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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**

**THURSDAY, MAY 25, 2023  
4:00 PM**

**COUNCIL CHAMBERS**

**Council Bill #22-0270**

**Sale of Property – 5545 Kennison Avenue**

# CITY COUNCIL COMMITTEES

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*Staff: Marguerite Currin*



## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill:** 22-0270

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### Sale of Property – 5545 Kennison Avenue

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**Sponsor:** President Mosby at the request of the Department of Housing and Community Development  
**Introduced:** September 12, 2022

**Purpose:**

**For the purpose of** authorizing the Mayor and City Council of Baltimore to sell, at either private sale, all its interest in certain property that is located at 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

**Effective:** On the date it is enacted.

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### Agency Reports

Law Department	Favorable
Department of Finance	Does Not Oppose
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	Defers to DHCD
Board of Estimates	<i>To be submitted to the BOE</i>

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### Analysis

**Current Law**

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

## Background

If enacted, Bill 22-0270 would authorize the sale of the property located at 5545 Kennison Avenue (Block 8190; Lot 015) in the Grove Park neighborhood of the City; Council District #5. **See attached pictures.**

The building is the former Grove Park Elementary-Middle School that closed in 2021. Per the Planning Department the building is being awarded to CommuniCare Health for redevelopment. Upon the review of several news articles, CommuniCare Health is an Ohio-based company with plans to use the building for a nursing home facility.

Several written testimonies were received **opposing** the sale, as well as **in support** of the sale. *Copies of same are attached including copies of some news articles pertaining to same.*

Upon approval by the Mayor and City Council, the Board of Estimates would have to approve the deal to finalize the disposition.

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## Additional Information

**Fiscal Note:** None

**Information Source(s):** City Charter, Bill 22-0270 and all agency reports received as this writing.

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*Marguerite M. Currin*  
Analysis by: Marguerite M. Currin  
Analysis Date: May 19, 2023

Direct Inquiries to: (443) 984-3485

Grove Park Elementary-Middle School added to school closure list

Grove Park Elementary School (Closed 2021)

5545 Kennison Ave  
Baltimore, MD 21215

Grove Park Elementary School served 260 students in grades Prekindergarten-8.



Originally built in 1958, and renovated in 1970, this building is **located in a residential neighborhood in Grove Park** located in **northwest Baltimore**. The neighborhood has a mix of detached, semi-detached, and rowhouses. It is less than a half mile from **Rogers Avenue Metro Station** and is close to Wabash Avenue and Northern Parkway.

# Council Bill 22-0270

## AGENCY REPORTS

See attached

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
JAMES L. SHEA, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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October 4, 2022

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

Re: City Council Bill 22-0270 –Sale of Property – 5545 Kennison Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0270 for form and legal sufficiency. The bill would allow the City to sell its interest in 5545 Kennison Avenue, 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,

Hilary Ruley  
Chief Solicitor

cc: James L. Shea, City Solicitor  
Matthew Stegman, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Ashlea Brown, Chief Solicitor  
Jeffery Hochstetler, Chief Solicitor  
Michelle Toth, Assistant Solicitor  
D'ereka Bolden, Assistant Solicitor





FROM	NAME & TITLE	Laura Larsen, Budget Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0270 Sale of Property – 5545 Kennison Ave		

DATE:

TO

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

January 27, 2023

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 22-0270, Sale of Property – 5545 Kennison Ave, the purpose of which is to authorize the sale of 5545 Kennison Avenue.

**Background**

5545 Kennison Avenue is a surplus City property, which formerly operated as Grove Park Elementary School. This building, located in the Grove Park neighborhood, was built in 1958 and designated as surplus in 2020.

**Fiscal Impact**

The Department of Finance anticipates minimal fiscal impact for the City from this legislation. The Department of General Services provides building maintenance for City-owned properties, including surplus properties. The Department of General Services' budget for maintenance of these facilities is adjusted annually during the budget process and is updated to reflect the existing inventory of buildings. The Fiscal 2023 General Fund budget for surplus school management is \$2.3 million. Annual facility costs for 5545 Kennison Avenue are estimated at \$115,050, based on average costs and square footage. This estimate does not include any capital maintenance costs.

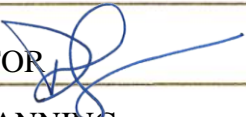

In terms of debt, this property has outstanding State debt of \$2,844,159.99 and outstanding City debt in Fiscal 2023 totals \$575,159.99. If the property is sold, any outstanding State debt will continue to be paid by the City. An agreement with the State requires approval by the Interagency Commission on School Construction for any sale as well as a pro-rata share of consideration received for the property less specified deductions. Depending on the purchaser, the sale of this property may be a net benefit to the City's General Fund from future property tax receipts.

**Conclusion**

This legislation enables the sale of 5545 Kennison Avenue, which will be a net benefit for the City through reduced General Fund expenditures and possible future property tax receipts.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0270.**

cc: Michael Moiseyev  
Nina Themelis

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 #22-0270/ SALE OF PROPERTY - 5545 KENNISON AVENUE		

DATE:

October 25, 2022

TO

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

The Department of Planning is in receipt of City Council Bill #22-0270, 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 5545 Kennison Avenue (Block 8190; Lot 015) 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 #22-0270, as this property is no longer needed for public use. We understand that this former school building is being awarded to CommuniCare Health for redevelopment.

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. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
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



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2022

### **Re: City Council Bill 22-0270 - Sale of Property - 5545 Kennison Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0270 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires, manages, and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City.

DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 22-0270 would allow for either the public or private sale of 5545 Kennison Avenue. The property is estimated at 5.2 acres and is located in the Grove Park neighborhood in the 5<sup>th</sup> District. The property is zoned R-6. The site includes multiple portable trailers and a two-level former elementary school.

