

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Prepared by: Department of Legislative Reference

Date: January 6, 2017

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 12 0013

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 907½ North Fremont Avenue

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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

BY authority of

Article II - General Powers
Section 15(c)
Baltimore City Charter
(1996 Edition)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

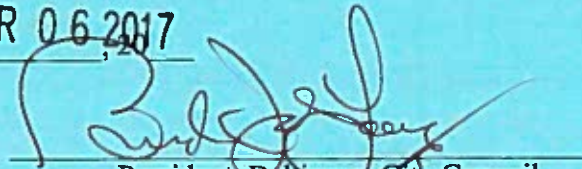
<input type="checkbox"/> Department of Public Works	<input type="checkbox"/> Baltimore City Public School System
<input checked="" type="checkbox"/> Department of Real Estate	<input checked="" type="checkbox"/> Baltimore Development Corporation
<input type="checkbox"/> Department of Recreation and Parks	<input checked="" type="checkbox"/> City Solicitor
<input type="checkbox"/> Department of Transportation	<input type="checkbox"/> Comptroller's Office
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Department of Audits
<input type="checkbox"/> Health Department	<input checked="" type="checkbox"/> Department of Finance
<input type="checkbox"/> Mayor's Office of Employment Development	<input type="checkbox"/> Department of General Services
<input type="checkbox"/> Mayor's Office of Human Services	<input checked="" type="checkbox"/> Department of Housing and Community Development
<input type="checkbox"/> Mayor's Office of Information Technology	<input type="checkbox"/> Department of Human Resources
<input type="checkbox"/> Office of the Mayor	<input checked="" type="checkbox"/> Department of Planning
<input type="checkbox"/> Police Department	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Environmental Control Board	<input type="checkbox"/> Board of Estimates
<input type="checkbox"/> Fire & Police Employees' Retirement System	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Labor Commissioner	<input type="checkbox"/> Board of Municipal and Zoning Appeals
<input type="checkbox"/> Parking Authority Board	<input type="checkbox"/> Comm. for Historical and Architectural Preservation
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Commission on Sustainability
<input type="checkbox"/> Wage Commission	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Boards and Commissions

<input type="checkbox"/> Board of Estimates	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Board of Municipal and Zoning Appeals	<input type="checkbox"/> Comm. for Historical and Architectural Preservation
<input type="checkbox"/> Commission on Sustainability	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Council Bill 17-0013

Certified as duly passed this _____ day of MAR 06 2017



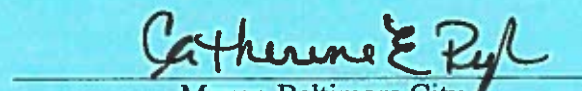
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of MAR 06 2017



Chief Clerk

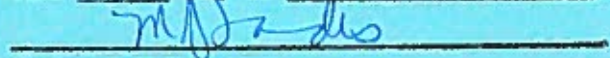
Approved this 17 day of March, 2017



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 9th day of March 2017



Assistant Solicitor

**BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
VOTING RECORD**

DATE: February 16, 2017

BILL#: 17-0013

BILL TITLE: Ordinance - Sale of Property - 907½ North Fremont Avenue

MOTION BY: Pinkett SECONDED BY: Costello

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>

CHAIRPERSON: *Sharon Middleton*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*

CITY OF BALTIMORE

BOARD OF ESTIMATES

Room 204, City Hall
Baltimore, Maryland 21202
410-396-4755



BERNARD C. "JACK" YOUNG
PRESIDENT, CITY COUNCIL

CATHERINE F. PUGH
MAYOR

JOAN M. PRATT
COMPTROLLER

RUDOLPH S. CHOW, P.E.
DIRECTOR OF PUBLIC WORKS

DAVID RALPH
INTERIM CITY SOLICITOR

BERNICE H. TAYLOR
DEPUTY COMPTROLLER
AND CLERK TO THE BOARD

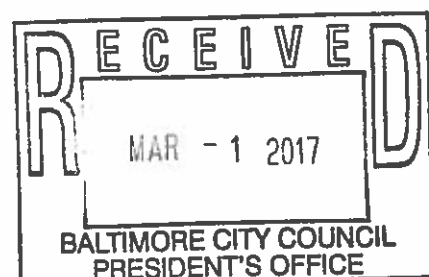
March 1, 2017

Honorable President and Members
of the City Council

Ladies and Gentlemen:

