


<b>FROM</b>	NAME & TITLE	Natawna B. Austin, Executive Secretary	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Baltimore City Council, 100 Holliday Street, 4 <sup>th</sup> Floor, Baltimore, MD, 4 <sup>TH</sup> Floor		
	SUBJECT	BOE Agenda Approval Needed for City Council Bill 22-0293		

DATE:

**TO**

**ACTION REQUESTED OF THE BOARD OF ESTIMATES:** Board of Estimates agenda approval needed for city council bill 22-0293.

**AMOUNT AND SOURCE OF FUNDS:** \$0.00 (at no cost to the City of Baltimore)

**BACKGROUND/EXPLANATION:** N/A

**MBE/WBE PARTICIPATION:**

MWBOO WAIVER FOR GRANT AGREEMENT:  YES  NO

REASON:  State Pass-Through Grant  Federal Pass-Through Grant




**Clerk, Board of Estimates**

*By Celeste.Amato at 3:19:12 PM, 12/21/2022*

**CITY OF BALTIMORE  
COUNCIL BILL 22-0293  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: November 7, 2022  
Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1321 Filbert 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 1321 Filbert Street  
5 (Block 7200; Lot 060A) 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 1321 Filbert Street (Block 7200; Lot 060A), containing 0.677 acres, more  
16 or less, this property being no longer needed for public use.

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

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

BOE Approval Needed for City Council Bill 22-0293  
Contact for Questions: Nikki Thompson  
BOE Document Sheet: Natawna B. Austin

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

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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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November 22, 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 22-0293 - Sale of Property -1321 Filbert Street

President and City Council Members:

The Law Department reviewed City Council Bill 2-0293 for form and legal sufficiency. The bill allows the Mayor and City Council of Baltimore to sell its interest in the property located at 1321 Filbert Street and declares the property is no longer needed for public use. The bill 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, parcel of land, or other real property that is no longer needed by the City for public use. The sale must be authorized by ordinance and approved by the Board of Estimates. If the agency reports confirm that the property is no longer needed for public use, this bill is the appropriate ordinance to authorize disposition of the property.

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

FAVORABLE

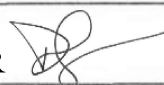

Sincerely,

A handwritten signature in cursive script, appearing to read "Michele Toth".

Michele Toth  
Special Solicitor

Cc: Nikki Thompson  
Nina Themelis  
Elena DiPietro  
Hilary Ruley  
Jeff Hochstetler  
Ashlea Brown  
D'Ereka Bolden

BOE Approval Needed for City  
Council Bill 22-0293 Contact for  
Questions: Nikki Thompson  
BOE Document Sheet:  
Natawna B. Austin

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 #22-0293/ SALE OF PROPERTY – 1321 FILBERT STREET		

TO

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

DATE: November 23, 2022

The Department of Planning is in receipt of City Council Bill #22-0293, 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 1321 Filbert Street (Block 7200; Lot 060A) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0293, as the sale of this property will be consistent with a prior subdivision action (#2020-011) that was for the purpose of creating a lot for sale, which was approved by the Planning Commission on October 1, 2020. The intention is to sell the land to Filbert Street Garden, a community gardening project.

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. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, 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  
Ms. KC Kelleher, Comptroller's Office

FAVORABLE

BOE Approval Needed for City Council Bill 22-0293  
Contact for Questions: Nikki Thompson BOE Document Sheet: Natawna B. Austin



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: November 29, 2022

### **Re: City Council Bill 22-0293 - Sale of Property - 1321 Filbert Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0293 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 1321 Filbert Street (Block 7200; Lot 060A) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 22-0293 would allow the Mayor and City Council of Baltimore to sell its interest in the property located at 1321 Filbert Street and provides for a special effective date. If the ordinance is approved, the disposition will be subject to a vote by the Board of Estimates.

The Department of Real Estate is selling the one-acre plot located at 1321 Filbert Street at the request of the Department of Public Works (DPW). The intended purchaser is Filbert Street Garden. The Filbert Street Garden was created by countless volunteers who built and maintain a thriving community garden originally established under an Adopt-A-Lot lease arrangement.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use and would support the continued cultivation and other investments made by the Filbert Street Community Garden a 501(c)3 non-profit organization.

