

<b>FROM</b>	NAME & TITLE	Natawna B. Austin, Executive Secretary
	AGENCY NAME & ADDRESS	Baltimore City Council, 100 Holliday Street, 4 <sup>th</sup> Floor, Baltimore, MD, 4 <sup>TH</sup> Floor
	SUBJECT	BOE Agenda Approval Needed for City Council Bills 21-0183

CITY of  
BALTIMORE  
**MEMO**



DATE:

**TO**

**ACTION REQUESTED OF THE BOARD OF ESTIMATES:** Board of Estimates agenda approval needed for city council bill 21-0183.

**AMOUNT AND SOURCE OF FUNDS:** \$0.00 (at no cost to the City of Baltimore)

**BACKGROUND/EXPLANATION:** N/A

**MBE/WBE PARTICIPATION:**

MWBOO WAIVER FOR GRANT AGREEMENT: \_\_\_ YES \_\_\_ X \_\_\_ NO

REASON: \_\_\_ State Pass-Through Grant \_\_\_ Federal Pass-Through Grant

Clerk of the Board of Estimates:

**By Celeste.Amato at 9:59:20 AM, 3/2/2022**

**CITY OF BALTIMORE  
COUNCIL BILL 21-0183  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Office of the Comptroller (Department of Real Estate)  
Introduced and read first time: December 6, 2021  
Assigned to: Ways & Means Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Planning Department, Department of Housing and Community Development, Department of Transportation, Department of Real Estate, Parking Authority, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – WS S Hanover 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 located at WS S Hanover Street,  
5 known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use;  
6 and providing for a special effective date.

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

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in  
13 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may  
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in  
15 the property located at WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028,  
16 005D), containing 0.003 acres, more or less, this property being no longer needed for public use.

17 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance  
18 unless the deed has been approved by the City Solicitor.

19 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
20 enacted.

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

BOE Approval Needed for City  
Council Bill 21-0183  
Contact for Questions: Matt  
Stegman  
BOE Document Sheet: Natawna  
B. Austin

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
JAMES L. SHEA, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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January 18, 2022

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

Re: City Council Bill 21-0183 - Sale of Property – WS S Hanover St

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0183 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 located at WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use; and providing for a special effective date.

Article V, Section 5 (b) of the Baltimore City Charter grants the Department of Real Estate in 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 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,

Ashlea Brown  
Chief Solicitor

cc:

Matt Stegman  
Nina Themelis  
Nikki Thompson  
Elena DiPietro  
Hilary Ruley  
Victor Tervalá

Favorable

BOE Approval Needed for City  
Council Bill 21-0183  
Contact for Questions: Matt Stegman  
BOE Document Sheet: Natawna B.  
Austin

*BaltAC*

FROM	NAME & TITLE	Robert Cename, Budget Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 21-0183 – Sale of Property – Block WS S Hanover St		

DATE:

TO

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

January 21, 2022

**Position: Does Not Oppose**

The Department of Finance is herein reporting on City Council Bill 21-0183, Sale of Property – Block WS S Hanover St, 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 1996 S Hanover St (Block 1028, 005D).

**Background**

This property is small lot, approximately 130 square feet. The adjacent property is being redeveloped into a multi-family apartment building and the sale of this property will be included in that development.

**Fiscal Impact Analysis**

The Department of Real Estate will negotiate the property sale and seek approval from the Board of Estimates. The Department of Finance anticipates minimal fiscal impact from this sale.

**Conclusion**



This legislation authorizes the sale of the property located at 1996 S Hanover St (Block 1028, 005D). Finance anticipates minimal fiscal impact from this legislation.

**For the reasons stated above, the Department of Finance does not oppose City Council Bill 21-0183.**

cc: Henry Raymond  
Natasha Mehu  
Nina Themelis

Not opposed

BOE Approval Needed for City Council Bill  
21-0183  
Contact for Questions: Matt Stegman  
BOE Document Sheet: Natawna B. Austin

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #21-0183/ SALE OF PROPERTY – WS S HANOVER STREET		

DATE:

January 14, 2022

TO

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

The Department of Planning is in receipt of City Council Bill #21-0183, 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 located at WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #21-0183, as the sale of this small piece of property will enable the site to be redeveloped with a new multi-family building.