On March 1, 2017, the Board had before it for consideration the following pending City Council Bills:

- 16-0001 - An Ordinance concerning the Sale of Property - 823-825 North Mount 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 located at 823-825 North Mount Street (to be known as Block 86, Lot 048E) and no longer needed for public use; and providing for a special effective date.
- 17-0012 - An Ordinance concerning the Sale of Property - 217 North Pine 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 known as 217 North Pine Street (Block 0589, Lot 017) and no longer needed for public use; and providing for a special effective date.
- 17-0013 - An Ordinance concerning the Sale of Property - Sale of Property - 907½ North Fremont Avenue 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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0013 / SALE OF PROPERTY 907 1/2 N. FREMONT AVENUE

CITY of
BALTIMORE
MEMO



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

DATE: February 10, 2017

The Department of Planning has been asked to comment on City Council Bill #17-0013, 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 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

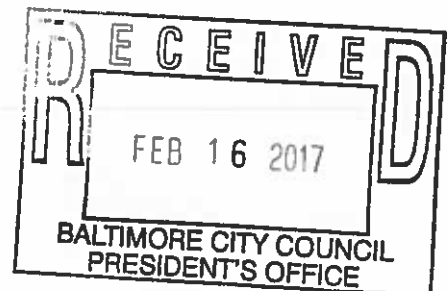
In reviewing the proposal, it is our understanding that the lot has been requested for purchase by the adjacent property owner, the Macedonia Baptist Church, for future expansion of services that will bring vacant parcels back to viable use. The Department of Planning does not object and recommends that City Council Bill #17-0013 be approved.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.


TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. Catherine Zoppo, Real Estate



*No
obj*

FROM	Name & Title	Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 100 N. Holliday Street Room 304, City Hall		
	Subject	City Council Bill #17-0013 / Sale of Property 907 1/2 North Fremont Avenue		

TO: The Honorable President and Members
Of the City Council
Room 400, City Hall

DATE: February 8, 2017

Attention: Ms. Natawna B. Austin

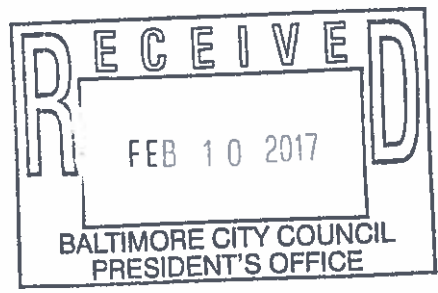
As requested, the Department of Real Estate has reviewed City Council Bill 17-0013, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in property known as 907 1/2 North Fremont Avenue (Block 0372, Lot 020A), and no longer needed for public use; and providing for a special effective date.

If enacted, this bill would allow the sale of property located in the Upton neighborhood and would relieve the City of its responsibility to maintain the property. The subject property will be sold to Macedonia Baptist Church and will be used as open space for daycare and other community purposes. It is an unimproved lot, containing approximately 6,534 square feet and does not need to be restricted to/for any specific public use.

The Department of Real Estate **supports** the passage City Council Bill #17-0013.

WJH/lfw

7





**BALTIMORE
HOUSING**

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MBR*

Date: January 26, 2017

Re: **City Council Bill 17-0013 - Sale of Property – 907 ½ North Fremont Avenue**

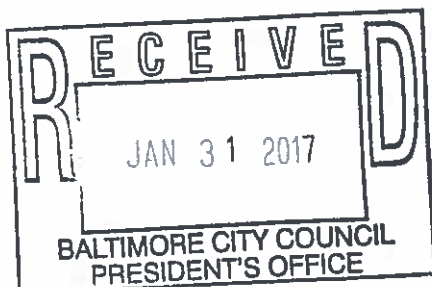
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0013, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 907 ½ North Fremont Avenue; and providing for a special effective date.