The 2021 RFP for 5545 Kennison Avenue has been awarded to CommuniCare Health. DHCD hosted a community presentation for all RFP candidates that met the required threshold on Wednesday, March 23, 2022. Roughly 35 community residents and neighborhood stakeholders attended. Additionally, 19 community members completed the online community survey. DHCD is working with the awarded applicant, CommuniCare, to host a community meeting to discuss the details of the proposal and award. This ordinance would provide for the authority to sell the property to CommuniCare.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use.



We respectfully request a **favorable** report on Council Bill 22-0270.

*AK/sm*

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



## MEMORANDUM

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

From: KC Kelleher, Director of Communications & Policy, Office of the Comptroller

Date: May 16, 2023

Re: 22-0270 Sale of Property – 5545 Kennison Ave

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### Position: Defer to DHCD

The Department of Real Estate is responding to the request for a report on City Council bill 22-0270 Sale of Property – 5545 Kennison Ave. The purpose of this legislation 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

The Department of Real Estate has reviewed the proposal and foresees no fiscal or operational impact from CCB 22-0270 and **defers to DHCD**.

CC:

Celeste Amato, Chief of Staff, Comptroller's Office  
Nina Themelis, Mayor's Office

# Council Bill 22-0270

## WRITTEN TESTIMONY

See attached

\*\*\*\*\*  
**From:** STEPHEN WARD <sspward@comcast.net>

**Sent:** Monday, December 5, 2022 4:05 PM

**To:** Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Dorsey, Ryan (City Council) <Ryan.Dorsey@baltimorecity.gov>; Costello, Eric (City Council) <Eric.Costello@baltimorecity.gov>; Burnett, Kristerfer (City Council) <Kristerfer.Burnett@baltimorecity.gov>; McCray, Danielle (City Council) <Danielle.McCray@baltimorecity.gov>; Stokes, Robert (City Council) <Robert.Stokes@baltimorecity.gov>; Schleifer, Isaac (City Council) <Isaac.Schleifer@baltimorecity.gov>; Currin, Marguerite (City Council) <Marguerite.Currin@baltimorecity.gov>

**Subject:** Grove Park does not want CommuniCare in the community

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.

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Hello,

The Grove Park Improvement Association that represents the Grove Park community is against the sale of the property at 5545 Kennison Ave. to be used as a nursing home. As a result we are against the sale to CommuniCare.

Sincerely,

Stephen Ward  
Vice President  
Grove Park Improvement Association  
410-370-1066

## Grove Park Improvement Association

Grove Park Improvement Association  
P.O. Box 31641  
Baltimore, Maryland 21207  
<http://www.groveparkinbmore.org/>  
President: Karen M. Braden  
Vice President: Stephen Ward

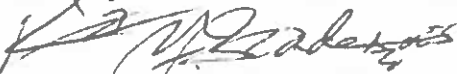
Mr. Nick Mosby  
President, City Council of Baltimore  
100 Holiday Street, Suite 400  
Baltimore, Maryland 21202

October 18<sup>th</sup>, 2022

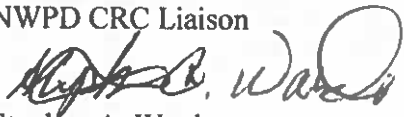
Dear President Nick Mosby:

On behalf of the Grove Park Improvement Association, we are requesting an immediate delay in hearing the proposed Ordinance HB#22-0270, "The Sale of 5545 Kennison Avenue". We are in strong opposition of the sale of the building for non-educational purposes, such as to the CommuniCare Nursing facility that was selected by the Department of Housing, Development Division. We want the building to continue to be used as an educational facility. We seek your support in preserving our neighborhood character and property values. Please do not make a decision until all parties of interest can communicate.

Sincerely,



Karen M. Braden  
President  
Grove Park Improvement Association, Inc.,  
NWPD CRC Liaison



Stephen A. Ward  
Vice President



***Help shape the future of Grove Park Our Community Our Responsibility!***



## **Currin, Marguerite (City Council)**

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**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>  
**Sent:** Tuesday, December 20, 2022 9:02 PM  
**To:** Schleifer, Isaac (City Council)  
**Cc:** STEPHEN WARD; kbraden410@gmail.com; Savage, Sherrell (City Council); District5  
**Subject:** Re: Communicare- 5545 Kennison Avenue  
**Attachments:** Signed letter to Nick Mosby.pdf; BaltoBanner\_Reader reactions\_ Congress urged to approve Afghan Adjustment Act; Grove Park neighbors want to save city school building - The Baltimore Banner.pdf; Kbraden N GPIA Opposition.pdf

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Mr. Schleifer,

This is my **fifth** attempt at reaching you. **We, the Grove Park Improvement Association, are against the sale of Grove Park Elementary to CommuniCare.** We are seeking your partnership to make this right. Over the past month, we have knocked on over 500 doors in our community and will begin to knock on doors in communities throughout the Northwest Baltimore Partnership to gain their support. We have also held phone trees, email chains, and social media campaigns. With each signature on the petition, we have learned that there is a **strong** attachment to the Grove Park Elementary School building for the history it embodies and what it represents. All of our signatories and neighbors would like the building's continued use as a **school** building. The Grove Park Improvement Association is requesting a formal response stating your position on the sale of Grove Park Elementary to CommuniCare Health Services. **It is our official position that we are against the sale to CommuniCare as a commercial entity that will demolish the building.** I have reached out to the company to seek alternative locations and have secured one prospective location in this area that meets their development goals as stated in our November 9th, 2022 meeting with the company.

