



FROM	NAME & TITLE	Laura Larsen, Budget Director 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0272 Sale of Property – 2333 East Chase St		

DATE:

TO

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

January 27, 2023

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0272, Sale of Property – 2333 East Chase St, the purpose of which is to authorize the sale of 2333 East Chase Street.

Background

2333 East Chase Street is a surplus City property, which formerly operated as Dr. Raynor Browne Elementary School. The building, built in 1976, was demolished in 2015 and the site is currently a 3.7 acre vacant lot located in the Biddle Street neighborhood.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact for the City from this legislation. The Department of General Services (DGS) is charged with maintaining all City properties, including surplus school facilities. The Fiscal 2023 budget includes \$2.3 million for the management and maintenance of surplus schools. The estimated maintenance cost for 2333 East Chase Street is \$543,557, not including capital maintenance costs. Funding in DGS's budget for surplus school maintenance is adjusted annually based on the number of surplus schools in DGS's portfolio. Savings realized by the sale of this building will be reflected in the Fiscal 2024 budget.

In terms of debt, this property no longer has State debt and outstanding City debt in Fiscal 2023 totals \$181,601.04. If the property is sold, any outstanding State debt will continue to be paid by the City. Depending on the purchaser, the sale of this property may be a net benefit to the City's General Fund from future property tax receipts.

Conclusion

This legislation enables the sale of 2333 East Chase Street, which will be a net benefit for the City through reduced General Fund expenditures and possible future property tax receipts.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0272.

cc: Michael Moiseyev
Nina Themelis