If enacted, this bill would allow the sale of property located in the Upton neighborhood within an R-8 Zoning District. It is an unimproved .150 acre (6,534 square feet) lot that the City has owned since 1797. The vacant lot is located close to several properties that are owned by the Macedonia Baptist Church, at the corner of W Lafayette Avenue and N Fremont Avenue. Allowing the sale and marketing of this parcel for redevelopment will promote economic growth in the City.

The Department of Housing and Community Development **supports** the passage of City Council Bill 17-0013.

MB:sd

cc: Karen Stokes, *Mayor's Office of Government Relations*
Kyron Banks, *Mayor's Office of Government Relations*



F

Andrew Kleine

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0013		

DATE:

TO

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

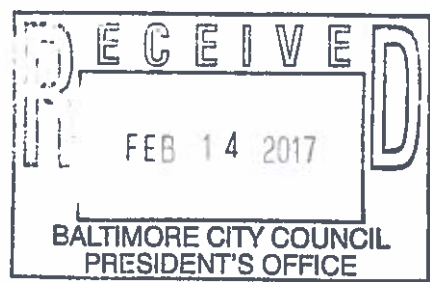
February 13th, 2017

City Council Bill #17-0013 was created was created 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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

The subject property is an unimproved lot, containing 0.150 acres or 6,534 square feet, more or less.

Since this property is no longer needed for public use, and there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has **no objection** to the passage of Council Bill 17-0013.

cc: Henry Raymond
Angela Gibson



*No
obj*



HEARING NOTES

Bill: 17-0013

Sale of Property – 907 ½ North Fremont Avenue

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember Sharon Green Middleton

Hearing Date: February 16, 2017
Time (Beginning): 10:10 AM
Time (Ending): 10:15 AM
Location: Clarence "Du" Burns Chamber
Total Attendance: 13
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello
Edward Reisinger
Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Pinkett		
Seconded by:	Councilmember Costello		
Final Vote:	Favorable		

Major Speakers
(This is not an attendance record.)s

- Mr. Matthew Desantis, Department of Planning

Major Issues Discussed

1. Councilwoman Middleton read the bill and agency reports into the record.
 2. The committee discussed the sale of the property.
-

Further Study

Was further study requested?

Yes No

If yes, describe. Councilwoman Middleton requested a utility check.

Committee Vote:

S. Middleton: Yea
L. Pinkett: Yea
E. Costello: Yea
E. Reisinger: Yea
R. Stokes: Yea

Jennifer L. Coates, Committee Staff



Date: February 16, 2017

cc: Bill File
OCS Chrono File

CITY OF BALTIMORE L HEARING ATTENDANCE RECORD

Date: _____ Chairperson: Sharon Middleton
 Time: 10 AM Place: Clarence "Du" Burns Chambers
 Location: _____ CC Bill Number: 17-0013

PLEASE PRINT		WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY		
		FOR	AGAINST	YES	NO	
PLEASE CHECK HERE						
NAME/ORGANIZATION NAME	ZIP	EMAIL ADDRESS				
Charles Street	21202	Johndoenbmore@yahoo.com	TESTIFY	✓	✓	✓



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairwoman**

PUBLIC HEARING

**Thursday, February 16, 2017
10:00 AM**

CLARENCE "DU" BURNS COUNCIL CHAMBERS

BILLS:

- 16-0001 Sale of Property – 823-825 North Mount Street
- 17-0012 Sale of Property – 217 North Pine Street
- 17-0013 Sale of Property – 9071/2 North Fremont Avenue
- 17-0014 Sale of Property – WS Scott Street 94' N Carroll Street
(Block 851, Lot 010)

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Jennifer Coates

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Murray

LAND USE AND TRANSPORTATION

Edward Reisinger - Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Marshall Bell

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- *Larry Greene (pension only)*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 17-0013

Sale of Property - 907½ North Fremont Avenue

Sponsor: Council President (Admin.) * Department of Housing and Community Development
Introduced: January 23, 2017

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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: February 16, 2017/10:10 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	Favorable
Planning Commission	*
Department of Real Estate	Favorable
Department of Housing and Community Development	Favorable
Department of Finance	*
Board of Estimates	*

ANALYSIS

Current Law

Article II – General Powers; Section 15(c); Baltimore City Charter; (1996 Edition)

Background

If enacted, Bill 17-0013 would authorize the sale of City property known as 907-½ North Fremont Avenue. The property lies in the Upton neighborhood of West Baltimore and is zoned R-8. Street boundaries are Lafayette Avenue, Myrtle Avenue and Small Street. The property is a .150 acre (6,534 square feet) unimproved lot. The City has owned the property since 1797.

