

<b>FROM</b>	<b>NAME &amp; TITLE</b>	Robert Cename, Deputy Finance Director <i>ec</i>	CITY of BALTIMORE <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Finance Room 454, City Hall		
	<b>SUBJECT</b>	23-0451 Franchise – Superstructure – 4 Story Bridgeway		

DATE:

**TO**

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

February 1, 2024

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council 23-0451 Franchise – Superstructure – 4 Story Bridgeway, for the purpose of granting a franchise to Concord Communities I, LLC, a Delaware limited liability company, its successors and assigns, hereinafter referred to as Grantee, to maintain and operate at its own cost and expense for a period not exceeding 25 years, a private 4-story superstructure or bridgeway spanning a 10-foot alley in the rear of 2434 to 2448 Greenmount Avenue and in the rear of 2439 to 2449 Brentwood Avenue, subject to certain terms, conditions, and more fully described herein in Section 1; and providing for a special effective date.

**Background**

Baltimore City Charter Article VIII enables the City of Baltimore to grant the private use of public space. In this case, the Franchisee is utilizing the airspace in the public right of way. The proposed legislation seeks to grant the use of City airspace to Concord Communities I, LLC, to construct, use, maintain, and operate at its own cost and expense, for a period not exceeding 25 years, a private 4-story superstructure or bridgeway spanning a 10-foot alley in the rear of 2434 to 2448 Greenmount Avenue.

The legislation contains a franchise fee, which is set by the Board of Estimates (BOE). The Department of Transportation calculates the fee based on their Minor Privilege Schedule, which the BOE takes into consideration when establishing the fee. The fee is set in Section 3 of the ordinance at an annual fee of \$34,894. However, the Board of Estimates may increase the fee, subject to the stipulations in Section 5 of the ordinance.

**Fiscal Impact**

The Department of Finance expects a Franchise fee of \$34,894 to be paid annually by Concord Communities I or its successor entity. Revenue from this fee will be deposited in the City’s General Fund.

**Conclusion**

This legislation grants a franchise to Concord Communities I to construct, use, and maintain a four-story Bridgeway on a portion of the public right of way known as a 10-foot alley in the rear of 2434 to 2448 Greenmount Avenue and in the rear of 2439 to 2449 Brentwood Avenue. Finance anticipates an annual Franchise fee to be paid as laid out in this legislation.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 23-0415.**

cc: Nina Themelis  
Michael Mocksten