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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, July 23, 2024
10:22 AM**

COUNCIL CHAMBERS

Council Bill #23-0392

Sale of Property – A Portion of Boston Street

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 23-0392

Sale of Property – A Portion of Boston Street

Sponsor: Administration

Introduced: June 12, 2023

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 known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, and no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted

Agency Reports

Law	Favorable
Department of Housing and Community Development	Favorable
Department of Finance	Not Opposed
Department of Planning	Favorable
Department of Real Estate	No Objection
Office of Civil Rights and Wage Enforcement	Defers to Department of Housing and Community Development

Must be approved by the Board of Estimates

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

This property, known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street is in the 1st Council district in Baltimore City's Canton neighborhood.

If approved, Council Bill 23-0392 would authorize the sale of the property, known as the former bed of a portion of Boston Street, to 1201 S. Haven LLC. This sale of the property would allow for continued redevelopment in the area as it transitions from industrial to commercial and residential use.

Its companion Bill, 23-0391, which authorizes closing and condemning this portion of Boston Street, was heard by the Economic and Community Development Committee on July 9, 2024. This Council Bill passed with a Favorable vote.

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

Additional Information

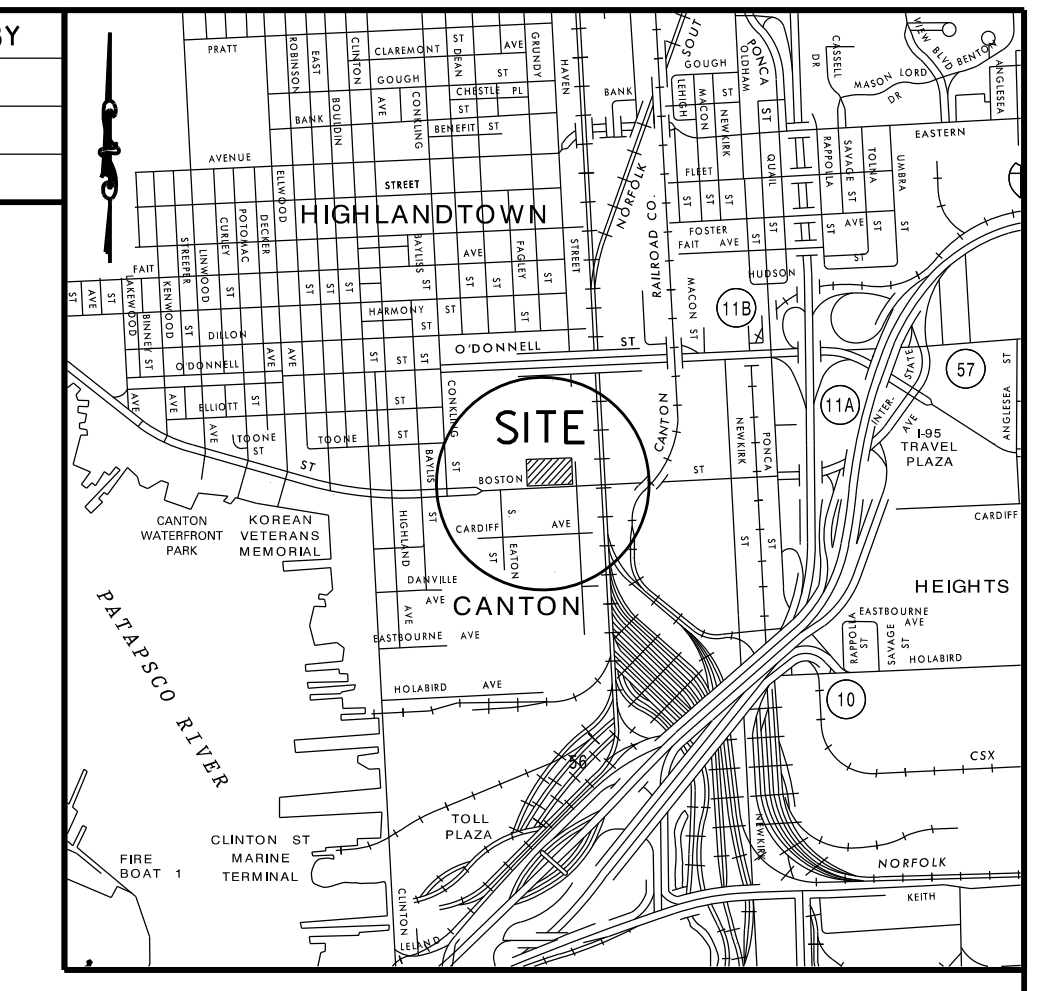
Fiscal Note:

Information Source(s): 23-0392, 23-0391, Baltimore City Charter, and all agency reports received as of this writing.