The property is adjacent to several properties owned by Macedonia Baptist Church, which is situated at the corner of W. Lafayette Avenue and N. Fremont Avenue

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Report s

Analysis by: Jennifer L. Coates 
Analysis Date: February 9, 2017

Direct Inquiries to: (410) 396-1260

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

February 8, 2017

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 17-0013 – Sale of Property – 907½ North Fremont
Avenue

Dear Mr. President and City Council Members:

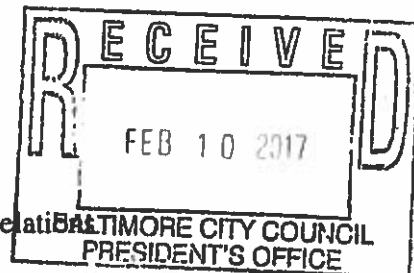
The Law Department has reviewed City Council Bill 17-0013 for form and legal sufficiency. The bill authorizes the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in certain property known as 907½ North Fremont Avenue (Block 0372, Lot 020A), no longer needed for public use. The bill also provides for a special effective date.



Section 15(c) of Article II of the City Charter grants the City the power to sell property for development or redevelopment. The powers granted under this section have been vested, as allowed by Section 2-7 of Article 13 of the City Code, in the Department of Housing and Community Development. The Law Department approves this bill for form and legal sufficiency.

Sincerely,

Jennifer Landis
Assistant Solicitor

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Angela Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor



F R O M	 Name & Title Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO 
	Agency Name & Address Department of Real Estate 100 N. Holliday Street Room 304, City Hall	
	Subject City Council Bill #17-0013 / Sale of Property 907 ½ North Fremont Avenue	

TO: The Honorable President and Members
 Of the City Council
 Room 400, City Hall

DATE: February 8, 2017

Attention: Ms. Natawna B. Austin

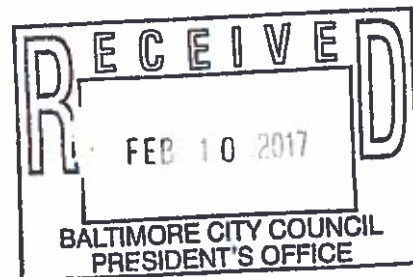
As requested, the Department of Real Estate has reviewed City Council Bill 17-0013, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in property known as 907 ½ North Fremont Avenue (Block 0372, Lot 020A), and no longer needed for public use; and providing for a special effective date.

If enacted, this bill would allow the sale of property located in the Upton neighborhood and would relieve the City of its responsibility to maintain the property. The subject property will be sold to Macedonia Baptist Church and will be used as open space for daycare and other community purposes. It is an unimproved lot, containing approximately 6,534 square feet and does not need to be restricted to/for any specific public use.

The Department of Real Estate supports the passage City Council Bill #17-0013.

WJH/lfw

7





BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HA/BC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MBR*

Date: January 26, 2017

Re: City Council Bill 17-0013 - Sale of Property – 907 ½ North Fremont Avenue

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0013, 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 known as 907 ½ North Fremont Avenue; and providing for a special effective date.

If enacted, this bill would allow the sale of property located in the Upton neighborhood within an R-8 Zoning District. It is an unimproved .150 acre (6,534 square feet) lot that the City has owned since 1797. The vacant lot is located close to several properties that are owned by the Macedonia Baptist Church, at the corner of W Lafayette Avenue and N Fremont Avenue. Allowing the sale and marketing of this parcel for redevelopment will promote economic growth in the City.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0013.

MB:sd

cc: Karen Stokes, *Mayor's Office of Government Relations*
Kyron Banks, *Mayor's Office of Government Relations*



**CITY OF BALTIMORE
COUNCIL BILL 17-0013
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: January 23, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 907½ North Fremont 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 known as 907½ North Fremont Avenue
5 (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special
6 effective date.

