


FROM	NAME & TITLE	Natawna B. Austin, Executive Secretary	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Baltimore City Council, 100 Holliday Street, 4 th Floor, Baltimore, MD, 4 TH Floor		
	SUBJECT	BOE Agenda Approval Needed for City Council Bill 22-0240		

DATE:

TO

ACTION REQUESTED OF THE BOARD OF ESTIMATES: Board of Estimates agenda approval needed for city council bill 22-0240.

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 NO

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




Clerk, Board of Estimates

6/15/2022

BOE Approval Needed for City Council Bill 22-0240

Contact for Questions: Matt Stegman

BOE Document Sheet: Natawna B. Austin

**CITY OF BALTIMORE
COUNCIL BILL 22-0240
(First Reader)**

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)
Introduced and read first time: May 16, 2022
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062)**

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 located at 711 North Arlington Avenue
5 (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a
6 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 City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062), and more particularly
16 described as follows:

17 The subject parcel (711 North Arlington Avenue (Block 0104, Portion of
18 Lot 062)) is part of the Harlem inner block parks, containing 9,140 square feet,
19 more or less, this property being no longer needed for public use.

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

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

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

BOE Approval Needed for
City Council Bill 22-0240
Contact for Questions:
Matt Stegman
BOE Document Sheet:
Natawna B. Austin

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



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

May 20, 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 21-0240 - Sale of Property – 711 North Arlington Avenue
(Block 0104, Portion of Lot 062)

President and City Council Members:

The Law Department has reviewed City Council Bill 22-0240 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the property located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and declaring it no longer needed for public use. The bill also provides 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.

FAVORABLE



Sincerely,

A handwritten signature in blue ink that reads 'Elena DiPietro'.

Elena R. DiPietro

BOE Approval Needed
for City Council Bill
22-0240
Contact for Questions:
Matt Stegman
BOE Document Sheet:
Natawna B. Austin

Cc: Natasha Mehu
Nikki Thompson
Nina Themelis
Matt Stegman
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Dereka Bolden
Michele Toth

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 #22-0240/ SALE OF PROPERTY – 711 NORTH ARLINGTON AVENUE (BLOCK 0104, PORTION OF LOT 062)		

TO

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

DATE: May 17, 2022

The Department of Planning is in receipt of City Council Bill #22-0240, 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 located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0240. We understand that this sale will be to N.M. Carroll Manor Nursing Home, an assisted living facility on an adjacent parcel, that have been maintaining and using this parcel for about a decade.

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
Mr. Ethan Cohen, 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
Ms. KC Kelleher, Comptroller's Office

FAVORABLE

BOE Approval Needed
for City Council Bill
22-0240
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, Housing Commissioner

Date: May 26, 2022

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

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0240 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 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 22-0240 would allow for either the public or private sale of 711 North Arlington Avenue. The property is zoned R-8 and owned by the Mayor and City Council and under the Department of Recreation and Parks.

The 1.22 acre site is one of 29 Harlem “Inner Block” Parks that once offered outdoor enjoyment opportunities in a courtyard setting for the surrounding residents on the 900 blk of Harlem Ave, 1000 blk of W Lanvale St. and 700 blk of N Freemount Ave. The majority of the homes that once surrounded the park have been demolished or are presently vacant. Prior to the voluntary maintenance provided by the adjacent assisted living facility, taken up over a decade ago, the site suffered from unsanitary conditions, high grass and weeds.

Approval of the sale would allow the N.M. Carroll Manor Nursing Home, located 701 N. Arlington, which directly abuts the parcel, to purchase 10,000 square feet of the parcel that is no longer needed for public use and continue to use the space for outdoor gardening and enjoyment as well as providing for the ongoing maintenance of the site.


DHCD supports the Administration’s disposition of the property which may further revitalization objectives. DHCD has undertaken significant demolition and code enforcement action in the surrounding area. This parcel is located within a DHCD Community Development Zone and is directly adjacent to the West Impact Investment Area.

We respectfully request a **favorable** report on Council Bill 22-0240.

FAVORABLE

AK/sm

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

F R O M	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 22-0240	M E M O	

TO: Mayor Brandon M. Scott
TO: Ways & Means Committee
FROM: Department of Transportation
POSITION: **No Objection**
RE: City Council Bill 22-0240

DATE: 5/25/22

INTRODUCTION – Sale of Property - 711 North Arlington Avenue (Block 0104, Portion of Lot 062)

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 located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062) and no longer needed for public use; and providing for a special effective date.

COMMENTS – Council Bill 22-0240 seeks authorization for the sale of the City-owned property known as 711 North Arlington Avenue. The surplus property, located within the community of Harlem Park, is currently under the jurisdiction of the Office of the Comptroller, within the Department of Real Estate. The Department of Real Estate determined that the 1.2-acre inner block park property was no longer needed for public use and intends to sell the surplus property to an abutting nursing home that has expressed interest in purchasing the parcel.

AGENCY/DEPARTMENT POSITION – The Baltimore City Department of Transportation foresees no direct operational or fiscal impact resulting from the advancement of the legislation and has **no objection** towards the advancement of Council Bill 22-0240.

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

Sincerely,

NO OBJECTION

Steve Sharkey
Director

BOE Approval Needed
for City Council Bill
22-0240
Contact for Questions:
Matt Stegman
BOE Document Sheet:
Natawna B. Austin



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.

FAVORABLE

BOE Approval Needed for City Council Bill 22-0240
Contact for Questions: Matt Stegman
BOE Document Sheet: Natawna B. Austin
410-396-4755

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



MEMORANDUM

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

From: Peter Little, Executive Director

Date: May 23, 2022

Subject: City Council Bill 22-0240

I am herein reporting on City Council Bill 22-0240 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 located at 711 North Arlington Ave (Block 0104, Portion of Lot 062).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. A site visit was conducted in May of 2022. PABC does not manage any programs adjacent to the parcel. 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 22-0240.

NOT OPPOSED

BOE Approval Needed
for City Council Bill
22-0240
Contact for Questions:
Matt Stegman
BOE Document Sheet:
Natawna B. Austin

FROM	NAME & TITLE	Robert Cename, Budget Director <i>R. C. C.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 22-0240 – Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062)		

DATE:

TO

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

May 25, 2022

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0240, Sale of Property – 711 North Arlington Avenue (Block 0104, Portion of Lot 062), 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 711 North Arlington Avenue (Block 0104, Portion of Lot 062).

Background

This property is a 1.22 acre “inner block park” in Harlem Park, one of 29 inner block parks in Harlem Park. N.M. Carroll Manor Nursing Home, an assisted living facility is located 701 N. Arlington, which abuts the parcel, and has maintained the parcel for about a decade, using it as outdoor and gardening space for residents. With the support of Baltimore City Recreation and Parks, Carroll Manor wants to purchase about 10,000 square feet of the parcel.

Fiscal Impact Analysis

Based on appraisal from the Department of Real Estate, and subject to City Council and Board of Estimates approval, the property will sell for \$2,200.

Conclusion

This legislation is a sale of property ordinance providing for the sale of the property located at 711 North Arlington Avenue (Block 0104, Portion of Lot 062). Finance anticipates minimal fiscal impact from this legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0240.

cc: Henry Raymond
Natasha Mehu
Nina Themelis

NOT OPPOSED

BOE Approval Needed for City Council Bill
22-0240
Contact for Questions: Matt Stegman
BOE Document Sheet: Natawna B. Austin