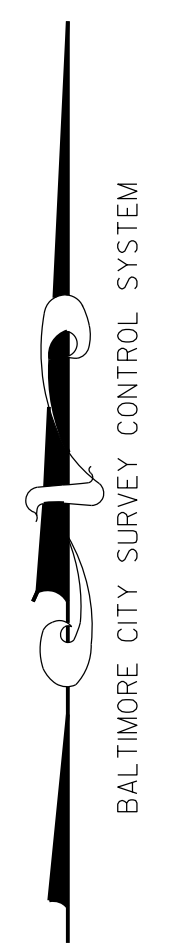
Analysis by: Niya N. Garrett
Analysis Date: July 16, 2024

Direct Inquiries to (410) 396-1268

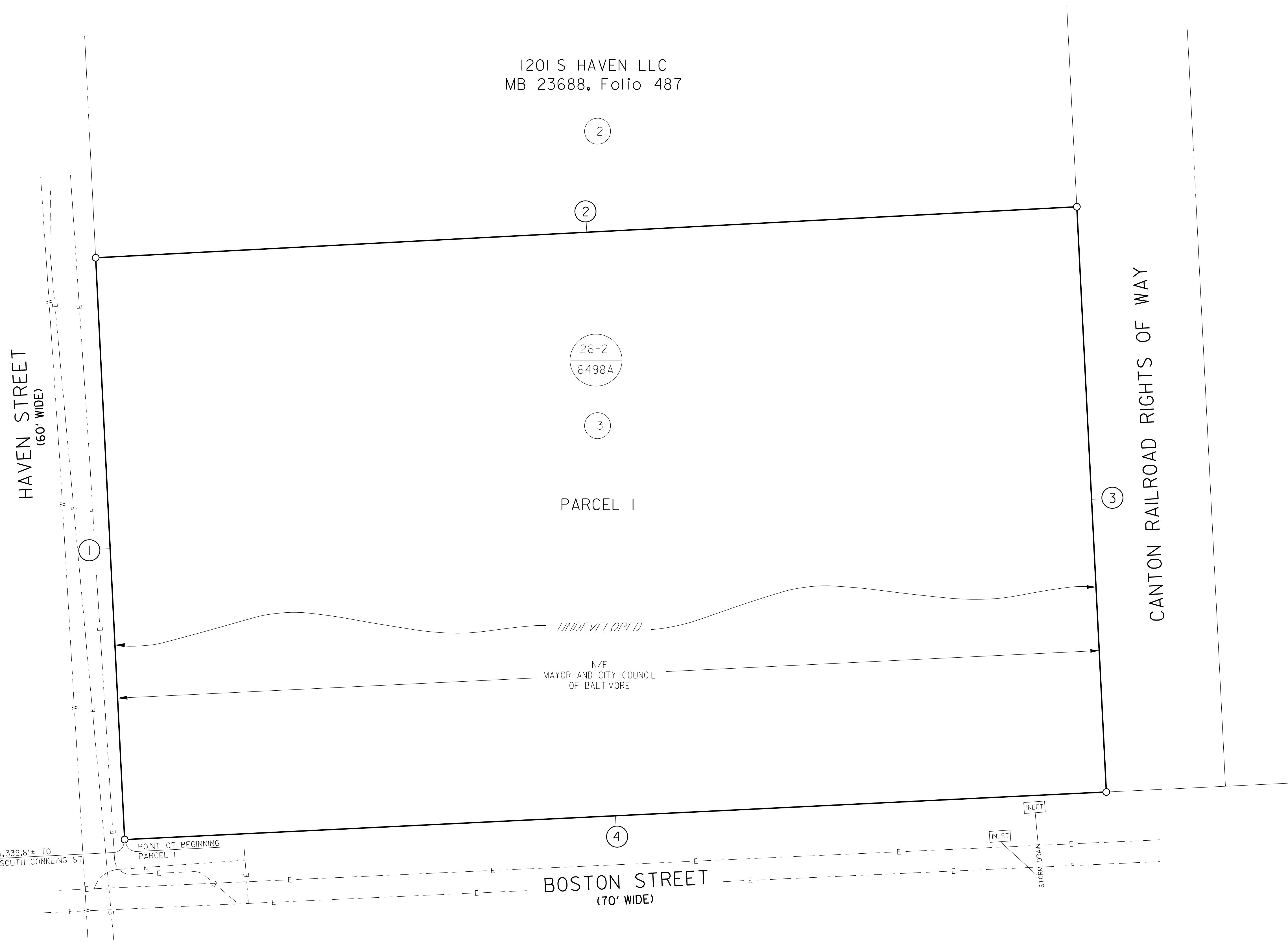
NO.	REVISIONS	DATE	BY



VICINITY MAP
1"=2000'