As a majority Black middle-class **residential** neighborhood with people from diverse walks of life, **we stand against the commercialization of our neighborhood and a degradation of our quality of life.** We have expressed such through our DHCD survey and petition. In the absence of your response to confirm your partnership with our community, we have reached out to Concord and the CEO Group. We understand that by DHCD standards when merged with our own, Concord presents the best proposal. We have confirmed that they are prepared to move forward and are aligned with Grove Park's values and vision. DHCD stated throughout this process that they would follow the guidance of the community. That does not appear to be the case, as there was no one from our community on that panel. The sale to CommuniCare is not final- no contract has been approved and no ordinance passed. This means that **you have the opportunity to help us** by offering your partnership and leadership. We fully expect that as a community that has backed you- you will provide an answer to us. **We need to know that we have you as a partner in this.**

Lastly, we have not heard from your office concerning the July 27<sup>th</sup> arson among other concerns. We have not received an update on that from City officials. Much like the polling station change and current dumping/overgrown grass at the school- we have had to handle this ourselves. We sincerely seek your partnership. Again, this is our **fifth** attempt to reach your office. To confirm for you, I am handling the legislative and outreach affairs for the Grove Park Improvement Association under Ms. Karen Braden and Mr. Steve Ward. Your response should include Ms. Braden, Mr. Ward, and myself.

Attached are documents stating our opposition: Letter to City Council, Banner article, Email from Ms. Braden.

Respectfully,

**Terry Thrweatt, JD, MBA (pr: threet)**

terrence.thrweatt@ubalt.edu

(c) 443-585-2063

MD Appraiser License #:33340

DAWIA - Certified Contracting Professional

Member, Maryland Association of Appraisers, Inc.

Legislation & Outreach Coordinator, Grove Park Improvement Association

Member, UB Black Law Student Union, UBalt Jewish Law Students Association

Member, UB Real Estate Law Association and Monumental Law Association

Former Member, Baltimore City Democratic State Central Committee

Member, Baltimore City and Baltimore County Bar Associations

Member, MD LGBT Chamber and Greater Balto. Black Chamber

Member, Phi Alpha Delta, Inc.

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>

**Sent:** Tuesday, December 6, 2022 11:20 PM

**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

**Cc:** STEPHEN WARD <sspward@comcast.net>; kbraden410@gmail.com <kbraden410@gmail.com>; Savage, Sherrell (City Council) <Sherrell.Savage@baltimorecity.gov>; District5 <district5@baltimorecity.gov>; Endyar@aol.com <Endyar@aol.com>; katelyn.keegan@gmail.com <katelyn.keegan@gmail.com>

**Subject:** Re: Communicare- 5545 Kennison Avenue

Councilman Schleifer,

The Grove Park Improvement Association is requesting a formal response stating your position on the sale of Grove Park Elementary to CommuniCare Health Centers. **It is the official position that we are against the transfer to CommuniCare as a commercial entity that will demolish the building.** This is not in line with our community master plan as a residential community. We need your help in seeking a historic designation on the building, recognizing its importance as the anchor of our neighborhood and as one of the first integrated schools in the City. **We need to know that we have you as a partner in this.**

We have reached out to the other offerors, namely Concord Baptist Church [Community Development Corporation] and BEAM Preparatory (the CEO Group, Inc.). Both are prepared to move forward. Concord has a strong track record with the community as an existing property owner and a network to bring the services that we have requested- namely maintaining the building and its use as a school. Additionally, many of our members are members of the church. BEAM Prep offers a private school concept with a concentration on business education for K-5 youth from our own community and underserved-underrepresented demographics in finance. The list of BEAM's backers that you requested by phone to Ms. Braden is below in this email chain. We hope that you are able to honor what you stated to her, in that conversation of if BEAM provides the list, you can work with DHCD to re-award to one of our desired offerors. Both were finalists in a process that did not include community input regarding the evaluations of the proposals. Both have the funds available in their own accounts and donors to maintain the building. Additionally, my own company will maintain the grounds as an in-kind donation to either nonprofit.

We have not heard from you since my initial email on 06 November 2022 and our two subsequent follow-ups. Neither have we received an informal response on this matter when speaking with CommuniCare on 09 November 2022, nor our subsequent community meeting where Ms. Savage was in attendance. It is our expectation that you will fulfill your fiduciary responsibility to the people of our neighborhood. We stand against the commercialization of our neighborhood and a degradation of our quality of life.

We hope to hear from you soon.

Respectfully,

**Terry Thrweatt, JD, MBA (pr: threet)**

terrence.thrweatt@ubalt.edu

(c) 443-585-2063

MD Appraiser License #:33340

DAWIA - Certified Contracting Professional

Member, Maryland Association of Appraisers, Inc.

Member, Baltimore City and Baltimore County Bar Associations

Member, Phi Alpha Delta, Inc.

Member, MD LGBT Chamber and Greater Balto. Black Chamber

Member, UB Real Estate Law Association and Monumental Law Association

Member, UB Black Law Student Union, UBalt Jewish Law Students Association

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**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>

**Sent:** Monday, November 21, 2022 3:23 PM

**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

**Cc:** STEPHEN WARD <sspward@comcast.net>; kbraden410@gmail.com <kbraden410@gmail.com>

**Subject:** Fw: Communicare- 5545 Kennison Avenue

Good Afternoon Mr. Schleifer,

This is Mr. Watkins' (BEAM Prep) list of donors for his fiduciary purposes, per your request to Madam President, Karen M. Braden (copied). To be great partners in progress, we have confirmed some of these donors ourselves. We have also done due diligence to confirm that Concord Baptist Church CDC is still interested (they are ready to take ownership and collaborate with BEAM). We need your help to stop the ENP process, we are requesting that you oppose this sale, and cooperate with our neighborhood to maintain its resident character. Please confirm receipt.

