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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**TUESDAY, JANUARY 31, 2023
10:00 AM**

COUNCIL CHAMBERS

Council Bill #22-0266

Sale of Property – 1200 North Freemont Avenue

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Staff: Richard Krummerich (410-396-1266)



BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0266

Sale of Property – 1200 North Freemont Avenue

Sponsor: President Mosby at the request of the Department of Housing and Community Development
Introduced: September 12, 2022

Purpose:

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either private sale, all its interest in certain property that is located at 1200 North Freemont Avenue (Block 0046; Lot 001) and is no longer needed for public use; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports

Law Department	Favorable
Department of Finance	None as of this writing
Department of Planning	Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	None as of this writing
Board of Estimates	To be submitted to the BOE

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

§ 5. Department of Real Estate

(b) Disposition of City property. The Department shall (unless and to the extent otherwise provided by the Board of Estimates) arrange for the disposition of any building or parcel of land (or any other real property) no longer needed by the City for public use. Any such disposition shall be authorized by ordinance, shall be approved by the Board of Estimates with the approval entered in its minutes, and shall be made at public sale unless a private sale or other manner of disposition shall be expressly authorized by the Board of Estimates and entered in its minutes. The instrument of conveyance of any building or parcel of land (or any other real property) whose disposition has been so authorized and approved shall be executed on behalf of the City by the Comptroller or Deputy Comptroller and attested to by the Director of Finance or the Deputy Director of Finance.

Background

If enacted, Bill 22-0266 would authorize the sale of the property located at 1200 North Fremont Avenue in the **Sandtown Winchester** neighborhood of the City; **Council District #9**. The former Pinderhughes Elementary School. *See attached picture and history for same.*

Upon approval by the Mayor and City Council, **the Board of Estimates** would have to approve the deal to finalize the disposition.

Additional Information

Fiscal Note: None

Information Source(s): City Charter, Bill 22-0266, Google search and all agency reports received as this writing.

Marguerite M. Currin

Analysis by: Marguerite M. Currin
Analysis Date: January 26, 2023

Direct Inquiries to: (443) 984-3485

1200 N Fremont Ave, Baltimore, MD 21217



Status:	For Sale
Property Type:	Building
Current Zoning:	R-8
Lot Size:	3.6 acres
Neighborhood:	Sandtown Winchester
Zip Code:	21217

1200 N Fremont Ave, Baltimore, MD 21217

This property, located in the [Sandtown-Winchester neighborhood](#), is the [former Pinderhughes Elementary School](#) and was later used as an emergency homeless shelter. Constructed in 1973, the two-level property features an estimated 37,375 square feet and sits on approximately 3.6 acres. The site is adjacent to the Baltimore Nehemiah Project, a 300-plus affordable townhomes, completed between 1992 and 2005. It is still 76-percent homeowner occupied. Additionally, the site is near the Upton Metro Station and Pennsylvania Avenue Public Market. Upton Metro Station is part of the Baltimore Metro Subway system that operates from the Owings Mills shopping complex in Baltimore County through the heart of Downtown Baltimore's business, shopping, and sightseeing districts. The Pennsylvania Avenue Public Market, renovated in 2012, serves as one of the shopping hubs for the Pennsylvania Avenue corridor. In 2019, the State of Maryland designated the Pennsylvania Avenue corridor as the first and only Black Arts and Entertainment District, heralding a renaissance of black arts and black-owned businesses in the area.

The [Sandtown-Winchester neighborhood is in the Historic Old West Baltimore Neighborhood](#). Currently, the neighborhood is revising its community master plan to strengthen and energize development activity in the area.

Council Bill 22-0266

AGENCY REPORTS

See attached

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW

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

November 4, 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 22-0266 - Sale of Property -1200 North Fremont Avenue

President and City Council Members:

The Law Department reviewed City Council Bill 2-0266 for form and legal sufficiency. The bill allows the Mayor and City Council of Baltimore to sell its interest in the property located at 1200 North Fremont Avenue (the bill refers to the property as 1200 North Fremont) and declares the property is no longer needed for public use. The bill 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, parcel of land, or other real property that is no longer needed by the City for public use. The sale must be authorized by ordinance and approved by the Board of Estimates.

The property at 1200 North Fremont Avenue is the former Baltimore City public school, Pinderhughes Elementary School. The school was closed in 2013 and designated as surplus property in 2015. If the agency reports confirm that the property is no longer needed for public use, this bill is the appropriate ordinance to authorize disposition of the property.

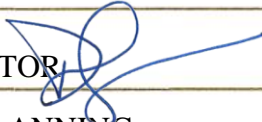

The Law Department approves the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michele Toth".

Michele Toth
Special Solicitor

Cc: Nikki Thompson
Nina Themelis
Elena DiPietro
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
D'Ereka Bolden

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 #22-0266/ SALE OF PROPERTY – 1200 NORTH FREEMONT AVENUE		

DATE:

October 25, 2022

TO

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

The Department of Planning is in receipt of City Council Bill #22-0266, 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 that is located at 1200 North Freemont Avenue (Block 0046; Lot 001) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0266, as this property is no longer needed for public use. We understand that it is a former school building, and that the intent is to sell it to the Salvation Army of Central Maryland.

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. Rebecca Witt, 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



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 22-0266 - Sale of Property - 1200 North Freemont Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0266 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 1200 North Freemont Avenue (Block 0046; 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 22-0266 would allow for either the public or private sale of 1200 North Freemont Avenue. The property is estimated at 3.6 acres and is located in the Sandtown Winchester neighborhood in the 9th District. The property is zoned R-8. The two-level property was formerly an elementary school building, constructed in 1973. This ordinance would provide for the authority to sell the property to the Salvation Army of Central Maryland.

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 22-0266.

AK/sm

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

**CITY OF BALTIMORE
COUNCIL BILL 22-0266
(First Reader)**

Introduced by: The Council President
At the request of: Department of Housing and Community Development
Introduced and read first time: September 12, 2022
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1200 North Freemont Avenue**

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 that is located at 1200 North Freemont
5 Avenue (Block 0046; Lot 001) and is 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 Comptroller of Baltimore City may
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
15 the property located at 1200 North Freemont Avenue (Block 0046; Lot 001), containing 3.609
16 acres, more or less, and improved by a 2 story building, previously utilized as an elementary
17 school, containing 37,375 square feet, more or less, this property being no longer needed for
18 public use.

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

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

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