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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**TUESDAY, APRIL 9, 2024
10:01 AM**

COUNCIL CHAMBERS

Council Bill #24-0493

Sale of Property – 1807 Harlem Avenue

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 24-0493

Sale of Property – 1807 Harlem Avenue

Sponsor: *President Mosby at the request of the Department of Housing and Community Development*
Introduced: *February 26, 2024*

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 1807 Harlem Avenue (Block 0108; Lot 030) and is no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted

Agency Reports

City Solicitor	Favorable
Department of Finance	Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	Favorable
Department of Planning	Favorable
Office of Equity and Civil Rights	Favorable
Board of Estimates	Must be approved by BOE

Analysis

Current Law

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

Background

1807 Harlem Avenue is in the 9th Council district in Baltimore City’s Harlem Park neighborhood.

If approved, Council Bill 24-0493 would sell the property located at 1807 Harlem Avenue (Block 0108; Lot 030) to the Little Flowers Early Childhood and Development Center, Inc. The property is a surplus school, which operated as the Harriet Tubman Elementary School and later, the Roots and Branches Charter School. The school building was constructed in 1976 and officially closed in 2021.

Under the 21st Century School Buildings Program, Baltimore City Schools are required to surplus school buildings owned by the Mayor and City Council over the next 10 years to determine the re-use of each site. The Development Division of the Department of Housing and Community Development issued a public RFP for the property in 2022, and it was awarded to Little Flowers Early Childhood & Development Center, Inc. This Baltimore-based non-profit organization provides low-income children and families with childcare services through comprehensive early learning and intervention programs, including before-school, after-school, and weekend enrichment programs. The curriculum focuses on social, emotional, physical, cognitive, and language development.

This sale can potentially complement residential development occurring in the 1500-1600 block of Edmonson Avenue, the 500 block of N. Gilmore Street, and the 500 block of N. Mount Street. Also, the neighborhood associations for Harlem Park and Sandtown-Winchester, an adjacent neighborhood, are actively updating their neighborhood master plans with goals of strengthening occupancy and energizing both neighborhoods.

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

Also, see the attached pictures.

Additional Information

Fiscal Note: None.

Information Source(s): Baltimore City Charter, 21st Century School Buildings Program, Little Flowers Early Childhood & Development Center Inc., and all agency reports received as of this writing.

Analysis by: Niya N. Garrett
Analysis Date: April 8, 2024

Direct Inquiries to (410) 396-1268



Status:	For Sale
Property Type:	Building
Current Zoning:	R-8
Lot Size:	1.12 acres

Neighborhood:	Harlem Park
Zip Code:	21217

This property, located in Harlem Park, is one of West Baltimore's historic and architecturally attractive neighborhoods. The former Harriet Tubman Elementary School, and later the Roots and Branches Charter School, was constructed in 1976. It sits on approximately 1.12 acres and has a building area of 48,600 square feet. This property is one building unit, with two stories and includes a small parking area, playground, basketball court, cafeteria, kitchen, onsite garden, and classrooms. The building is constructed of concrete masonry with bearing walls and steel-framed roofs.

Harlem Park is located south of the Sandtown Winchester neighborhood and north of the Franklin Square neighborhood. The up-and-coming West Baltimore community is conveniently located along the corridor of U.S. Route 40 and is minutes from the West Baltimore MARC Penn Line train station.

Currently, there is residential development happening in the 1500-1600 block of Edmondson Avenue and in the 500 block of N. Gilmore Street. Additionally, the Sandtown-Winchester and Harlem Park neighborhood associations are actively updating their neighborhood Master Plans with goals of strengthening occupancy and energizing both neighborhoods. [Learn more \(https://www.surplus-schoolsbaltimore.com/harriet-tubman\)](https://www.surplus-schoolsbaltimore.com/harriet-tubman).

Council Bill 24-0493

AGENCY REPORTS

SEE ATTACHED

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



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

April 5, 2024

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 24-0493 - Sale of Property – 1807 Harlem Ave.

President and City Council Members:

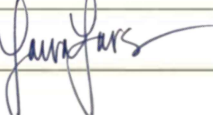

The Law Department has reviewed City Council Bill 24-0493 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the property located at 1807 Harlem Ave. and declaring it no longer needed for public use. The bill also provides for a special effective date.