You can call me at my number below to let me know if we need anything else. I worked on your first campaign and knocked doors in West Arlington, Grove Park, and Glen/Arlington (Jonquil Avenue). I still remember our discussion concerning these neighborhoods and lower Park Heights.

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**FROM CALVIN WATKINS:**

"Hello Karen. Per your request, here is a list of organizations and individuals that we have been in contact with to help us in making BEAM Prep a success. It is not an exhaustive list, but plenty enough to give you references for our supporters. Please let me know if you have any questions.

**Financial Services and Institutions:**

Ariel Investments (Chicago Based)  
Mutual of Omaha  
Farmers Insurance  
T. Rowe Price  
T. Rowe Price Foundation  
Brown Capital Management  
Chase Bank  
M&T Bank  
Wells Fargo  
Bank of America  
Harbor Bank  
MECU  
SECU

**Businesses:**

Commercial Construction  
Baltimore Washington International Thurgood Marshall Airport  
Keller Williams  
Cummings Realty  
Door 2 Door Realty  
Law Office of Michelle Greer, ESQ.  
Law Office of Granville Templeton, ESQ.  
Booth Consulting  
Van Allen Realty  
Hicks Realty Team of Cummings Realty  
Studio A Foundation  
Your New Home Team of Keller Williams

**Educational Institutions and Universities:**

Morgan State University  
Towson State University, School of Economics and Business  
University of Baltimore School of Entrepreneurship  
Bowie State University  
Ariel School in Chicago  
Gilman School

**Non-Profit Organizations:**

New York Stock Exchange Global Giving  
Maryland Council of Economic Education (MCEE)  
National Foundation for Teaching Entrepreneurship, (NFTE)  
Black Professional Men  
National Association of Black Accountants  
The SIFMA Foundation (Stock Market Game)  
Maryland CASH Campaign  
The Family League  
Maryland NonProfits

**Media Supporters:**

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Baltimore FOX 45  
WMAR TV 2 Baltimore  
WBAL TV 11 Baltimore  
Doni Glover, BMore News  
Chosen Media, Inc.

**Individuals:**

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Former State Treasurer, Nancy Kopp (non-financial)  
Governor Larry Hogan (non-financial)  
Lt. Governor Boyd Rutherford (non-financial)  
Eddie and Silvia Brown  
Theodore Alexander  
Watkins Family  
Gerald Levin and the Levin Foundation  
Dr. David Miller  
Dr. Larmar Shields  
Dr. Phil Leaf  
Stacy Siegel  
Sharie Helfand  
Johnson Family  
Weiner Family  
Dr. Montressa Washington  
Adrienne and Stacy Carver

This is not the entire list but a short list of various organizations that we have contacted and have support for starting BEAM Prep. Our business plan and proposal for the RFP shows exactly what and how we will generate revenue to open and sustain the school. It details how we will partner with our banking and business partners to not only drive revenue from sponsorships and donations, but it details the business operations of the school showing how we will generate revenue on a continuing basis through school tuition, grants, donations as well as partnerships with the universities and businesses. To start, everyone on staff and in the administration, as well as the board, will be certified to teach lessons in financial literacy by MCEE. Our plan also gives details about our summer camp programs and how they will generate revenue by making camp affordable to families in the community and across Baltimore City and Baltimore County. Children in the Grove Park community will always receive neighborhood discounts for all programs, thus encouraging more families to move into the community for access to a quality education.

To track our success across the board, Towson State University has offered to track the data through qualitative and quantitative assessments, giving us the research needed to get larger grants and partnerships from companies and foundations across the country, large and small. Our mentor/mentee relationship with the Ariel School in Chicago will guide our success as we go through the stages of startup. The Ariel School in Chicago is supported by Ariel Investments, which is run by Chairman, John Rogers, and Mellody Hobson, President. John Rogers sits on the boards of Nike, McDonald's and The New York Times Companies. Mellody Hobson, part owner of the Denver Broncos, Chair or the Board for Starbucks, Director at JPMorgan Chase and previously served as Chairman of the Board for Dreamworks Animation. Imagine the conversations to the children of BEAM Prep coming from Mellody Hobson about not playing football but owning a business that leads to buying a team. Truly a paradigm shift for the children of Baltimore.

Our board of directors is made up of seasoned educators and entrepreneurs. We will immediately add community members to make sure the Grove Park community has a seat at the table and share the table that we create through BEAM and our partnerships. Our relationship with former State Treasure, Nancy Kopp, created an opportunity for every child that attends BEAM PREP to receive a FUNDED 529 College Savings Plan, managed by T Rowe Price. You won't find that anywhere else in Baltimore or the State of Maryland. Our relationship with Gilman School will grow to position BEAM as a feeder school for schools like Gilman, Boys Latin, Roland Park Country, Bryn Mawr and others in the area. Relationships from Gilman School go beyond the school to families made up of professionals in finance, real estate, legal services and politics. Many of which will serve as influencers and speakers at BEAM Prep.

In closing, I want to thank you again for your time and support. I look forward to a positive response and if awarded the building, we can start immediately with our fund raising and partnership efforts as well as the promotion and marketing of our summer camp programs for 2023 and the early learning center for Fall of 2023. Funding organizations like The Association of Baltimore Area Grantmakers, Maryland Bankers Association and CRA offices across the State of Maryland support programs like the ones we will offer at BEAM Prep. These organizations, and others like them, start their funding early for summer programs. Our programs are our sustainability. Our grants support our sustainability efforts. Our work across all channels go towards building our endowment, which will be run by an advisory board that we will assemble through our current partners. The advisory board will be made up of financial service professionals who will donate, fundraise and manage our endowment with funds for the endowment being overseen by T. Rowe Price and Brown Capital Management. All efforts create and support the success of the children and families of BEAM Prep.

