



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2022

Re: City Council Bill 22-0270 - Sale of Property - 5545 Kennison Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0270 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 5545 Kennison Avenue (Block 8190; Lot 015) and is no longer needed for public use; and providing for a special effective date.

DHCD strategically acquires, manages, and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City.

DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 22-0270 would allow for either the public or private sale of 5545 Kennison Avenue. The property is estimated at 5.2 acres and is located in the Grove Park neighborhood in the 5th District. The property is zoned R-6. The site includes multiple portable trailers and a two-level former elementary school.

The 2021 RFP for 5545 Kennison Avenue has been awarded to CommuniCare Health. DHCD hosted a community presentation for all RFP candidates that met the required threshold on Wednesday, March 23, 2022. Roughly 35 community residents and neighborhood stakeholders attended. Additionally, 19 community members completed the online community survey. DHCD is working with the awarded applicant, CommuniCare, to host a community meeting to discuss the details of the proposal and award. This ordinance would provide for the authority to sell the property to CommuniCare.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use.



We respectfully request a **favorable** report on Council Bill 22-0270.

AK/sm

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