



## MEMORANDUM

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

From: Christine Griffin, Deputy Director of Policy and Government Relations, Office of the  
Comptroller

Date: August 9, 2024

Re: CCB 24-0560 Sale of Property – 1012 East 43<sup>rd</sup> Street

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### Position: Favorable

The Department of Real Estate (DORE) is herein reporting on City Council bill 24-0560 Sale of Property – 1012 East 43<sup>rd</sup> Street (Block 5192, Lot 059), 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 the property that is located at 1012 East 43<sup>rd</sup> Street and is no longer needed for public use; and providing for a special effective date.

### Background

The DORE has received a request from KidzStuff Child Care Center asking the City to authorize the sale of 1012 East 43<sup>rd</sup> Street, a vacant grassy strip of land with a large overgrown tree. KidzStuff would like to use this city-owned property to expand its building at 1010 East 43<sup>rd</sup> for a new childcare center that will serve children with disabilities in an early learning center.

KidzStuff's proposed plan for 1012 East 43<sup>rd</sup> includes a 12,000-square-foot expansion to the existing structure at 1010 East 43<sup>rd</sup>, which is currently empty and has been completely gutted in preparation for renovation. With the expansion, each building floor would be expanded by 4,000 square feet to include five classrooms, two therapeutic rooms for children and parents, handicap-accessible 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 a full-service childcare center at 1009 East 43<sup>rd</sup> Street (across the street), serving approximately 60 families in the community. However, they have seen a growing demand and long waiting lists for childcare services for children with disabilities and they believe a new childcare facility at 1010-1012, focused only on children with disabilities, is necessary to best serve community needs.

In addition to this report, I have uploaded to Legistar the Acquisition Interest Form and the architectural plans KidzStuff submitted to DORE.

### Ordinance

A City ordinance is necessary to authorize the sale of 1012 East 43<sup>rd</sup> Street. The purchase price will be subject to BOE approval and is not available at this time.

**The Department of Real Estate respectfully requests a favorable report enabling this ordinance.**