Thank you again for your support. Please excuse any grammatical errors. They should not take away from the passion, experience and dedication that we have for BEAM Prep.

Here is a link to our video. <https://youtu.be/RmQ04krWVIO>

Please help us make BEAM Prep a reality.

Calvin Watkins Jr.  
BEAM Preparatory  
The CEO Group, Inc."

**Terry Thrweatt, JD, MBA (pr: threet)**  
terrence.thrweatt@ubalt.edu  
(c) 443-585-2063  
MD Appraiser License #:33340  
DAWIA - Certified Contracting Professional  
Member, Maryland Association of Appraisers, Inc.  
Member, Baltimore City and Baltimore County Bar Associations  
Member, Phi Alpha Delta, Inc.  
Member, MD LGBT Chamber and Greater Balto. Black Chamber  
Member, UB Real Estate Law Association and Monumental Law Association  
Member, UB Black Law Student Union, UBalt Jewish Law Students Association

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>  
**Sent:** Friday, November 18, 2022 9:00 AM  
**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>; kbraden410@gmail.com <kbraden410@gmail.com>  
**Subject:** Re: Communicare- 5545 Kennison Avenue

Mr. Schleifer,

Speaking for the GPIA organization, it has been two weeks and we are still awaiting your official response and stance on the sale of 5545 Kennison. We do not want the building to sell to CommuniCare. We want to work with you, other offerors, and DHCD to get the proposal re-awarded to a school (public, private, or charter).

If it is re-awarded to a private school, we do not have a preference regarding the faith background of the organization\*, only that they preserve the building. We also want input on the school grounds, namely parking accommodations. We believe that BEAM Academy, Concord Baptist Church, and CAC Agape had the best proposals. We would like to see a joint proposal or MOU between BEAM and Concord or CAC Agape. I have already reached out to those organizations, and they are amenable to this idea.

\*As you know there were a number of faith-based organizations and denominations that made offers. We do not discriminate. We are open to having a school there and anyone that works with us to reach this goal and preserve our quality of life and property values is our friend.

**Terry Threweatt, JD, MBA (pr: threet)**

terrence.threweatt@ubalt.edu

(c) 443-585-2063

MD Appraiser License #:33340

DAWIA - Certified Contracting Professional

Member, Maryland Association of Appraisers, Inc.

Member, Baltimore City and Baltimore County Bar Associations

Member, Phi Alpha Delta, Inc.

Member, MD LGBT Chamber and Greater Balto. Black Chamber

Member, UB Real Estate Law Association and Monumental Law Association

Member, UB Black Law Student Union, UBalt Jewish Law Students Association

---

**From:** Terrence Threweatt <terrence.threweatt@ubalt.edu>

**Sent:** Sunday, November 6, 2022 9:03 PM

**To:** Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

**Subject:** Communicare- 5545 Kennison Avenue

Mr. Schleifer,

What is your position on the purchase of 5545 Kennison Avenue by Communicare? Are you aware that the neighborhood association, Grove Park Improvement Association is AGAINST the purchase?

Terry Threweatt

443-585-2063



*Terrence D. "Terry" Threweatt Jr., MBA*

JD Candidate | c/o 2022

University of Baltimore

School of Law

terrence.threweatt@ubalt.edu

Congress now a chance to approve the Afghan Adjustment Act. The bill can provide a streamlined, prioritized adjustment process for Afghan nationals who supported the U.S. mission in Afghanistan, and it's now the moral duty of the U.S. Congress to pass it. I'm writing to make sure that everyone knows the real consequences of this bill in hopes that we rally together as a country to do what is right.

*Shorena Megrelishvili, Baltimore*

*Shorena Megrelishvili is a member of the D.C. Leadership Council at Upwardly Global.*

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## **Grove Park neighbors want help to halt sale of school building**

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Neighbors say saving the Grove Park Elementary School building in Baltimore would benefit the community. (Google Maps)

In 2020 and 2021, the Grove Park Improvement Association worked with charter school organizations to reopen Grove Park Elementary School. But every proposal we submitted was rejected by Baltimore City Public Schools.

The school building went up for sale by the city's Department of Housing & Community Development. Against the community's wishes, DHCD is selling it to a commercial entity that seeks to demolish it and use the land for other purposes. District 5 Councilman Isaac "Yitzy" Schleifer has not responded to written inquiries from the association regarding his stance on the sale of the Grove Park Elementary School building.

We are desperately making a call-to-action plea. We need the public's help save the Grove Park Elementary school building. We have partnered with two nonprofit organizations that bid on the property. They are prepared to move forward with their proposals and open a school. One organization seeks to provide a community multi-purpose center open to all Baltimore residents. The

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other seeks to open a kindergarten-through-fifth-grade, low-tuition private school.

We are asking the public to contact Baltimore City Council members and urge them to save the Grove Park Elementary School building for the benefit of our community and our city.

*Board of the Grove Park Improvement Association, Baltimore*

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**Re: Grove Park Improvement Assn declares "No sale" to awardee nursing facility**

Karen Braden <kbraden410@gmail.com>

Tue 12/20/2022 7:22 PM

To: Schleifer, Isaac <Isaac.Schleifer@baltimorecity.gov>

Cc: Ward Family <sspward@comcast.net>; Terrence Threweatt <terrence.threweatt@ubalt.edu>; alan.bull@verizon.net <alan.bull@verizon.net>; Vermel Wells <vermelwells@gmail.com>; Savage, Sherrell (City Council) <Sherrell.Savage@baltimorecity.gov>; Katelyn Keegan <Katelyn.Keegan@gmail.com>

[ **EXTERNAL EMAIL: This message originated from a non-UBalt email system. Hover over any links before clicking and use caution when opening attachments.** ]

20December2022

Dear Councilman Isaac Yitzy Schliefer representing our District in the Northwest area:

I, President, Karen M. Braden of the Grove Park Improvement Association and the Grove Park Executive Council members and community residents stands with me and have said from the beginning "No sale" of the property 5545 Kennision Avenue Baltimore MD 21215 to CommuniCare nursing facility.