7 BY authority of

8 Article II - General Powers

9 Section 15(c)

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 II, § 15(c) of the City Charter, the Commissioner of Housing and
14 Community Development may sell, at either public or private sale, all the interest of the Mayor
15 and City Council of Baltimore in the property known as 907½ North Fremont Avenue (Block
16 0372, Lot 020A), and more particularly described as follows:

17 The subject property is an unimproved lot,

18 containing 0.150 acres or 6,534 square feet, more or less, this property being no longer needed
19 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.

**CITY OF BALTIMORE
COUNCIL BILL 17-0013
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: January 23, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 907½ North Fremont 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 known as 907½ North Fremont Avenue
5 (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special
6 effective date.

7 BY authority of

8 Article II - General Powers

9 Section 15(c)

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 II, § 15(c) of the City Charter, the Commissioner of Housing and
14 Community Development may sell, at either public or private sale, all the interest of the Mayor
15 and City Council of Baltimore in the property known as 907½ North Fremont Avenue (Block
16 0372, Lot 020A), and more particularly described as follows:

17 The subject property is an unimproved lot,

18 containing 0.150 acres or 6,534 square feet, more or less, this property being no longer needed
19 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.

AVERY

Catherine E. Pugh
Mayor



Room 250, City Hall
Baltimore, MD 21202

January 5, 2017

TO: Avery Aisenstark, Director, Department of Legislative Reference

FROM: Angela C. Gibson, Mayor's Legislative Liaison to the City Council

ACG

SUBJECT: Bill Introduction for the Administration:

An Ordinance Concerning:

Sale of Property – 907 ½ Fremont

Please prepare the attached for introduction at the City Council meeting scheduled for Monday, January 23, 2017. This bill is introduced at the request of the Administration (Department of Housing and Community Development). Please return legislation to this office when completed.

If you have any questions regarding this legislation, please contact Sharon Daboin at 410.361.9015.

Thank you

ACG:sw

Attachment

cc: Peter Hammen, Chief of Operations
Karen Stokes, Director, Mayor's Office of Government Relations

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APP. NO. _____
FORM _____
STYLE AND TECHNICAL EFFICIENCY
DATE _____
1-6-17
DEPT LEGISLATIVE REFERENCE

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 907½ North Fremont Avenue

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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

BY authority of
Article II - General Powers
Section 15(c)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and Community Development may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as 907½ North Fremont Avenue (Block 0372, Lot 020A), and more particularly described as follows:

