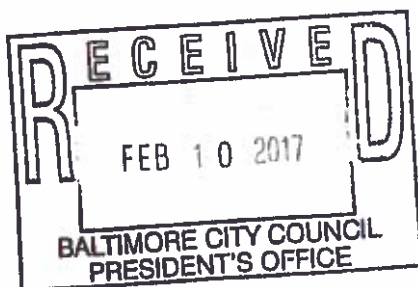
**Date:** February 7, 2017

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain property known as WS Scott Street 94' N Carroll Street and is no longer needed for public use and providing for a special effective date.

The subject property is a surface parking lot, containing approximately 0.106 acres. The Pigtown Main Street, Inc. would like to acquire the site from the City. They plan to use as a surface parking lot for local residents, merchants, their customers and for stadium events.

The Department of Real Estate supports the passage of this legislation.

WJH/cbz



**CITY OF BALTIMORE  
COUNCIL BILL 17-0014  
(First Reader)**

---

Introduced by: The Council President

At the request of: The Comptroller (Department of Real Estate)

Introduced and read first time: January 23, 2017

Assigned to: Taxation, Finance and Economic Development Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

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 known as WS Scott Street 94' N Carroll  
5 Street (Block 851, Lot 010) and 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 City Comptroller may sell, at either  
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property  
15 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), and more particularly  
16 described as follows:

17 The subject property is an unimproved lot, containing 0.106 acres, more or less.

18 This property being no longer needed for public use.

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

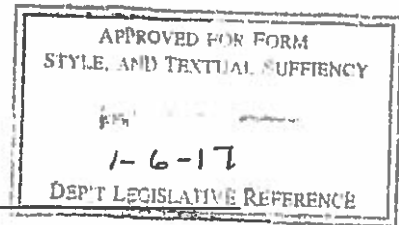
21 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
22 enacted.

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





**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**



Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)

---

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

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 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

BY authority of  
Article V - Comptroller  
Section 5(b)  
Baltimore City Charter  
(1996 Edition)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), and more particularly described as follows:

The subject property is an unimproved lot, containing 0.106 acres, more or less.