Councilman Yitzy what is your position on this very important and urgent matter, please respond to all, so we will all know how say you..

Urgent respond requested,

Karen M. Braden of Grove Park Improvement Assn & NWPD CRC liaison etc etc

## **Currin, Marguerite (City Council)**

---

**From:** Costello, Eric (City Council)  
**Sent:** Tuesday, May 16, 2023 12:08 PM  
**To:** Lynnettia Goode  
**Cc:** Currin, Marguerite (City Council); Schleifer, Isaac (City Council)  
**Subject:** RE: Oppose 22-0270

Hello, thank you for providing written testimony on City Council Bill 22-0270.

Marguerite, please add this to the bill file. Thanks, EC

\*\*\*\*\*

Eric T. Costello  
Baltimore City Council, 11th District  
(m) 443-813-1457 | (o) 410-396-4816  
(e) eric.costello@baltimorecity.gov  
Twitter | Facebook | Instagram

\*\*\*\*\*

-----Original Message-----

**From:** Lynnettia Goode <goodenita@icloud.com>  
**Sent:** Tuesday, May 16, 2023 11:05 AM  
**To:** Costello, Eric (City Council) <Eric.Costello@baltimorecity.gov>  
**Subject:** Oppose 22-0270

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Good morning,

Do not sell to Communicare!!

Thank you  
Lynnettia Goode-Murphy  
5508 Groveland Avenue

Sent from my iPhone

**Currin, Marguerite (City Council)**

---

**From:** Costello, Eric (City Council)  
**Sent:** Tuesday, May 16, 2023 12:09 PM  
**To:** Madison  
**Cc:** Schleifer, Isaac (City Council); Currin, Marguerite (City Council)  
**Subject:** RE: Stop Communicare

Hello, thank you for providing written testimony on City Council Bill 22-0270.

Marguerite, please add this to the bill file. Thanks, EC

\*\*\*\*\*  
Eric T. Costello  
Baltimore City Council, 11th District  
(m) [443-813-1457](tel:443-813-1457) | (o) [410-396-4816](tel:410-396-4816)  
(e) [eric.costello@baltimorecity.gov](mailto:eric.costello@baltimorecity.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#)  
\*\*\*\*\*

---

**From:** Madison <[madison5611@gmail.com](mailto:madison5611@gmail.com)>  
**Sent:** Tuesday, May 16, 2023 10:33 AM  
**To:** Costello, Eric (City Council) <[Eric.Costello@baltimorecity.gov](mailto:Eric.Costello@baltimorecity.gov)>  
**Subject:** Stop Communicare

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Greetings,

I have been living in the Grove Park neighborhood since 1995. I ask that you OPPOSE 22-0270 and please do not sell to CommuniCare.

Thank you,  
Misty Hall  
443-676-1284

## **Currin, Marguerite (City Council)**

---

**From:** Costello, Eric (City Council)  
**Sent:** Tuesday, May 16, 2023 12:09 PM  
**To:** Patricia Rideout Howard  
**Cc:** Schleifer, Isaac (City Council); Currin, Marguerite (City Council)  
**Subject:** RE:

Hello, thank you for providing written testimony on City Council Bill 22-0270.

Marguerite, please add this to the bill file. Thanks, EC

\*\*\*\*\*  
Eric T. Costello  
Baltimore City Council, 11th District  
(m) [443-813-1457](tel:443-813-1457) | (o) [410-396-4816](tel:410-396-4816)  
(e) [eric.costello@baltimorecity.gov](mailto:eric.costello@baltimorecity.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#)  
\*\*\*\*\*

---

**From:** Patricia Rideout Howard <[prhoward19@gmail.com](mailto:prhoward19@gmail.com)>  
**Sent:** Tuesday, May 16, 2023 8:45 AM  
**To:** Costello, Eric (City Council) <[Eric.Costello@baltimorecity.gov](mailto:Eric.Costello@baltimorecity.gov)>  
**Subject:**

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I OPPOSE 22-0270 do NOT sell to CommuniCare.

22-0270

**Currin, Marguerite (City Council)**

---

**From:** Costello, Eric (City Council)  
**Sent:** Monday, March 13, 2023 2:47 PM  
**To:** Terrence Thrweatt  
**Cc:** Endyar@aol.com; Currin, Marguerite (City Council); Schleifer, Isaac (City Council)  
**Subject:** RE: #SaveGrovePark by Endya Rice

Marguerite, please add to the bill file. Thanks, EC

\*\*\*\*\*  
Eric T. Costello  
Baltimore City Council, 11th District  
(m) 443-813-1457 | (o) 410-396-4816  
(e) [eric.costello@baltimorecity.gov](mailto:eric.costello@baltimorecity.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#)  
\*\*\*\*\*

---

**From:** Terrence Thrweatt <terrence.thrweatt@ubalt.edu>  
**Sent:** Monday, March 13, 2023 2:14 PM  
**To:** Costello, Eric (City Council) <Eric.Costello@baltimorecity.gov>  
**Cc:** Endyar@aol.com  
**Subject:** Fwd: #SaveGrovePark by Endya Rice

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Hello Chairman Costello,

Ms. Endya Rice of the Grove Park community sent this testimony (image attached).

Please also include her email to Dir. Rodriguez-Lima to your file.

