


FROM	Name & Title	<i>Walter J. Morton</i> Walter J. Morton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 08-0149 Sale of Property – 101 S. Ellwood Avenue		

To: Honorable President and Members
of the City Council
c/o Karen Randle, Executive Secretary
Room 409 – City Hall

Date: August 15, 2008

As requested, the Department of Real Estate has reviewed the subject bill, which if approved, would authorize the Mayor and City Council to sell, at either public or private sale, all its interest in a certain property known as 101 South Ellwood Avenue (Block 1752, Lot 1/54), and no longer needed for public use and providing for a special effective date.

The proposed building site is the former Highlandtown Middle School, a 259,000+/- gross sq foot building that is currently vacant. The R-8 zoned site is located in the Highlandtown/Patterson Park National Register Historic District Community. The Department of Housing and Community Development (HCD) is seeking competitive proposals from developers agreeing to redevelop the property in accordance with the terms of their Request for Proposals which closes on Friday, August 29, 2008.

The Department of Real Estate does support the passage of this legislation as long as the development is in accordance with the terms of the Request for Proposal; and guidelines for the Highlandtown/Patterson Park National Register District neighborhood. This sale will generate additional tax revenues; provide possible affordable housing opportunities to the community and enhance the overall development activities for the Highlandtown/Patterson Park community.

WJH/smk

cc : Ms. Angela C. Gibson