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. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Kathleen Byrne, 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

Favorable

BOE Approval Needed for  
City Council Bill 21-0183  
Contact for Questions: Matt  
Stegman  
BOE Document Sheet:  
Natawna B. Austin



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner

Date: January 19, 2022

### **Re: City Council Bill 21-0183 Sale of Property - WS S Hanover Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0183 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 21-0183 would allow for either the public or private sale of 1996 S Hanover Street, which may allow for redevelopment of this small underutilized lot in conjunction with adjacent parcels to create additional opportunities for the residents of South Baltimore.

DHCD supports the sale and the subsequent productive re-use of the presently vacant lot. The proposed sale of the property would not negatively impact any DHCD programs or plans as it falls outside any existing Impact Investment Areas, Major Redevelopment Projects or Community Development Zones. Approval of City Council Bill 21-0183 will allow the Department of Real Estate to negotiate the property sale and require the Board of Estimates to approve and finalize the disposition.


DHCD **supports** the passage of Council Bill 21-0183.

Favorable

*AK/sm*

*cc: Ms. Nina Themelis, Mayor's Office of Government Relations*

BOE Approval Needed for  
City Council Bill 21-0183  
Contact for Questions: Matt  
Stegman  
BOE Document Sheet:

<b>F R O M</b>	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 21-0183	M E M O	

TO: Mayor Brandon M. Scott  
TO: Ways and Means Committee  
FROM: Department of Transportation  
POSITION: **Support with Amendment**  
RE: Council Bill – 21-0183

DATE: 1/26/22

**INTRODUCTION** – Sale of Property - WS S Hanover Street

**PURPOSE/PLANS** – 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D) and is no longer needed for public use; and providing for a special effective date.

**COMMENTS** – Council Bill 21-0183 seeks authorization for the sale of City-owned property known as WS S Hanover Street 303-10 ft SW of Barney Street, (Block 1028, 005D). The approximately 130 square foot City-owned parcel is adjacent to the recently developed apartment complex located at 1900 South Hanover Street and has been determined to be of no further use for public purposes.

**AGENCY/DEPARTMENT POSITION** – The Baltimore City Department of Transportation does not foresee any direct fiscal or operational impact resulting from this legislation; however, we are recommending the adoption of a technical amendment that would correctly name the property being considered for sale. With these factors in mind, DOT recommends **support with amendment** for Council Bill 21-0183.


If you have any questions, please do not hesitate to contact Liam Davis at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or at 410-545-3207.

Sincerely,

Steve Sharkey  
Director

Favorable with amendments

BOE Approval Needed for City  
Council Bill 21-0183  
Contact for Questions: Matt Stegman  
BOE Document Sheet: Natawna B.  
Austin

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	21-0183 - Sale of Property - WS S Hanover Street		

DATE:

TO

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

January 14, 2021

**Position: Support**

The Department of Real Estate is reporting on 21-0183 - Sale of Property - WS S Hanover Street. This bill was introduced by the Administration at the request of the Department of Real Estate. The purpose of this bill is to authorize 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 21-0183 - Sale of Property - WS S Hanover Street. This property is no longer needed for public use.

If CCB 21-0183 is approved by the City Council, the Department of Real Estate will negotiate the property sale. The Board of Estimates will be asked to approve the deal to finalize the disposition.

**Background**

This property is about .003 acres (approximately 130 square feet). It sits on a corner of a piece of property on S. Hanover Street that is being developed into an apartment complex. The Councilmember for the area has been briefed and has no objection to the sale.

**The Department of Real Estate supports the passage of CCB 21-0183.**

CC: Celeste Amato, Chief of Staff, Comptroller's Office  
 KC Kelleher, Director of Communication, Comptroller's Office  
 Nina Themelis, Mayor's Office

Favorable

BOE Approval Needed for City  
 Council Bill 21-0183  
 Contact for Questions: Matt  
 Stegman  
 BOE Document Sheet: Natawna  
 B. Austin





**MEMORANDUM**

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** December 21, 2021

**Subject:** City Council Bill 21-0183

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I am herein reporting on City Council Bill 21-0183 introduced by The Council President at the request of The Office of the Comptroller (Department of Real Estate).

The purpose of this bill is to authorize 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 WS S Hanover Street, known as 1996 S Hanover Street, (Block 1028, 005D).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The parcel indicated in the legislation is near a Residential Permit Parking on-street parking program (Area #30) administered by PABC. However, the proposed sale of the property would not negatively impact any PABC programs or plans.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0183.

Not opposed

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Contact for Questions: Matt Stegman  
BOE Document Sheet: Natawna B.  
Austin