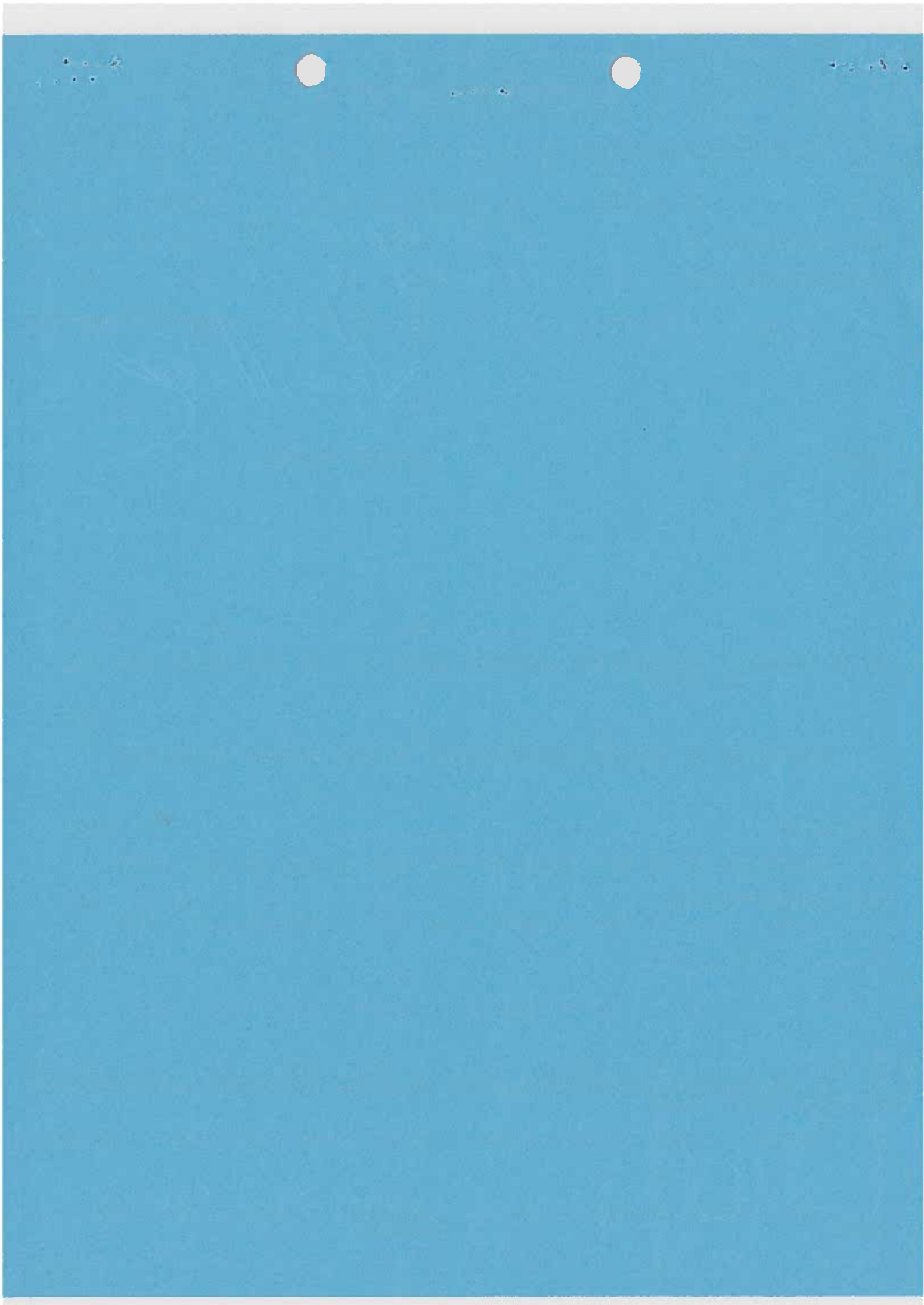
The subject property is an unimproved lot,

containing 0.150 acres or 6,534 square feet, more or less, this property being no longer needed for public use.

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

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



ACTION BY THE CITY COUNCIL

JAN 23 2017
20

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON _____

February 16,

20 *17*

COMMITTEE REPORT AS OF _____

February 27,

20

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

[Signature]

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 27 2017
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____

MAR 06 2017
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____

20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____

20

WITHDRAWAL _____

20

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

[Signature]

President

[Signature]

Chief Clerk

Coates, Jennifer

From: Collins, Marcia
Sent: Friday, February 17, 2017 11:58 AM
To: Middleton, Sharon; Coates, Jennifer
Cc: Alston, Evelyn; Oldendorf, Kristyn; Kunst, Kara; Gibson, Angela
Subject: Request for utility information on 4 City Council Bills

Here are the results of utility searches for the following bills:

16-0001 **Sale of Property - 823-825 North Mount Street** - In reviewing our records, there are several public utilities located within the parcel proposed to be sold (conduit and sanitary sewer). If these utilities are not relocated or abandoned, a full width perpetual easement would need to be provided for in the deed of sale to ensure continued access for maintenance purposes.

17-0012 **Sale of Property - 217 North Pine Street** – In reviewing our records, there are no public utilities located within the parcel.

17-0013 **Sale of Property - 907½ North Fremont Avenue** - In reviewing our records, there are several public utilities located within the parcel proposed to be sold (water, sanitary sewer, conduit). If these utilities are not relocated or abandoned, a full width perpetual easement would need to be provided for in the deed of sale to ensure continued access for maintenance purposes.

17-0014 **Sale of Property - WS Scott Street 94' N Carroll Street (Block 851, Lot 010)** – In reviewing our records, there are no public utilities located within the parcel.

Thank you.



Mayor
Catherine E. Pugh



Director
Rudolph S. Chow, P.E.

