



MEMORANDUM

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

From: Andy Frank, Real Estate Officer, Department of Real Estate

Date: November 21, 2022

Re: 22-0293 – Sale of Property – 1321 Filbert Street

Position: Support

The Department of Real Estate is reporting on CCB 22-0293 – Sale of Property – 1321 Filbert Street. 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 1321 Filbert Street 5 (Block 7200; Lot 060A) and is no longer needed for public use; and providing for a special effective date.

Background

The Department of Real Estate is selling this property at the request of the Department of Public Works (DPW). The intended purchaser is Filbert Street Garden. If the ordinance is approved, the disposition will be subject to a vote by the Board of Estimates. The sale price will be \$1.00. The parcel contains the cultivation and other investments made by the Garden organization.

1321 Filbert Street property was formerly part of a larger property that is owned by the Water Utility, which includes the Curtis Bay Water Tank, part of Baltimore City's water distribution system. The Filbert Street Garden was created on a portion of the original large lot under an Adopt-A-Lot lease arrangement.

The Garden organization approached then DPW with a desire to purchase the portion they occupy. The DPW created a lot for the portion the Garden occupies through a subdivision process; gaining control of two undeveloped rights-of-way and an irregularly shaped leftover parcel belonging to the Baltimore City Public Schools (BCPS) adjacent to the Curtis Bay Water tank property to make up for the loss of the portion to be sold.

The subdivision was approved by the Planning Commission October 1, 2020. In August 2022, the DPW made a request to the Space Committee to declare 1321 Filbert Street surplus. The Space Committee assigned this parcel to the Department of Real Estate for disposal on November 4, 2022.

The Department of Real Estate supports the passage of CCB 22-0293.

CC: Celeste Amato, Comptroller's Office
KC Kelleher, Comptroller's Office
Marcia Collins, Department of Public Works
Nina Themelis, Mayor's Office
Sophia Gebrehiwot, Mayor's Office