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**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**TUESDAY, MARCH 15, 2022  
10:00 AM**

**VIRTUAL WEBEX MEETING**

*Council Bill 21-0182*

*Sale of Property – 900-912 Baltic Avenue*

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**BILL SYNOPSIS**

**Committee:** Ways and Means

**Bill:** 21-0182

**Sale of Property – 900-912 Baltic Avenue**

**Sponsor:** *President Mosby at the request of the Office of the Comptroller*

**Introduced:** *December 6, 2021*

**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 located at 900-912 Baltic Avenue (Block 7271, Lot 001) and no longer needed for public use; and providing for a special effective date.

**Effective:** **On the date it is enacted**

**Agency Reports**

Law Department	Favorable
Department of Finance	Does Not Oppose
Planning Department	No Objection
Department of Housing & Community Development	Favorable
Department of Transportation	None as of this writing
Department of Real Estate	Favorable
Parking Authority	Does Not Oppose
Board of Estimates	

**Analysis**

**Current Law**

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

## Background

If enacted, Bill 21-0182 would authorize the sale of the property located at 900-912 Baltic Avenue (Block 7271, Lot 001) in the Brooklyn area of the city; Council District #10. **See attached picture**

Per the Department of Real Estate, a Request for Proposal was advertised; seeking Developers who are willing and able to develop the site. Three (3) proposals were received; Allen and Son Moving & Storage received the highest marks.

Allen and Son Moving & Storage, Inc. has been in the moving industry for over thirty (30) years as a certified veteran owned business.<sup>1</sup>

Upon approval by the Mayor and City Council, the Department of Real Estate will continue negotiating the sale of the property and the Board of Estimates would have to approve the deal to finalize the disposition.

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Council Bill 21-0182, footnote below and all agency reports received as of this writing.

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*Marguerite M. Currin*  
Analysis by: Marguerite M. Currin  
Analysis Date: March 11, 2022

Direct Inquiries to: (443) 984-3485

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<sup>1</sup> Allen and Son Moving & Storage website.



Image capture: Nov 2007 © 2021 Google

Baltimore, Maryland

Google

Street View - Nov 2007



# Council Bill 21-0182

## AGENCY REPORTS

See attached

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW

JAMES L. SHEA  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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March 8, 2022

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 21-0182 – Sale of Property – 900-912 Baltic Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0182 for form and legal sufficiency. The bill authorizes the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 900-912 Baltic Avenue (Block 5 7271, Lot 001) and no longer needed for public use. It provides for an immediate 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,

*Victor K. Tervala*

Victor K. Tervala  
Chief Solicitor

cc: James L. Shea, City Solicitor  
Nina Themelis, Mayor's Office of Government Relations  
Nikki Thompson, Director of Legislative Affairs  
Matthew Stegman, Director of Fiscal and Legislative Services  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Assistant Solicitor

<b>FROM</b>	NAME & TITLE	Robert Cename, Budget Director <i>R. Cename</i>	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 21-0182 – Sale of Property – 900-912 Baltic Avenue		

DATE:

**TO**

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

March 9, 2022

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 21-0182, Sale of Property – 900-912 Baltic Avenue, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the property located at 900-912 Baltic Avenue (Block 7271, Lot 001).

**Background**

The property is located the Brooklyn neighborhood. The property is zoned for Industrial (I-2) and has a garage with an office, situated on 26,005 square feet of land. The Department of Real Estate in the Comptroller’s Office issued a Request for Proposal in March 2020 and received three proposals, which were reviewed by a panel of City agency personnel and a community representative. Allen & Son Moving and Storage received the highest marks of all proposals reviewed.

**Fiscal Impact Analysis**

The Department of Finance anticipates minimal fiscal impact from this legislation. The sales price will be negotiated by the Department of Real Estate, based on an appraisal, and approved by the Board of Estimates.