Article V, Section 5(b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,


Elena R. DiPietro

cc: Ebony Thompson, City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Hilary Ruley, Chief Solicitor
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor

FROM	NAME & TITLE	Laura Larsen, Budget Director 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Finance Room 454, City Hall		
	SUBJECT	24-0493 Sale of Property - 1807 Harlem Avenue		

DATE:

TO

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

April 1st, 2024

Position: Support

The Department of Finance is herein reporting on City Council Bill 24-0493, Sale of Property – 1807 Harlem 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 that is located at 1807 Harlem Avenue (Block 0108, Lot 030) and is no longer needed for public use; and providing for a special effective date.

Background

The property at 1807 Harlem Avenue, is the former Harriet Tubman Elementary School, and later as the Roots and Branches Charter School, this property being no longer needed for public use. This legislation allows and is required for the City to sell this property at public or private sale.

Fiscal Impact

The Department of General Services (DGS) provides building maintenance for City-owned properties, including surplus properties. DGS's 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 2024 General Fund budget for surplus school management is \$2.6 million. This property has \$310,644.94 in outstanding bond debt. Any outstanding debt will continue to be paid by the City when the property is sold. 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.

DHCD's Development Division issued a public RFP for 1807 Harlem Avenue in 2022 and the property was awarded to Little Flowers Early Childhood and Development Center, Inc. The price for the sale has not been negotiated yet.

Conclusion

1807 Harlem Avenue is no longer needed for public use. DHCD awarded Little Flowers Early Childhood and Development Center, Inc the building through an RFP process in 2022. This legislation is a sale of property ordinance providing for the sale of the property located at 1807 Harlem Avenue (Block 0108, Lot 030).

For the reasons stated above, the Department of Finance supports City Council Bill 24-0493.

cc: Michael Mocksten
Nina Themelis



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	March 26, 2024
SUBJECT	24-0493 Sale of Property - 1807 Harlem Avenue

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

3/26/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0493 Sale of Property - 1807 Harlem 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 that is located at 1807 Harlem Avenue (Block 0108, Lot 030) and is no longer needed for public use; and providing for a special effective date.

If approved by the City Council, this ordinance would authorize the Mayor and City Council of Baltimore to sell, either publicly or privately, all its interest in the property located at 1807 Harlem Avenue amounting to approximately 1.22 acres. If approved, this ordinance would become effective the day it is enacted.

DHCD Analysis

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 the financial and organizational capacity to successfully implement and complete redevelopment projects within a timely period.

The Department of Planning coordinates with City agencies such as DHCD for the disposition of Baltimore City Schools. As part of the 21st Century Schools Initiative, Baltimore City Schools are required to surplus 26 school buildings owned by the Mayor and City Council over the next 10 years to determine re-use of each site. Resulting from this process, DHCD's Development Division issued a public RFP for 1807 Harlem Avenue in 2022 and the property was awarded to Little Flowers Early Childhood and Development Center, Inc.

Located in Harlem Park, the site in reference is improved by a 2-story building formerly known as Harriet Tubman Elementary School, and later as the Roots and Branches Charter School, which maintains approximately 50,188 square feet of interior space. The school was built in 1976 and constructed of concrete masonry and a steel-framed roof. The property also includes a small parking area, playground, basketball court, cafeteria, kitchen, onsite garden, and classrooms.

This sale has the potential to compliment the residential development happening in the 1500-1600 block of Edmondson Avenue, the 500 block of N. Gilmore Street and the 500 block of N. Mount Street. Additionally, the neighborhood associations of Harlem Park and nearby Sandtown-Winchester are actively updating their neighborhood Master Plans with goals of strengthening occupancy and energizing both neighborhoods. DHCD supports the disposition of the property as the site is no longer needed for public use.

Conclusion

DHCD respectfully requests a **favorable** report on the passage of City Council Bill 24-0493.



MEMORANDUM

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

From: Christine Griffin, Deputy Director of Policy and Government Relations, Office of the
Comptroller

Date: April 3, 2024

Re: CCB 24-0493 Sale of Property - 1807 Harlem Avenue

Position: Favorable

The Department of Real Estate (DORE) is herein reporting on City Council bill 24-0493 Sale of Property - 1807 Harlem Avenue (Block 0108, Lot 030), 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 the property that is located at 1807 Harlem Avenue and is no longer needed for public use; and providing for a special effective date.