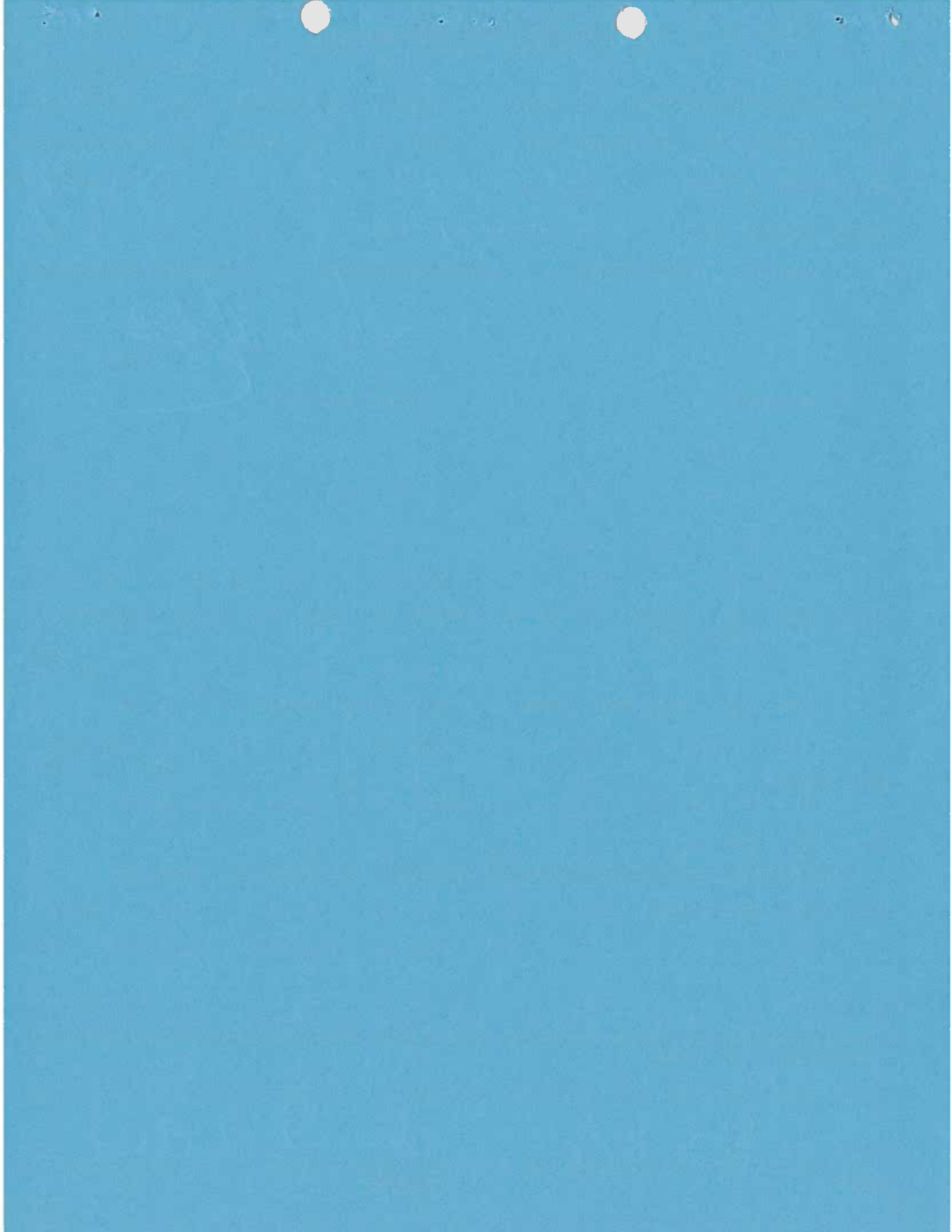
This property being no longer needed for public use.

**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.

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

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.





**ACTION BY THE CITY COUNCIL**

JAN 23 2017

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON February 16, \_\_\_\_\_ 20 17

COMMITTEE REPORT AS OF February 27, \_\_\_\_\_ 20 17

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

*Sharon H. [Signature]*

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 27 2017  
20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

MAR 06 2017  
20 \_\_\_\_\_

THIRD READING \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

*[Signature]*

President

*[Signature]*

Chief Clerk

## Coates, Jennifer

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**From:** Collins, Marcia  
**Sent:** Friday, February 17, 2017 11:58 AM  
**To:** Middleton, Sharon; Coates, Jennifer  
**Cc:** Alston, Evelyn; Oldendorf, Kristyn; Kunst, Kara; Gibson, Angela  
**Subject:** Request for utility information on 4 City Council Bills

Here are the results of utility searches for the following bills:

**16-0001**                    **Sale of Property - 823-825 North Mount Street** - In reviewing our records, there are several public utilities located within the parcel proposed to be sold (conduit and sanitary sewer). If these utilities are not relocated or abandoned, a full width perpetual easement would need to be provided for in the deed of sale to ensure continued access for maintenance purposes.

**17-0012**                    **Sale of Property - 217 North Pine Street** – In reviewing our records, there are no public utilities located within the parcel.

**17-0013**                    **Sale of Property - 907½ North Fremont Avenue** - In reviewing our records, there are several public utilities located within the parcel proposed to be sold (water, sanitary sewer, conduit). If these utilities are not relocated or abandoned, a full width perpetual easement would need to be provided for in the deed of sale to ensure continued access for maintenance purposes.

**17-0014**                    **Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010)** – In reviewing our records, there are no public utilities located within the parcel.

Thank you.



Mayor  
Catherine E. Pugh



Director  
Rudolph S. Chow, P.E.

