


FROM	NAME & TITLE	David E. Scott, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0392		

DATE: October 27, 2009

TO

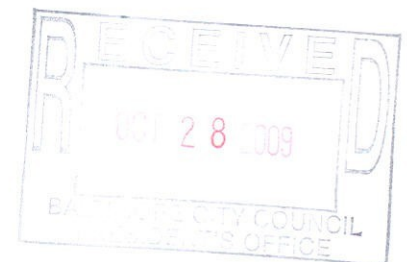
The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

I am herein reporting on City Council Bill 09-0392 introduced by Council President Rawlings Blake on behalf of the Administration (Baltimore Development Corporation).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all of its interest in certain property known as 1630 Aliceanna Street (Ward 02, Section 05, Block 1810, Lot 19) and no longer needed for public use.

The subject property is located on the north side of Aliceanna Street, between S. Bethel Street and S. Broadway. The approximately 40 foot by 80 foot lot is improved with a two story structure that is known as the former Fells Point Comfort Station. The second floor of the building is leased to the Baltimore Public Markets Corporation (BPMC), but the BPMC does not utilize the space and is willing to terminate its interest in the property. In February of this year, the Baltimore Development Corporation (BDC) received an unsolicited offer from South Broadway Properties, LLC to purchase the Comfort Station and incorporate it into the Marketplace at Fells Point Redevelopment Project. BDC issued a public Request for Proposals in March but did not receive any responses to that public request.

Ordinance 07-435 established a Business Planned Unit Development (PUD) called Marketplace at Fells Point and was last amended by Ordinance 08-66. The focus of the PUD is the rehabilitation of the Broadway Markets and renovation and redevelopment of the blocks to the east and west of the Markets. The Plan includes mixed uses of office, retail, and residential properties along Broadway and Fleet Street, with structured parking off of the 1600 block of Fleet Street and mixed uses along the frontage. Plans for the City-owned Comfort Station at 1630 Aliceanna Street are to preserve and restore the front portion of the building, demolish the rear of the structure and attach it to the western block development planned for in the PUD. Sale of the property would allow for these plans to proceed.



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The Department of Public Works finds City Council Bill 09-0392 to be consistent with the Marketplace at Fells Point PUD and therefore supports its passage.



David E. Scott, P.E.
Director

DES/MMC:pat

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