


MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President 

DATE: October 28, 2009

SUBJECT: City Council Bill No. 09-0392
Sale of Property – 1630 Aliceanna Street

The Baltimore Development Corporation (BDC) is pleased to support City Council Bill 09-0392.

This legislation was introduced at the request of BDC to authorize the disposition of the Fells Point Comfort Station for redevelopment purposes. The Comfort Station is no longer utilized by the City as a public facility and has remained vacant for several years. BDC received a written unsolicited offer in February 2009 to purchase and redevelop the City-owned property at 1630 Aliceanna Street for incorporation into the Marketplace at Fells Point Redevelopment Project. In response to the unsolicited offer, BDC issued a public Request for Proposals (RFP) on March 25, 2009. BDC did not receive any responses to the public offering.

The proposed redevelopment of the Comfort Station includes converting the ground floor and basement into a residential lobby entrance for a planned 155-unit apartment/retail project, and converting the second floor into office space for a local community organization. The renovations will adhere to CHAP and historic guidelines and will comply with the Marketplace at Fells Point PUD. This redevelopment project will create new jobs, housing and shopping opportunities for the Fells Point neighborhood and generate substantial tax revenues for the City of Baltimore.

cc: Andrew Frank
Angela Gibson
sandra.gladden/ccbill09/09-0392