"Dear Señora Rodriguez-Lima,

The residents of the Grove Park community need your help in conveying our concerns to the Mayor regarding the pending sale of Grove Park Elementary to the current ENP-holder, Communicare Health Services, Inc. This sale would undoubtedly lower the property values of Latino homeowners, increase traffic, and have a serious health impact on our community by commercializing our neighborhood. Grove Park is 4.8% Latino, a number that has doubled in the past ten years. On the blocks immediately effected, the demographics are 50% Black and 50% Latino, with 10% being immigrants. At least two immigrant homeowners are abutting the proposed development to place a 100-space parking lot and rehab center. Additionally, CommuniCare has been found to have violated the Trafficking in Persons Act by bringing in foreign labor, wage theft, and intimidation.

A stated goal of MIMA is to advocate for immigrants' economic and community well-being. This is a prime issue for your office to speak up.

In addition to the community being opposed to CommuniCare's proposal, they lied about the development which they seek to place at the site of Grove Park Elementary. For this reason we do not feel that they are honest partners. We are relying on you to convey our concerns for our children who we seek to pass our homes to.

Lastly, the Grove Park Improvement Association is building a coalition of effected communities. As you may be aware, Northwest Baltimore has seen a significant increase in Latino and immigrant homeowners and voters. We intend to exercise that power for the officials that meet our demands.

Please contact me at by this email address. Alternatively, you may contact Terrence Thrweatt Jr. at [443-585-2063](tel:443-585-2063) or [terrence.thrweatt@ubalt.edu](mailto:terrence.thrweatt@ubalt.edu) (copied)."

Sources:

4.8% Latino - Grove Park citizens (2022)

<https://www.areavibes.com/baltimore-md/grove+park/demographics/>

10.4% Latino - West Arlington citizens (2022)

<http://www.city-data.com/neighborhood/West-Arlington-Baltimore-MD.html>

4.06% Immigrant - Grove Park (2022)

<https://www.point2homes.com/US/Neighborhood/MD/Baltimore-City/Grove-Park-Demographics.html>

City's Howard Park/West Arlington/Grove Park stats (2011):

[https://health.baltimorecity.gov/files/28-howard-parkpdf&ved=2ahUKEwjczqHMncv9AhVojIkeHdE4AzgQFnoECCIQAQ&usg=AOvVaw1UBuMC\\_TyHNbSIJ\\_IgeDNx](https://health.baltimorecity.gov/files/28-howard-parkpdf&ved=2ahUKEwjczqHMncv9AhVojIkeHdE4AzgQFnoECCIQAQ&usg=AOvVaw1UBuMC_TyHNbSIJ_IgeDNx)

Lawsuit:

<https://www.classaction.org/news/indentured-servitude-staffing-agency-communicare-sued-over-alleged-unpaid-overtime-worker-intimidation>

Terrence Thrweatt Jr.  
443-585-2063

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android](#)

---

**From:** [4434401640@mms.att.net](mailto:4434401640@mms.att.net) <[4434401640@mms.att.net](mailto:4434401640@mms.att.net)>

**Sent:** Monday, March 13, 2023 1:58:40 PM

**To:** Terrence Thrweatt <[terrence.thrweatt@ubalt.edu](mailto:terrence.thrweatt@ubalt.edu)>

**Subject:**

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**Currin, Marguerite (City Council)**

---

**From:** Costello, Eric (City Council)  
**Sent:** Friday, May 19, 2023 10:02 AM  
**To:** Aris Howard  
**Cc:** Schleifer, Isaac (City Council); Currin, Marguerite (City Council)  
**Subject:** RE: 5545 Kennison Avenue - Bill #22-0270 - Support of CommuniCare

Aris, thank you for reaching out and sharing your position on this proposed legislative matter.

Marguerite, please add to the bill file. Thanks, EC

\*\*\*\*\*  
Eric T. Costello  
Baltimore City Council, 11th District  
(m) 443-813-1457 | (o) 410-396-4816  
(e) [eric.costello@baltimorecity.gov](mailto:eric.costello@baltimorecity.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#)  
\*\*\*\*\*

---

**From:** Aris Howard <[cjsconveniencellc@gmail.com](mailto:cjsconveniencellc@gmail.com)>  
**Sent:** Friday, May 19, 2023 9:57 AM  
**To:** Costello, Eric (City Council) <[Eric.Costello@baltimorecity.gov](mailto:Eric.Costello@baltimorecity.gov)>  
**Subject:** 5545 Kennison Avenue - Bill #22-0270 - Support of CommuniCare

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Good morning Councilman Eric Costello,

This email is in support of Communicare. I own a convenience store in the area and was also raised there.

Communicare will bring jobs and opportunities for those that wish to work or aspire for higher education in the medical field.

The current blight that has overtaken this site is unsafe and bringing the neighborhood down.

It would only make sense to award the property to a business that can maintain the site and provide a good service to the community.

Best regards,

See next page

**Aris M. Howard**  
**Owner**  
**CJ's Convenience LLC**  
**5356 Reisterstown Rd.**  
**Baltimore, MD 21215**  
**M: (443) 762-8812**

**Currin, Marguerite (City Council)**

---

**From:** Costello, Eric (City Council)  
**Sent:** Friday, May 19, 2023 10:03 AM  
**To:** Gmail  
**Cc:** Schleifer, Isaac (City Council); Currin, Marguerite (City Council)  
**Subject:** RE: 5545 Kennison Ave. - CCB #22-0270 - Support of CommuniCare at Grove Park

Britney, thank you for reaching out and sharing your position on this proposed legislative matter.