**Marcia M. Collins**  
Chief, Office of Legislative Affairs

Baltimore City Department of Public Works  
200 Holliday Street, Room 203  
Baltimore, Maryland 21202  
Office: (410) 396-1960

*"To be a strong proponent and protector of our environment and the health and vitality of our communities" – DPW Vision Statement*

[Website](#) | [Twitter](#) | [Facebook](#) | [NextDoor](#) | [Youtube](#)



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall  
Baltimore, Maryland 21202

February 8, 2017

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 17-0014 - Sale of Property— WS Scott Street 94' N Carroll  
Street (Block 851, Lot 010)

Dear President and City Council Members:

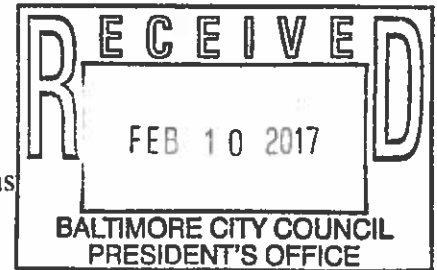
The Law Department has reviewed City Council Bill 17-0014 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), declaring it no longer needed for public use. The bill also 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 or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,


Jennifer Landis  
Assistant Solicitor

- cc: David Ralph, Acting City Solicitor
- Karen Stokes, Director, Mayor's Office of Government Relations
- Kyron Banks, Mayor's Legislative Liaison
- Angela Gibson, Mayor's Legislative Liaison
- Elena DiPietro, Chief Solicitor, General Counsel Division
- Hilary Ruley, Chief Solicitor
- Victor Tervalva, Chief Solicitor







<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, 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 #17-0014 / SALE OF PROPERTY -- WS SCOTT STREET 94' N CARROLL STREET (BLOCK 851, LOT 010)		

**TO**

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

DATE:

February 10, 2017

The Department of Planning has been asked to review City Council Bill #17-0014, 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 known as WS Scott Street 94' N Carroll 5 Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

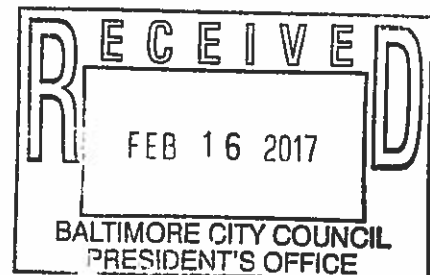
The subject parcel is currently an improved surface parking lot. The Pigtown Main Street, Inc. would like to purchase the lot for daily use by the businesses and special events in the neighborhood. The Department of Planning has no objection to this and recommends approval of City Council Bill #17-0014.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA


Attachment

cc: Mr. Pete Hammen, Chief Operating Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Patrick Fleming, DOT  
Ms. Elena DiPietro, Law Dept.  
Ms. Natawna Austin, Council Services  
Mr. Francis Burnszynski, PABC  
Ms. Catherine Zoppo, Real Estate



*No op*



<b>F R O M</b>	Name & Title	<i>Walter J. Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill No. 17-0014 Sale of Property WS Scott Street 94' N Carroll Street (Block 851, Lot 10)		

**To:** Honorable President and Members  
Of the City Council  
c/o Natawna B. Austin  
Office of the President  
400 City Hall

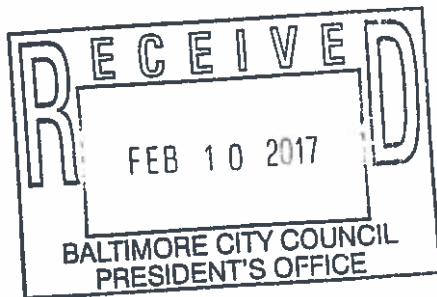
**Date:** February 7, 2017

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain property known as WS Scott Street 94' N Carroll Street and is no longer needed for public use and providing for a special effective date.

The subject property is a surface parking lot, containing approximately 0.106 acres. The Pigtown Main Street, Inc. would like to acquire the site from the City. They plan to use as a surface parking lot for local residents, merchants, their customers and for stadium events.