1201 S HAVEN LLC
MB 23688, Folio 487



COURSES AND DISTANCES

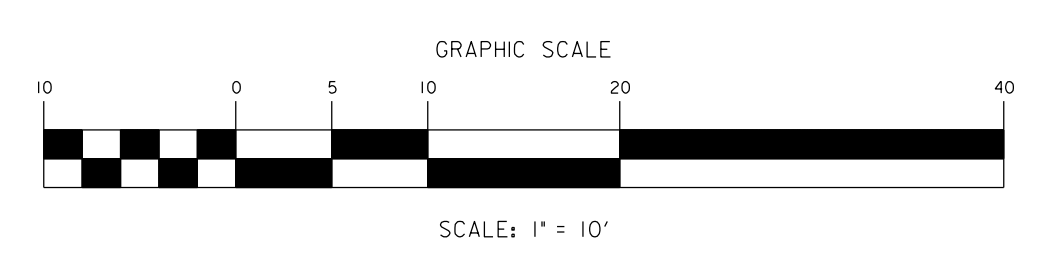
- PARCEL 1 ○
1. NORTHWESTLY 107.4'
 2. NORTHEASTERLY 181.3'
 3. SOUTHEASTERLY 108.1'
 4. SOUTHWESTERLY 181.3'
- AREA: 19,535 SQUARE FEET
0.448 ACRES±

GENERAL NOTES

1. THIS PLAT WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE SEARCH PROVIDED BY RESIDENTIAL TITLE & ESCROW COMPANY, DATED JUNE 15, 2021.
3. AN EASEMENT WILL BE RETAINED FOR ALL UTILITIES NOT TO BE ABANDONED.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM BALTIMORE CITY UTILITY RECORD DRAWINGS, AND ARE FOR THE CONVENIENCE OF THE USER OF THE DRAWING, AND THE CITY OF BALTIMORE OFFERS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY, CORRECTNESS, COMPLETENESS, EXISTENCE OR NON-EXISTENCE OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAT MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
5. N/F = NOW OR FORMERLY.

LEGEND

- E --- U/G ELECTRIC
- W --- U/G WATER
- STORM DRAIN --- U/G STORM DRAIN



CHIEF, SURVEY SECTION

CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

DIRECTOR, DEPARTMENT OF TRANSPORTATION

COMPUTED BY: W. PATTERSON SCALE: 1" = 10'
DRAWN BY: W. PATTERSON
CHECKED BY: P. MACKAY & J. STALEY

CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

PRELIMINARY PLAT FOR THE CONDEMNATION AND CLOSING
OF A PORTION OF BOSTON STREET
BOUNDED BY THE EAST SIDE OF HAVEN STREET,
THE SOUTHERNMOST PROPERTY LINE OF 1201 SOUTH
HAVEN LLC, THE WEST SIDE OF CANTON RAILROAD RIGHT
OF WAY AND THE NORTH SIDE OF BOSTON STREET

WARD 26, SECTION 2, BLOCK 6498-A

SURVEY SECTION

SCALE: 1" = 10' DATE: MARCH 17, 2022 SHEET 1 OF 1

694-22-058

Council Bill 23-0392

Agency Report

SEE ATTACHED

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



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

January 29, 2024

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

Re: City Council Bill 23-0392– Sale of Property – A Portion of Boston Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0392 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell at either public or private sale, all its interest in certain property that is known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street. The property is no longer needed for public use. The bill provides for a special effective date.

Article V, Section 5(b) of the Baltimore City Charter grants the Department of Real Estate within 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 authorized by ordinance and 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,

Teresa E. Cummings

cc: Ebony Thompson, Acting City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Chief Solicitor
Jeffrey Hochstetler, Chief Solicitor
Michelle Toth, Assistant Solicitor



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	April 30, 2024
SUBJECT	23-0392 Sale of Property - A Portion of Boston Street

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

4/30/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0392 Sale of Property - A Portion of Boston Street 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 known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, and 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 that is known as the former bed of a portion of Boston Street. If approved, this ordinance would become effective the day it is enacted.

DHCD Analysis



The sale of the property that is known as the former bed of a portion of Boston Street would allow for the redevelopment of the adjacent parcel with new commercial investment. The closure will also align the northern edge of the Boston Street right-of-way with adjacent blocks to the east and west.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The sale of this

property may bring new commercial and economic opportunities to the communities of Southeast Baltimore.

Conclusion

DHCD respectfully requests a **favorable** report on the passage of City Council Bill 23-0392.

FROM	NAME & TITLE	Laura Larsen, Budget Director 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 23-0392 – Sale of Property – 1201 S Haven Street		

DATE:

TO

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

August 23, 2023

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 23-0392, Sale of Property, Sale of Property at 1201 South Haven Street 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 the former bed of a portion of Boston Street.

Background

The property is comprised of 19,535 square feet or 0.448 acres of land, and formerly belonged to the Exxon Corporation.

