



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 22-0273 - Sale of Property - 3750 Greenspring Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0273 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 3750 Greenspring Avenue (Block 3327E; Lot 001) 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 22-0273 would allow for either the public or private sale of 3750 Greenspring Avenue. The property is estimated at 6.5 acres and is located in the Park Heights neighborhood in the 6th District. The property is zoned R-6. The site was formerly the Dr. Martin Luther King Elementary/Middle School. The RFP for 3750 Greenspring was offered once through an Expression of Interest (EOI) and is currently available through the Fall 2022 RFP. DHCD opened the property for site inspection in the Spring of 2022. DHCD previously received a request to use the site to temporarily house the Mayors' Office of Homeless Services, however another site was identified. This property has received a great level of interest from the development community and DHCD anticipates good proposal responses.

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 22-0273.



AK/sm

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