



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: May 26, 2022

Re: City Council Bill 22-0239 - Sale of Property - 2001 Park Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0239 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 2001 Park Avenue (Block 3448; Lot 030) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 22-0239 would allow for either the public or private sale of 2001 Park Avenue. The property is zoned R-7 and owned by the Mayor and City Council and under the Department of General Services.

The 1.835 acre site is the home of a 15,194-square foot historic stone mansion, which was first known as the Birckhead Estate and has served a number of private and public uses since its initial construction in 1792. In recent years the site has proved difficult and costly to maintain and occasionally suffered from unsanitary conditions, high grass and weeds. Approval of the sale would allow the City to sell the site to a qualified developer who is willing and able to maintain the site and preserve its historical integrity.

The Department of Real Estate advertised a Request for Proposals (RFP) for the property in early 2022 and received three proposals which are to be reviewed by a panel of City agency personnel and community representatives at a public meeting on June 9, 2022. This ordinance would provide for the authority to sell the parcel should one of the proposals meet the essential revitalization goals and objectives for a site of this nature.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use. This parcel is not located within any of DHCD's Community Development Zones or Impact Investment Areas.

We respectfully request a **favorable** report on Council Bill 22-0239.

AK/sm

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