Background

As part of the 21st Century Schools Initiative, Baltimore City Schools must surplus 26 school buildings owned by the Mayor and City Council over the next ten years and determine the reuse of each site.


In accordance with this Initiative, the City is proposing to sell the 1.22-acre parcel known as the former Harriet Tubman Elementary School, later Roots and Branches Charter School, located at 1807 Harlem Avenue in the Harlem Park Community, to the Little Flowers Early Childhood and Development Center, Inc.

This sale and proposed reuse have the potential to significantly contribute to the ongoing residential development in the 1500- 1600 block of Edmondson Avenue, the 500 block of N. Gilmor Street, and the 500 block of N. Mount Street, thereby enhancing the quality of life for the residents in these areas.

Ordinance

A City ordinance is necessary to authorize the sale of 1807 Harlem Avenue.

The Department of Real Estate respectfully requests a favorable report enabling this ordinance.

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0493 – SALE OF PROPERTY – 1807 HARLEM AVENUE		

TO

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

DATE: February 28, 2024

The Department of Planning is in receipt of City Council Bill #24-0493, 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 1807 Harlem Avenue (Block 0108, Lot 030) 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 #24-0493. This property is a surplus school, formerly the Harriet Tubman Building, that has been vacant for several years, and sale of this property will allow it to be redeveloped.

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

CR/ewt

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
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



Equity and Civil Rights

CITY COUNCIL BILL: 24-0493

BILL REPORT

SALE OF 1807 HARLEM AVENUE

TO: The Honorable Nick Mosby, President, Baltimore City Council
FROM: Dana Petersen Moore, Director, Office of Equity and Civil Rights
THRU: Nina Themelis, Director, Mayor's Office of Government Relations
ANALYST: Dana Petersen Moore, Director, Office of Equity and Civil Rights
DATE: March 11, 2024
POSITION: **Favorable**

INTRODUCTION

The Office of Equity and Civil Rights (OECR) has reviewed and is herein reporting on City Council Bill 24-0493 – Sale of 1807 Harlem Avenue. The bill authorizes the Mayor and City Council of Baltimore to sell at either public auction or private sale, all of its interest in the property located at 1807 Harlem Avenue, Baltimore, MD (Block 0108, Lot 030). The bill codifies that the property is no longer needed for public use. The bill also provides that the ordinance will take effect on the date that it is enacted. Last, the bill clarifies that the sale is pursuant to the authority of Article V, Section 5 (b), Baltimore City Charter (1996 Edition).

BACKGROUND

The building situated at 1807 Harlem Avenue was constructed in 1976, consists of two stories, has a building area of approximately 48,600 square feet, and occupies approximately 1.2 acres. Situated in the 21217 zip code, the property is currently zoned as R-8.

Located in West Baltimore near Harlem Park, the building has housed two schools. First, Harriet Tubman Elementary School, and then, Roots and Branches Charter School. Roots and Branches served young scholars in grades kindergarten to grade 5. The school closed in 2021. There are approximately three public schools within 0.5 miles of the former school. The understanding is that the property has been vacant since the school's closure.

ANALYSIS

The planned sale is pursuant to and consistent with the City Charter. Specifically, it is within the purview of the Baltimore City Comptroller to manage the sale process, and the Comptroller is doing so. There is no perceived or actual inequity in the process.

CONCLUSION

The Office of Equity and Civil Rights supports a **favorable** committee report on Bill 24-0493.

Respectfully submitted,

A handwritten signature in blue ink that reads "Dana P. Moore".

Dana Petersen Moore, Director

**CITY OF BALTIMORE
COUNCIL BILL 24-0493
(First Reader)**

Introduced by: Council President

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

Introduced and read first time: February 26, 2024

Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1807 Harlem 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 1807 Harlem Avenue
5 (Block 0108, Lot 030) 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 1807 Harlem Avenue (Block 0108, Lot 030), containing 1.22 acres, more
16 or less, and improved by a 2-story building, containing 50,188 square feet, more or less, formerly
17 known as the Harriet Tubman Elementary School, and later as the Roots and Branches Charter
18 School, this property being no longer needed for public use.

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

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

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