



MEMORANDUM

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

From: Andy Frank, Real Estate Officer,

Date: May 11, 2022

Re: 22-0240 Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062)

Position: Support

The Department of Real Estate is reporting on CCB 22-0240 Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062). The purpose of the 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 located at 711 North Arlington Avenue, which is no longer needed for public use; and provide for a special effective date. If CCB 22-0240 is approved by the City Council, the Board of Estimates will be asked to approve the deal to finalize the disposition.

Background

This property is a 1.22 acre “inner block park” in Harlem Park, one of 29 inner block parks in Harlem Park. The Harlem Park Urban Renewal Plan speaks to the deterioration of these inner block parks and encourages alternative uses. This is consistent with the Harlem Park URP.

N.M. Carroll Manor Nursing Home, an assisted living facility, is located at 701 N. Arlington, which abuts the parcel. They have maintained the parcel for about a decade and has used it as outdoor and gardening space for its residents. With the support of Baltimore City Recreation and Parks, Carroll Manor wants to purchase about 10,000 square feet of the parcel.

In 2019, BCRP Recreation and Parks declared part of the parcel as surplus space. In 2020, the Real Estate office entered into an Exclusive Negotiating Privilege (ENP) and Right-of-Entry agreement to give the nursing home access to the site for some preliminary environmental investigations.

Fiscal Impact

The property has been appraised and, subject to City Council and BOE approval, will sell for \$2,200.

The Department of Real Estate supports the passage of CCB 22-0240.

CC:

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