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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, November 12, 2024
10:10 AM**

COUNCIL CHAMBERS

Council Bill #24-0596

Sale of Property - 1400 Leadenhall Street

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0596

Sale of Property - 1400 Leadenhall Street

Sponsor: President Mosby
Introduced: September 30, 2024

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 that is located at 1400 Leadenhall Street (Block 0987, Lot 003) and is no longer needed for public use; and providing for a special effective date.

Effective: Date it is enacted.

Agency Reports

Law Department	Favorable
Department of Finance	Not Opposed
Department of Housing & Community Development	Favorable
Department of Planning	No Objection
Office of Equity and Civil Rights	No Recommendation
Department of Transportation	Favorable
Department of Public Works	None as of this writing
Department of Real Estate	Favorable

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition) outlines the rules, regulations, and mandates for Sale of Properties.

Background

If enacted, this bill would authorize the sale of 1400 Leadenhall Street to a new owner. The property is owned by the Mayor and City Council of Baltimore, and it no longer needed for public use.

Additional Information


Fiscal Note: None

Information Source(s): City Code, Bill 24-0596, and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268
Analysis Date: November 7, 2024

1400 Leadenhall St

Baltimore, Maryland

 Google Street View

Aug 2009 [See more dates](#)



1400 Leadenhall



Show search results for 140...

Legend

Planned Demolition



Completed City Demolition



Property Types (Point)

Vacant Lot



Vacant Building Notices

All Vacant Building Notices



Recently Rehabbed Vacant Building (Since 2018)



Ownership

Public Ownership



Housing Authority



Mayor and City Council



SHARP ST
1300

199

W OSTEND ST
177

PEACH ST
1200

LEADENHALL ST
1300

175

W OSTEND

B and O Railroad

-76

200ft

17 ft'



AGENCY REPORTS

BILL # 24-0596

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

October 1, 2024

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 24-0576 – Sale of Property – 1400 Leadenhall Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 24-0576 for form and legal sufficiency. The bill would allow the City to sell its interest in 1400 Leadenhall Street, declaring it no longer needed for public use.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell any interest in property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates.

The Law Department approves the bill for form and legal sufficiency.

Very truly yours,

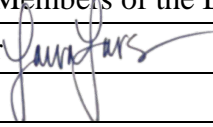
A handwritten signature in blue ink, appearing to read "Hilary Ruley".

Hilary Ruley
Chief Solicitor

cc: Ebony Thompson, City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Desiree Lucky, Assistance Solicitor



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	October 10 th , 2024
SUBJECT	City Council Bill 24-0596, Sale of Property – 1400 Leadenhall Street

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 24-0596, Sale of Property – 1400 Leadenhall 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 1400 Leadenhall Street (Block 0987, Lot 003) and is no longer needed for public use; and providing for a special effective date.

Background

This property has historically been used by the Conduit Division of the Department of Transportation (DOT). It has been used more recently as a staging area for project work. DOT has deemed the property as no longer necessary and has declared it as surplus. The Department of Real Estate cleared the property for sale.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact from this legislation.

Conclusion

For the reasons stated above, the Department of Finance does not oppose City Council Bill 24-0596

cc: Michael Mocksten
Nina Themelis



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	October 15, 2024
SUBJECT	Sale of Property - 1400 Leadenhall Street

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

10/15/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0596 Sale of Property - 1400 Leadenhall 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 1400 Leadenhall Street (Block 0987, Lot 003) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 24-0596 would permit 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 1400 Leadenhall Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

The referenced property lot does not fall within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas and DHCD does not anticipate an operational or fiscal impact from the passage of this Bill.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0596.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning <i>Chris Ryer</i>
DATE	October 29, 2024
SUBJECT	City Council Bill #24-0596 - Sale of Property - 1400 Leadenhall Street

Position: No Objection

SUMMARY OF POSITION

1400 Leadenhall Street is an industrial warehouse building that has been used for storage and warehousing, as well as a wood shop, with operations ceasing around 2022. As there is no further City purpose for the building, it can be surplus and sold.

The Department of Planning has no objection to this bill.

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



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Caron Watkins Interim Director, Office of Equity & Civil Rights Interim Chief Equity Officer
ANALYST	Zachary Wellman Equity Policy Analyst, Office of Equity & Civil Rights
DATE	October 15, 2024
SUBJECT	OECR Report on Baltimore City Council Bill 24-0596 Sale of Property - 1400 Leadenhall Street

OECR POSITION: No Recommendation

SUMMARY OF LEGISLATION

The Office of Equity & Civil Rights (OECR) has reviewed and is herein reporting on City Council Bill 24-0596 – *Sale of Property - 1400 Leadenhall Street*. This is a property sale ordinance bill.