Marcia M. Collins
Chief, Office of Legislative Affairs

Baltimore City Department of Public Works
200 Holliday Street, Room 203
Baltimore, Maryland 21202
Office: (410) 396-1960

"To be a strong proponent and protector of our environment and the health and vitality of our communities" – DPW Vision Statement

[Website](#) | [Twitter](#) | [Facebook](#) | [NextDoor](#) | [Youtube](#)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

February 8, 2017

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 17-0013 – Sale of Property – 907½ North Fremont
Avenue

Dear Mr. President and City Council Members:

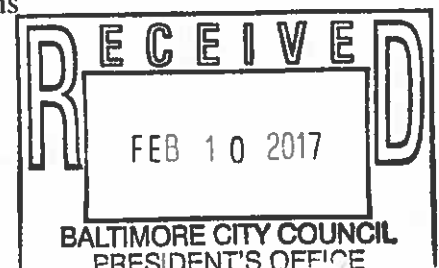
The Law Department has reviewed City Council Bill 17-0013 for form and legal sufficiency. The bill authorizes the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in certain property known as 907½ North Fremont Avenue (Block 0372, Lot 020A), no longer needed for public use. The bill also provides for a special effective date.

Section 15(c) of Article II of the City Charter grants the City the power to sell property for development or redevelopment. The powers granted under this section have been vested, as allowed by Section 2-7 of Article 13 of the City Code, in the Department of Housing and Community Development. The Law Department approves this bill for form and legal sufficiency.

Sincerely,


Jennifer Landis
Assistant Solicitor

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Angela Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor



1000

RECEIVED
BALTIMORE CITY COUNCIL

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0013 / SALE OF PROPERTY - 907 ½ N. FREMONT AVENUE		

TO

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

DATE: February 10, 2017

The Department of Planning has been asked to comment on City Council Bill #17-0013, 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 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

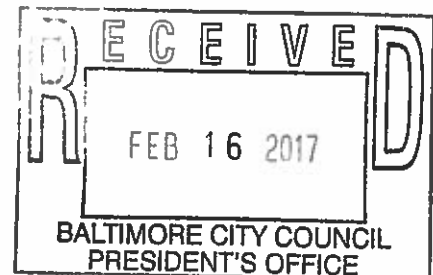
In reviewing the proposal, it is our understanding that the lot has been requested for purchase by the adjacent property owner, the Macedonia Baptist Church, for future expansion of services that will bring vacant parcels back to viable use. The Department of Planning does not object and recommends that City Council Bill #17-0013 be approved.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.



TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. Catherine Zoppo, Real Estate



No file

FROM	Name & Title	 Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 100 N. Holliday Street Room 304, City Hall		
	Subject	City Council Bill #17-0013 / Sale of Property 907 ½ North Fremont Avenue		

TO: The Honorable President and Members
Of the City Council
Room 400, City Hall

DATE: February 8, 2017

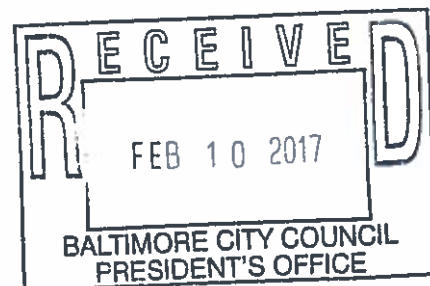
Attention: Ms. Natawna B. Austin

As requested, the Department of Real Estate has reviewed City Council Bill 17-0013, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in property known as 907 ½ North Fremont Avenue (Block 0372, Lot 020A), and no longer needed for public use; and providing for a special effective date.

If enacted, this bill would allow the sale of property located in the Upton neighborhood and would relieve the City of its responsibility to maintain the property. The subject property will be sold to Macedonia Baptist Church and will be used as open space for daycare and other community purposes. It is an unimproved lot, containing approximately 6,534 square feet and does not need to be restricted to/for any specific public use.

The Department of Real Estate supports the passage City Council Bill #17-0013.

