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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, MARCH 15, 2022
10:01 AM**

VIRTUAL WEBEX MEETING

Council Bill 21-0184

Sale of Property – 606 South Ann Street

CITY COUNCIL COMMITTEES

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James Torrence
Staff: Richard Krummerich



BILL SYNOPSIS

Committee: Ways and Means

Bill: 21-0184

Sale of Property – 606 South Ann Street

Sponsor: Councilmember Cohen, et al.

Introduced: December 6, 2021

Purpose:

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 located at 606 South Ann Street (Block 1828, Lot 045) and no longer needed for public use; and providing for a special effective date.

Effective: **On the date it is enacted**

Agency Reports

Law Department	None as of this writing
Department of Finance	None as of this writing
Planning Department	Favorable
Department of Housing & Community Development	Favorable
Department of Transportation	None as of this writing
Department of Real Estate	Favorable
Parking Authority	None as of this writing
Board of Estimates	

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

Background

If enacted, Bill 21-0184 would authorize the sale of the property located at 606 South Ann Street (Block 1828, Lot 045) in the Fells Point area of the city; Council District #1. **See attached picture**

Per the primary sponsor of the bill, the property is an old library that have been sitting for a while. The goal is to sale the building, and the neighborhood association(s) are on board with same.¹

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: None

Information Source(s): City Charter, Council Bill 21-0184, see footnote below and all agency reports received as of this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: March 11, 2022

Direct Inquiries to: (443) 984-3485

¹ The Honorable Zeke Cohen, Councilmember, District #1

606-610 S. Ann Street





Status:	For Sale
Property Type:	Building
Current Zoning:	R-8
Lot Size:	15.680 SF (approx.)
Neighborhood:	Fells Point
Zip Code:	21231

Built in 1922, the former Enoch Pratt Free Library Branch No. 19, is an attractive property in the Fells Point neighborhood. Fells Point is an upscale residential area and tourist destination. The property has been designated to the Fells Point historic district by the Baltimore City Commission for Historic and Architectural Preservation (CHAP) and is in the Fells Point National Register Historic District.

Council Bill 21-0184

AGENCY REPORTS

See attached

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 #21-0184/ SALE OF PROPERTY – 606 SOUTH ANN STREET		

DATE:

March 7, 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 #21-0184, 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 606 South Ann Street (Block 1828, Lot 045) 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 #21-0184. There is no further public need for the property, and so it may be surplussed and sold. We also understand that the applicants are aware of historic review requirements, and working on plans that will meet the Guidelines and need Historic Tax Credits.

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



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 7, 2022

Re: City Council Bill 21-0184 - Sale of Property – 606 South Ann Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0184 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 606 South Ann Street (Block 1828, Lot 045) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 21-0184 would allow for either the public or private sale of 606 South Ann Street. The property is owned by the Mayor and City Council and is no longer serving a public use. The building was originally built as the Enoch Pratt Library Branch No. 19. The library branch closed in 2001 and the building was utilized by the Education-Based Latino Outreach (EBLO) center until 2018 when flooding to the basement and interior damage forced EBLO to move programs out of the building.


DHCD has taken a number of steps towards the disposition of the property to support its return to productive use. In the Fall of 2020 DHCD advertised a Request for Proposals “RFP” for 606 South Ann Street. Of the proposals received in response to the RFP, the plan presented by *Library 19* received the highest marks. The developer has made great effort to work with community partners and has committed to establishing a MOU agreement with the community that will ensure free and regular access to the building for scheduled meetings and events.

The sale of the property would allow the identified developer to restore the existing historic structure and develop the site. Our department currently has an open application for purchase on the subject address with proposed plans to renovate the former library into a new, state-of-the-art building for public and private use. If approved by the City Council the Board of Estimates will be asked to finalize the disposition and approve the LDA. The legislation has no fiscal impact on DHCD and disposition and rehabilitation of the property would benefit the surrounding community and meet revitalization goals of the City at large.

We respectfully request a **favorable** report on Council Bill 21-0184.

AK/sm

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

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	21-0184 Sale of Property - 606 South Ann Street		

DATE:

TO

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

March 7, 2021

Position: Support

The Department of Real Estate is reporting on 21-0184 Sale of Property - 606 South Ann Street. This bill was introduced by district representative, Councilman Zeke Cohen. 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 606 South Ann Street (Block 1828, Lot 045). This property is a former Enoch Pratt Free Library Branch and is no longer needed for public use.

If CCB 21-0184 is approved by the City Council, the Board of Estimates will be asked to approve the deal to finalize the disposition.

The Department of Real Estate supports the passage of 21-0184.

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

**CITY OF BALTIMORE
COUNCIL BILL 21-0184
(First Reader)**

Introduced by: Councilmember Cohen
Introduced and read first time: December 6, 2021
Assigned to: Ways & Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 606 South Ann 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 606 South Ann Street
5 (Block 1828, Lot 045) and is no longer needed for public use; and providing for a special
6 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 606 South Ann Street (Block 1828, Lot 045), containing 15,680 square
16 feet, 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.