We respectfully request a **favorable** report on Council Bill 22-0293.

FAVORABLE

*AK/sm*

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

BOE Approval Needed for City Council Bill  
22-0293 Contact for Questions: Nikki Thompson  
BOE Document Sheet: Natawna B. Austin



## MEMORANDUM

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

From: Andy Frank, Real Estate Officer, Department of Real Estate

Date: November 21, 2022

Re: 22-0293 – Sale of Property – 1321 Filbert Street

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### Position: Support

The Department of Real Estate is reporting on CCB 22-0293 – Sale of Property – 1321 Filbert Street. 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 1321 Filbert Street 5 (Block 7200; Lot 060A) and is no longer needed for public use; and providing for a special effective date.

### Background

The Department of Real Estate is selling this property at the request of the Department of Public Works (DPW). The intended purchaser is Filbert Street Garden. If the ordinance is approved, the disposition will be subject to a vote by the Board of Estimates. The sale price will be \$1.00. The parcel contains the cultivation and other investments made by the Garden organization.

1321 Filbert Street property was formerly part of a larger property that is owned by the Water Utility, which includes the Curtis Bay Water Tank, part of Baltimore City's water distribution system. The Filbert Street Garden was created on a portion of the original large lot under an Adopt-A-Lot lease arrangement.

The Garden organization approached then DPW with a desire to purchase the portion they occupy. The DPW created a lot for the portion the Garden occupies through a subdivision process; gaining control of two undeveloped rights-of-way and an irregularly shaped leftover parcel belonging to the Baltimore City Public Schools (BCPS) adjacent to the Curtis Bay Water tank property to make up for the loss of the portion to be sold.



The subdivision was approved by the Planning Commission October 1, 2020. In August 2022, the DPW made a request to the Space Committee to declare 1321 Filbert Street surplus. The Space Committee assigned this parcel to the Department of Real Estate for disposal on November 4, 2022.

### The Department of Real Estate supports the passage of CCB 22-0293.

CC: Celeste Amato, Comptroller's Office  
KC Kelleher, Comptroller's Office  
Marcia Collins, Department of Public Works  
Nina Themelis, Mayor's Office  
Sophia Gebrehiwot, Mayor's Office

FAVORABLE

BOE Approval Needed for City Council Bill  
22-0293 Contact for Questions: Nikki Thompson  
BOE Document Sheet: Natawna B. Austin

<b>FROM</b>	NAME & TITLE	Laura Larsen, Budget Director 	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0293 – Sale of Property – 1321 Filbert Street		

DATE:

**TO**

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

November 28, 2022

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 22-0293, Sale of Property – 1321 Filbert Street, the purpose of which is to authorize the sale of 1321 Filbert Street.

**Background**

This legislation was introduced to the City Council on behalf of the Comptroller of Baltimore City. The Department of Real Estate in the Comptroller’s Office is proposing to sell this property at the request of the Department of Public Works (DPW). The intended purchaser is Filbert Street Community Garden, a 501 (c)3 non-profit organization that was founded in 2010. The Garden was established as part of the City’s Adopt-A-Lot Program. The property, 1321 Filbert Street, was formerly part of a larger parcel owned by DPW, which includes the Curtis Bay Water Tank, part of Baltimore City’s water distribution system.

**Fiscal Impact**

The Department of Finance anticipates minimal fiscal impact from this legislation. If approved by City Council, the sale will be subject to a vote by the Board of Estimates and the sale price will be set at \$1.00. Since Filbert Street Community Garden currently maintains the property through the lease agreement of the Adopt-A-Lot Program, the sale of the property will not impact operating expenses.

**Conclusion**

This legislation enables the sale of 1321 Filbert Street, which the Department of Finance anticipates will have minimal fiscal impact for the City.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0293.**

cc: Michael Moiseyev  
Nina Themelis

**NOT OPPOSED**

BOE Approval Needed for City Council Bill  
22-0293 Contact for Questions: Nikki Thompson  
BOE Document Sheet: Natawna B. Austin