Fiscal Impact


The Department of Finance anticipates minimal fiscal impact from the sale of the property. Based on the market rate value of \$7.49 per square foot, the Department of Transportation has determined a sale price of \$146,414. The site will be sold to 1201 S. Haven LLC for redevelopment. There are no budgeted maintenance costs for this property. The sale of this property may be a net benefit to the City's General Fund from future property tax receipts.

Conclusion

This legislation provides for the sale of property located at the former bed of a portion of Boston Street. Finance anticipates a net benefit to the City's General Fund from future property tax receipts.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 23-0392.

cc: Michael Moiseyev
Nina Themelis

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 #23-0392/ SALE OF PROPERTY – A PORTION OF BOSTON STREET		

TO

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

DATE: October 16, 2023

The Department of Planning is in receipt of City Council Bill #23-0392, 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 known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #23-0392, as this would provide for redevelopment of the adjacent parcel with new commercial investment. The closure will also align the northern edge of the Boston Street right-of-way with adjacent blocks to the east and west.

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



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

Date: October 27, 2023

Re: 23-0392 Sale of Property – A Portion of Boston Street

Position: No Objection

The Department of Real Estate is responding to the request for a report on City Council bill 23-0392 Sale of Property – A Portion of Boston Street, 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 known as the former bed of a portion of Boston Street, bounded by the east side of Haven Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side of Boston Street, and no longer needed for public use; and providing for a special effective date.

City Council Bill 23-0392 would allow for redevelopment of the adjacent parcel with new commercial investment. The closure will also align the northern edge of the Boston Street right-of-way with adjacent blocks to the east and west.

The Department of Real Estate has reviewed the proposal and has no objection to the passage of City Council bill 23-0392.

CC:

Celeste Amato, Chief of Staff, Comptroller's Office
KC Kelleher, Director of Communications and Policy, Comptroller's Office
Eric Evans, Director of Real Estate, Comptroller's Office

Brandon M. Scott
Mayor, City of Baltimore



Equity and Civil Rights

Dana Petersen Moore
Director
Chief Equity Officer

June 29, 2023

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

Re: City Council Bill 23-0392 Sale of Property – A Portion of Boston Street

Dear President and City Council Members:

The Office of Equity and Civil Rights (OECR) has reviewed City Council Bill 23-0392 and is deferring its recommendation on the legislation to that of the report and recommendation of the Department of Housing and Community Development.

Sincerely,

Dana Petersen Moore
Director
Office of Equity and Civil Rights

Please direct inquiries related to this matter to OECR's Legislative Liaison:

Ty'lor Schnella at (443) 401-8460 or (Tylor.schnella@baltimorecity.gov)

**CITY OF BALTIMORE
COUNCIL BILL 23-0392
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: June 12, 2023
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – A Portion of Boston Street**

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 known as the former bed of a portion
5 of Boston Street, bounded by the east side of Haven Street, the southernmost property line of
6 1201 South Haven, LLC, the west side of Canton Railroad Right-of-Way, and the north side
7 of Boston Street, and no longer needed for public use; and providing for a special effective
8 date.

9 BY authority of
10 Article V - Comptroller
11 Section 5(b)
12 Baltimore City Charter
13 (1996 Edition)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
15 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
16 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
17 that is known as the former bed of a portion of Boston Street, bounded by the east side of Haven
18 Street, the southernmost property line of 1201 South Haven, LLC, the west side of Canton
19 Railroad Right-of-Way, and the north side of Boston Street, and more particularly described as
20 follows:

FORMAT ONLY

13JUN23

DEP'T OF LEGISLATIVE REFERENCE

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

Council Bill 23-0392

1 Beginning for Parcel 1 at the point formed by the intersection of the north side of
2 Boston Street 70 feet wide, and the east side of Haven Street 60 feet wide, said
3 point of beginning being distant Easterly 1,339.8 feet, more or less, measure along
4 the north side of said Boston Street from the intersection of the east side of South
5 Conkling Street and the north side of said Boston Street; thence binding on the
6 east side of said Haven Street Northwesterly 107.4 feet, more or less, to the
7 southernmost property line of 1201 S. Haven, LLC, formerly the Lands of Exxon
8 Corporation; thence binding on the southernmost property line of said 1201 S.
9 Haven, LLC, Northeasterly 181.3 feet to intersect the west side of Canton
10 Railroad Right-of-Way; then binding on the west side of said Canton Railroad
11 Right-of-Way Southeasterly 108.1 feet, more or less, to intersect the north side of
12 said Boston Street and thence binding on the north side of said Boston Street
13 Southwesterly 181.3 feet, more or less, to the point of beginning.

14 Containing 19,535 square feet or 0.448 acres of land, more or less.

15 Subject to a full width Perpetual Easement for all Municipal Utilities and Services,
16 not to be abandoned, over the entire herinabove described parcel of land.

17 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.