



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

8/28/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0070

***Title: Sale of Property – 242 South Patterson Park
Avenue***

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0070

Title: Sale of Property – 242 South Patterson Park Avenue

Purpose: For the purpose of authorizing the Mayor and City Council of Baltimore to sell, either public or private sale, all its interest in certain property that is located at 242 South Patterson Park Avenue (Block 1758, Lot 020) and is no longer needed for public use; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Department of Planning	Favorable
Department of Finance	Favorable
Department of Real Estate	Favorable with Amendment
Department of Housing and Community Development	Favorable

BACKGROUND

Bill Summary

The Comptroller of Baltimore city may sell at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property located at 242 South Patterson Park Avenue (Block 1758, Lot 020), containing approximately 10,695 square feet, improved by a 2-story building, containing approximately 17,102 approximately, with a playground area. This property being no longer needed for public use.

Amendment Request

The Department of Real Estate has submitted an amendment to correct the address of the bill from 242 South Patterson Park Avenue to 238 South Patterson Park Avenue. The amendment submitted by the Office of the Comptroller strikes all instances of “242” in the bill and

substitutes “238” to ensure accurate property identification. This change is due to the St. Vincent de Paul of Baltimore Inc. (SVDP) who has operated a Head Start program at this property since 2002. The proposed sale aligns with the Lease Agreement that gave SVDP the option to purchase, which was authorized by the Board of Estimates on August 28, 2019. SVDP is now exercising that right.

ADDITIONAL INFORMATION

Fiscal Note: The Department of Finance notes that the purchase price has not yet been determined. It will be negotiated between DORE and SVDP and included in the LDA, subject to approval by the Board of Estimates. The Department anticipates minimal fiscal impact.

Information Source(s): 25-0070 1st reader, agency reports

Analysis by: Juliane Jemmott
Analysis Date: 8/19/2025

Direct Inquiries to: 410 – 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0070
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Office of the Comptroller)
Cosponsored by: Councilmember Parker
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – 242 South Patterson Park 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 242 South Patterson Park Avenue (Block 1758, Lot 020) and is no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property located at 242 South Patterson Park Avenue (Block 1758, Lot 020), containing 10,695 square feet, more or less, and improved by a 2-story building, containing 17,102 square feet, more or less, and a playground, 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.

**AMENDMENTS TO COUNCIL BILL 25-0070
(1st Reader Copy)**

By: Office of the Comptroller
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, in line 2, strike “**242**” and substitute “**238**”; and, on that same page, in lines 4 and 15, in each instance, strike “242” and substitute “**238**”.

Baltimore City Council



Land Use & Transportation Committee

Bill: 25-0070

**Title: Sale of Property – 242 South
Patterson Park Avenue**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	August 25, 2025
SUBJECT	25-0070 Sale of Property – 242 South Patterson Park Avenue

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0070 Sale of Property – 242 South Patterson Park 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 242 South Patterson Park Avenue (Block 0388, Lot 009) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 25-0070 would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in 242 South Patterson Park Avenue. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

It is our understanding that St. Vincent de Paul of Baltimore Inc. has operated a Head Start program at 242 South Patterson Park since 2002 and wishes to take ownership of the building as the option to do so was included within their Lease Agreement with the City. This sale may potentially allow the building and surrounding playground to remain in productive use while continuing to provide community-based services to surrounding neighborhoods.

This sales ordinance is at the request of The Administration (Baltimore Development Corporation) and required for the disposition of the property. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. DHCD supports the disposition of the property as the site is no longer needed for public use.

FISCAL IMPACT

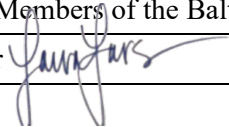
As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	June 25 th , 2025
SUBJECT	25-0070, Sale of Property – 242 South Patterson Park Avenue

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

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0070, Sale of Property – 242 South Patterson Park Avenue Block 1758, Lot 020, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the property located at 240 South Patterson Park Avenue (Block 1758, Lot 020).

Background

The property at 242 South Patterson Park Avenue consists of approximately 10,695 square feet of land, including a playground area and a 17,102-square-foot building. Since 2002, the property has been leased to St. Vincent De Paul of Baltimore, Inc. (SVDP), which operates a Head Start program at the location. The Board of Estimates approved a lease agreement on August 28, 2019, which included an option to purchase. SVDP is now exercising that purchase option with the intention of continuing to use the property for its nonprofit programs, including Head Start, preschool, and summer camp services.

The Department of General Services (DGS), listed as the responsible agency for the site, notes that while the property is technically under their inventory, all maintenance and capital repairs during the lease term have been provided by SVDP. DGS has no plans for the building and has expressed no objection to the sale. The Department of Real Estate (DORE) is managing the transaction and will bring the final Land Disposition Agreement (LDA) to the Real Estate Committee and the Board of Estimates for approval.

Fiscal Impact Analysis

The purchase price has not yet been finalized. It will be determined through negotiation between DORE and SVDP and included in the LDA, subject to approval by the Board of Estimates. The Department of Finance anticipates minimal fiscal impact from this legislation.

Conclusion

This legislation is a sale of property ordinance providing for the sale of the property located at 242 South Patterson Park Avenue (Block 1758, Lot 020) to St. Vincent De Paul of Baltimore, Inc. Finance does not anticipate a fiscal impact from this legislation/Finance anticipates minimal fiscal impact from this

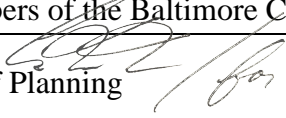
legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0070.

cc: Michael Mocksten
Nina Themelis



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning 
DATE	July 1, 2025
SUBJECT	City Council Bill #25-0070

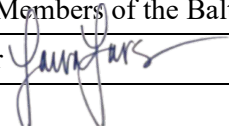
Position: Favorable

Summary of position: We understand the purpose of this sale is to allow St. Vincent de Paul of Baltimore Inc. (SVDP) to acquire the property where they have been operating a Head Start program since 2002. We do not see any purpose to retaining public ownership of the property. We recommend that it be sold to be kept in productive use in support of the surrounding community.

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



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	June 25 th , 2025
SUBJECT	25-0070, Sale of Property – 242 South Patterson Park Avenue

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

Position: Does Not Oppose

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legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0070.

cc: Michael Mocksten
Nina Themelis