The Department of Real Estate supports the passage of this legislation.

WJH/cbz



3





## BALTIMORE HOUSING

CATHERINE PUGH  
Mayor

MICHAEL BRAVERMAN  
Acting Executive Director, HABC  
Acting Commissioner, HCD

## MEMORANDUM

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

From: Michael Braverman, Acting Commissioner 

Date: February 13, 2017

Re: City Council Bill 17-0014 – Sale of Property- WS Scott Street 94' N  
Carroll Street (Block 851, Lot 010)

---

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0014 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 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

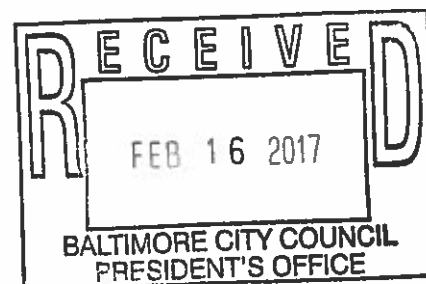
If enacted, this bill would allow the sale of a City owned surface parking lot that is approximately .106 acres in the Pigtown neighborhood. The Pigtown Main Street is interested in acquiring the property for continued use as a parking lot to support residents, local businesses and customers.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0014.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*

F





*Andrew Kleine*

<b>FROM</b>	NAME & TITLE	Andrew Kleine, Chief	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0014		

DATE:

**TO**

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

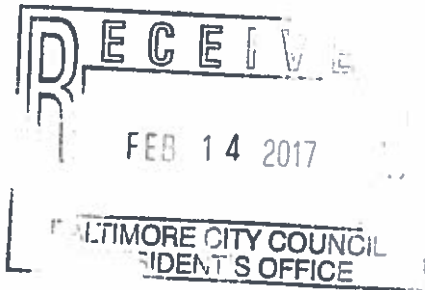
February 13, 2017

City Council Bill #17-0014 was created 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 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

The subject property is an unimproved lot, containing 0.106 acres, more or less.

Since this property is no longer needed for public use, and since there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0014.

cc: Henry Raymond  
Angela Gibson



*No obj*





**CITY OF BALTIMORE  
COUNCIL BILL 17-0014  
(First Reader)**

---

Introduced by: The Council President

At the request of: The Comptroller (Department of Real Estate)

Introduced and read first time: January 23, 2017

Assigned to: Taxation, Finance and Economic Development Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
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8 Article V - Comptroller  
9 Section 5(b)  
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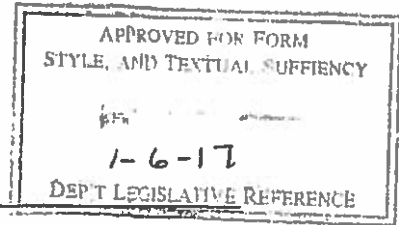
21 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
22 enacted.

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



INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL 17-0014



Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)

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 known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special effective date.

BY authority of  
Article V - Comptroller  
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Baltimore City Charter  
(1996 Edition)

TFEP  
Law  
Planning Dept.  
Real Est  
Hc D  
Finance  
BOE

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as WS Scott Street 94' N Carroll Street (Block 851, Lot 010), and more particularly described as follows:

The subject property is an unimproved lot, containing 0.106 acres, more or less.

This property being no longer needed for public use.

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.

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

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**CITY OF BALTIMORE**  
**ORDINANCE**  
**Council Bill 17-0014**

---

Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: January 23, 2017  
Assigned to: Taxation, Finance and Economic Development Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: February 27, 2017

---

**AN ORDINANCE CONCERNING**

1           **Sale of Property – WS Scott Street 94' N Carroll Street (Block 851, Lot 010)**

2       FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
3       or private sale, all its interest in certain property known as WS Scott Street 94' N Carroll  
4       Street (Block 851, Lot 010) and no longer needed for public use; and providing for a special  
5       effective date.

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

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17           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.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

**Council Bill 17-0014**

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City