Marguerite, please add to the bill file. Thanks, EC

\*\*\*\*\*  
Eric T. Costello  
Baltimore City Council, 11th District  
(m) 443-813-1457 | (o) 410-396-4816  
(e) [eric.costello@baltimorecity.gov](mailto:eric.costello@baltimorecity.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#)  
\*\*\*\*\*

---

**From:** Gmail <[bcarter31287@gmail.com](mailto:bcarter31287@gmail.com)>  
**Sent:** Thursday, May 18, 2023 10:09 PM  
**To:** Costello, Eric (City Council) <[Eric.Costello@baltimorecity.gov](mailto:Eric.Costello@baltimorecity.gov)>  
**Subject:** RE: 5545 Kennison Ave. - CCB #22-0270 - Support of CommuniCare at Grove Park

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Good evening Councilman Eric Costello,

This email is in full support of Communicare joining our neighborhood. I am a long time resident in the area and our family would appreciate an assisted living facility nearby. Our household is made up of 3 generations that can see the positive impact of Communicare.

Thank you,  
Britney Carter  
5510 Rubin Ave.  
Baltimore, MD 21215

Britney C. Carter

# Council Bill 22-0270

## NEWS ARTICLES

See attached

# Residents to protest plan to sell former school building to become nursing home



Updated: 8:22 AM EDT May 9, 2023

## **BALTIMORE —**

Residents in northwest Baltimore are protesting against a proposal to transform the former Grove Park Elementary School into a new skilled-nursing facility.

The district [closed the school in 2018](#) because of low enrollment. For months, some nearby residents said the plans the city has don't benefit their community.

### Advertisement

The Baltimore City Department of Housing and Community Development has been in exclusive negotiations with CommuniCare on whether to sell the property. The company said it would bring some 200 jobs to the area.

Some of the residents planning to protest at 5 p.m. Tuesday at City Hall said they worry this type of facility will drive down their property value and commercialize their neighborhood.

In January, the president of the Grove Park Improvement Association said the building should be converted into something the entire community could have access to, and a nursing facility restricts that.

Some residents support of the nursing home facility plan, but the deal isn't set in stone. According to City Council members, they're responsible for deciding whether to sell the property, but the mayor can decide against it.

The price of the building is still being negotiated.

## **BALTIMORE NEWS**

# **Grove Park residents sound off about plans to turn abandoned school building into a nursing facility**

by **Catherine Pugh Special to the AFRO** January 26, 2023

If Grove Park community leaders have their way, the elementary school that was shut down five years ago won't become the future site of a nursing home.

Residents have been voicing their concerns about the derelict property and the plans to turn it into a nursing home run by the Ohio-based company, CommuniCare, for months. Still, city officials have been moving forward with the plan.

Petitions have been signed, emails have been sent and social media posts have been made— all claiming that residents do not want the nursing home in their neighborhood.

The issue was revisited in a Jan. 20 community meeting, where stakeholders discussed the compatibility of a nursing home in a solid northwest Baltimore neighborhood.

“I can honestly tell you...that we are not happy with the way this selection of CommuniCare went down to develop this location into a senior care facility,” said Karen M. Braden, president of the Grove Park Improvement Association (GPIA). “It is our understanding that the sale is not yet complete, and we still want to have answers. We have asked questions of our Councilman Schleifer and we are not comfortable with the answers he has provided us. He calls this venture with CommuniCare a big investment for our community and one of the biggest projects he has going in his district,” said Braden.

The Grove Park community, according to GPIA Vice President Stephen Ward, had other plans in mind for the closed Grove Park Elementary School.

“We wanted another school here,” said Ward.

Other proposals for the site, preferred by the GPIA members, were submitted to the city's Housing Department. The community members suggested the BEAM Prep School be given a home in their neighborhood. The proposed Business and Economics Academy of Maryland, would be operated by Calvin Watkins, a resident of the Grove Park

Community. Others put forth the idea that the Concord Baptist Church operate a community center.

Still, the residents say Councilman Schleifer has not honored their requests, instead choosing to develop a plan for the building with CommuniCare, a company that has donated thousands to politicians in the state.

“We are not ready to get on board with the selection of CommuniCare. We have many questions that deserve to be answered,” said Braden, who identified some of the most pressing concerns they want addressed.

“No provisions have been made in this community for our young people and we want that. The school provided a meeting place, after school programs and a place where our children could play,” said Braden. “We have over 100 youth in this immediate community. They need a playground and place to go for activities. These concerns need to be addressed before we can move forward.”

Then there is the matter of community safety, she said. “We want to know how much security will be provided for our community. We are nestled here in a pretty safe and clean community, and we want to keep it that way.”

CommuniCare sent a representative to the town hall meeting Grove Park held last week, assuring residents that their interests will be addressed. But many Grove Park residents are not convinced their interests are being considered.

“I asked him if he is taking back everything to CommuniCare that he hears in our meetings,” Braden said. He responded that he was,” said Braden. “The community does not want CommuniCare in their neighborhood. They do not communicate with us, so we don’t trust them,” she said.

“We are asking that the City Housing Department start a new process.”

Vice Braden Ward says the community is organizing and “you will see signage going up,” he said. “We are asking other communities that are reaching out to us to continue supporting us. We don’t want a nursing home or anything that is going to operate in that building for 24 hours,” said Braden.

**CITY OF BALTIMORE  
COUNCIL BILL 22-0270  
(First Reader)**

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Introduced by: The Council President

At the request of: Department of Housing and Community Development

Introduced and read first time: September 12, 2022

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, Department of Real Estate, Board of Estimates

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 5545 Kennison 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 that is located at 5545 Kennison Avenue  
5 (Block 8190; Lot 015) 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 5545 Kennison Avenue (Block 8190; Lot 015), containing 5.2 acres, more  
16 or less, and improved by a 2 story building, previously utilized as an elementary school,  
17 containing 64,002 square feet, more or less, this property 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.