WJH/lfw



**BALTIMORE
HOUSING**

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MB*

Date: January 26, 2017

Re: **City Council Bill 17-0013 - Sale of Property – 907 ½ North Fremont Avenue**

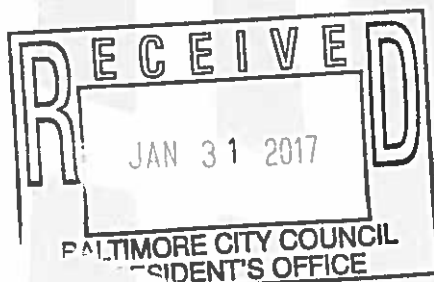
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0013, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 907 ½ North Fremont Avenue; and providing for a special effective date.

If enacted, this bill would allow the sale of property located in the Upton neighborhood within an R-8 Zoning District. It is an unimproved .150 acre (6,534 square feet) lot that the City has owned since 1797. The vacant lot is located close to several properties that are owned by the Macedonia Baptist Church, at the corner of W Lafayette Avenue and N Fremont Avenue. Allowing the sale and marketing of this parcel for redevelopment will promote economic growth in the City.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0013.

MB:sd

cc: Karen Stokes, *Mayor's Office of Government Relations*
Kyron Banks, *Mayor's Office of Government Relations*



Andrew Kleine

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0013		

TO

DATE:

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

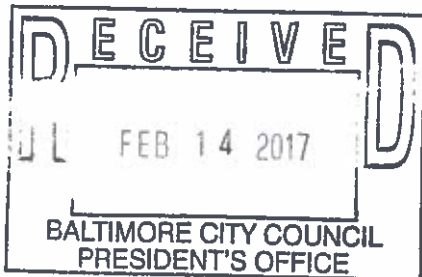
February 13th, 2017

City Council Bill #17-0013 was created 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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

The subject property is an unimproved lot, containing 0.150 acres or 6,534 square feet, more or less.

Since this property is no longer needed for public use, and there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0013.

cc: Henry Raymond
 Angela Gibson



*no
obj.*

**CITY OF BALTIMORE
COUNCIL BILL 17-0013
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: January 23, 2017

Assigned to: Taxation, Finance and Economic Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 907½ North Fremont 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 known as 907½ North Fremont Avenue
5 (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special
6 effective date.

7 BY authority of

8 Article II - General Powers

9 Section 15(c)

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 II, § 15(c) of the City Charter, the Commissioner of Housing and
14 Community Development may sell, at either public or private sale, all the interest of the Mayor
15 and City Council of Baltimore in the property known as 907½ North Fremont Avenue (Block
16 0372, Lot 020A), and more particularly described as follows:

17 The subject property is an unimproved lot,

18 containing 0.150 acres or 6,534 square feet, more or less, this property being no longer needed
19 for public use.

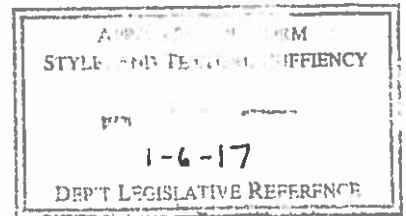
20 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
21 unless the deed has been approved by the City Solicitor.

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.

INTRODUCTORY*

**CITY OF BALTIMORE
COUNCIL BILL 17-0013**



Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 907½ North Fremont Avenue

TFED
Law
Planning Dep
Real Es:
HCD
Finance
BOE

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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

BY authority of
Article II - General Powers
Section 15(c)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and Community Development may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as 907½ North Fremont Avenue (Block 0372, Lot 020A), and more particularly described as follows:

The subject property is an unimproved lot,

containing 0.150 acres or 6,534 square feet, more or less, this property being no longer needed for public use.

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

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

CITY OF BALTIMORE
ORDINANCE
Council Bill 17-0013

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: January 23, 2017
Assigned to: Taxation, Finance and Economic Development Committee

Committee Report: Favorable
Council action: Adopted
Read second time: February 27, 2017

AN ORDINANCE CONCERNING

Sale of Property – 907½ North Fremont Avenue

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 known as 907½ North Fremont Avenue (Block 0372, Lot 020A) and no longer needed for public use; and providing for a special effective date.

BY authority of
Article II - General Powers
Section 15(c)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and Community Development may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as 907½ North Fremont Avenue (Block 0372, Lot 020A), and more particularly described as follows:

The subject property is an unimproved lot,
containing 0.150 acres or 6,534 square feet, more or less, this property being no longer needed for public use.

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

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
Strike-out indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0013

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City