The bill seeks to accomplish the following:

- Authorize the sale of the property located at 1400 Leadenhall Street.
- Provide that the deed only be transferred after the approval of the City Solicitor.
- Provide an effective date for the ordinance of the day the bill is enacted.

The bill accomplishes this under the authority granted to the Mayor and Baltimore City Council by Article V - Comptroller, Section 5(b) of the Baltimore City Charter.

ANALYSIS

City Council Bill 24-0596 intends to sell the city-owned property located at 1400 Leadenhall Street, which is no longer needed for public use. The property is located in an industrial zoning area and was once operated by the Department of Transportation's Conduit Division before being added to the surplus inventory in 2024. After its surplus, the property was transferred to the Baltimore Development Corporation (BDC) from the Department of Real Estate, which has approved the sale of the property if the bill is passed. The BDC plans to sell the property in its existing state and under existing zoning restrictions.

Upon Council Bill 24-0596's passage, the BDC intends to engage in a formal disposition process for the property in which they will publicly solicit proposals for the purchase and reuse of the site

by a private, non-City of Baltimore affiliated, entity. The selected proposal will go through approval by the BDC Board of Directors and then be presented to the Board of Estimates for final approval of the sale.

CONCLUSION

The Office of Equity & Civil Rights discerns no inequity in the intent of the property sale on the basis that the property no longer being of use to the City of Baltimore or its residents. However, given that a buyer for the property has not yet been identified, the OECR cannot comment on the potential equity impacts of change in ownership/usage and, as such, makes **no recommendation** on City Council Bill 24-0596.

Respectfully Submitted,



Caron Watkins

Interim Director, Office of Equity & Civil Rights



BRANDON M. SCOTT
MAYOR
*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	October 7, 2024
SUBJECT	24-0596 Sale of Property - 1400 Leadenhall Street

Position: Support

Introduction

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 1400 Leadenhall Street (Block 0987, Lot 003) and is no longer needed for public use; and providing for a special effective date.

DOT Analysis

Council Bill 24-0596 will serve to sell the Department of Transportation property known as 1400 Leadenhall Street. In the past, the property served as the center of Conduit Division operations before its relocation to the new Inverness location. Since then, the property has seen some use as a staging location for Department work. The Department reviewed the need for this property at the request of the Administration and determined the property to be of limited usefulness, therefore declaring it surplus. The Department of Real Estate concurred with this finding through their independent review. At present, the structure on site is in relatively poor condition and may need to be rehabilitated or demolished before the property is repurposed.

Conclusion

The Department no longer needs the property known as 1400 Leadenhall Street and therefore has no objection the passage of Council Bill 24-0596.



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

Date: October 11, 2024

Re: 24-0596 Sale of Property – 1400 Leadenhall Street

Position: Favorable

The Department of Real Estate is responding to the request for a report on City Council bill 24-0596 Sale of Property – 1400 Leadenhall Street, 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 that is located at 1400 Leadenhall Street (Block 0987, Lot 003) and is no longer needed for public use; and providing for a special effective date.

Background

The property at 1400 Leadenhall was the site of a former Department of Transportation (DOT) Conduit Division. The property was surplus by (DOT) earlier this year and was initially assigned to the Department of Real Estate (DORE) for disposal. In June of this year, the DORE transferred the property to Baltimore Development Corporation (BDC) to facilitate the reuse of this industrial site. BDC will engage in a formal disposition process for the property and will publicly solicit proposals for the purchase and reuse of the site by a private user.

Ordinance

A City ordinance is necessary to authorize the sale of 1400 Leadenhall Street.

The Department of Real Estate respectfully requests a favorable report on City Council Bill 24-0596.

**CITY OF BALTIMORE
COUNCIL BILL 24-0596
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: September 30, 2024
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Planning, Department of Housing and Community Development, Office of Equity and Civil Rights, Department of Transportation, Department of Public Works, Department of Real Estate

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1400 Leadenhall Street**

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 that is located at 1400 Leadenhall Street
5 (Block 0987, Lot 003) and is 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 Comptroller of Baltimore City may
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
15 the property located at 1400 Leadenhall Street (Block 0987, Lot 003), containing 0.72 acres of
16 land area and improved by a building containing 6000 square feet, more or less, this property
17 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.