**Conclusion**

This legislation is a sale of property ordinance providing for the sale of the property located at 900-912 Baltic Avenue (Block 7271, Lot 001) to Allen & Son Moving and Storage. Finance anticipates minimal fiscal impact from this legislation.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 21-0182.**

cc: Henry Raymond  
Natasha Mehu  
Nina Themelis



FROM	NAME & TITLE	CHRIS RYER, 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 #21-0182/ SALE OF PROPERTY – 900-912 BALTIC AVENUE		

DATE:

March 7, 2022

TO

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

The Department of Planning is in receipt of City Council Bill #21-0182, 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 certain property located at 900-912 Baltic Avenue (Block 7271, Lot 001) and no longer needed for public use; and providing for a special effective date.

The Department of Planning has **no objection** to City Council Bill #21-0182, as there is no further public need for this property.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Kathleen Byrne, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 7, 2022

### **Re: City Council Bill 21-0182 - Sale of Property - 900-912 Baltic Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0182 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 located at 900-912 Baltic Avenue (Block 7271, Lot 001) and no longer needed for public use; and providing for a special effective date.


If enacted, City Council Bill 21-0182 would allow for either the public or private sale of 900-912 Baltic Avenue. The property is owned by the Mayor and City Council and currently subject to a vacant building notice. Approval of the sale and the subsequent abatement of the vacant building notice could support the productive reuse of the property.

City Council Bill 21-0182 has no fiscal impact on DHCD. We support the Administration's disposition of the property which may further revitalization objectives. The property is no longer serving a public use and rehabilitation of the property could create additional opportunities for industrial uses in the Brooklyn Community and Fairfield Area, as allowed in the I-2 zoning district.

We respectfully request a **favorable** report on Council Bill 21-0182.

*AK/sm*

*cc: Ms. Nina Themelis, Mayor's Office of Government Relations*

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	21-0182 Sale of Property 900-912 Baltic Avenue		

DATE:

TO

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

March 7, 2021

**Position: Support**

The Department of Real Estate is reporting on 21-0182 Sale of Property 900-912 Baltic Avenue. This bill was introduced by the Administration at the request of the Department of Real Estate. The purpose of this 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 that is located at 900-912 Baltic Avenue (Block 7271, Lot 001) and is no longer needed for public use.

If CCB 21-0182 is approved by the City Council, the Board of Estimates will be asked to approve the deal to finalize the disposition.

**Background**

On March 22, 2020, the Department of Real Estate advertised a Request for Proposal “RFP” for 900 Baltic Ave, on our web site and on Co-Star. The site is located I the Brooklyn Community and is zoned I-2 (Industrial) it is improved by a four (4) garage with an office space which need total rehabilitation, situated on 26,005 square feet of land.

The City of Baltimore was seeking developers who were willing and able to develop the Site in accordance with revitalizations goals and objectives. Three proposals were received. A panel of City agency personnel and a community representative listened to oral presentations from each developer and subsequently ranked.

Allen & Son Moving and Storage received the highest marks of all proposals reviewed. If approved by the City Council, the Department of Real Estate will proceed with disposition to them.

**The Department of Real Estate supports the passage of 21-0182.**

CC: Celeste Amato, Chief of Staff, Comptroller’s Office  
 KC Kelleher, Director of Communication, Comptroller’s Office  
 Nina Themelis, Mayor’s Office



## MEMORANDUM

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** December 21, 2021

**Subject:** City Council Bill 21-0182

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I am herein reporting on City Council Bill 21-0182 introduced by The Council President at the request of The Office of the Comptroller (Department of Real Estate).

The purpose of this 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 located at 900-912 Baltic Avenue (Block 7271, Lot 001).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. PABC does not administer any on-street parking programs in the area of the parcel indicated in the legislation. The proposed sale of the property would not negatively impact any PABC programs or plans.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0182.

**CITY OF BALTIMORE  
COUNCIL BILL 21-0182  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Office of the Comptroller (Department of Real Estate)  
Introduced and read first time: December 6, 2021  
Assigned to: Ways & Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 900-912 Baltic Avenue**

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 located at 900-912 Baltic Avenue (Block  
5 7271, Lot 001) and no longer needed for public use; and providing for a special effective  
6 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 located at 900-912 Baltic Avenue (Block 7271, Lot 001) and more particularly described as  
16 follows:

17 The subject parcel 900-912 Baltic Avenue (Block 7271, Lot 001) is a 2,400 square  
18 feet vacant garage on 26,000 square feet of land.

19 This property being no longer needed for public use.

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

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

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