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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, July 23, 2024
10:23 AM**

COUNCIL CHAMBERS

Council Bill #24-0538

Sale of Property – 411 East Old Cold Spring Lane

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 24-0538

Sale of Property – 411 East Old Cold Spring Lane

Sponsor: Councilmember Conway

Introduced: May 16, 2024

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 411 East Old Cold Spring Lane (Block 5070A, Lot 022) 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	Favorable
Department of Housing and Community Development	Favorable
Department of Finance	None as of writing
Department of Planning	Favorable
Department of Real Estate	Favorable
Office of Equity and Civil Right	None as of writing

Must be approved by the Board of Estimates

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition) outlines the rules, regulations, and mandates for Sale of Properties.

Background

411 East Old Cold Spring Lane is in the 4th Council district in Baltimore City's Guilford neighborhood.



If approved, Council Bill 24-0538 would allow the sale of the property located at 411 East Old Cold Spring Lane (Block 5070A, Lot 022) to Midtown Academy. The property is a surplus school, formerly known as Guilford Elementary School, which closed in 2021. This sale is per the 21st Century School Buildings Program, which requires Baltimore City Schools to surplus school buildings owned by the Mayor and City Council over the next 10 years to determine the re-use of each site. The Department of Housing and Community Development issued a public EOI for the property and awarded it to Midtown Academy, a Baltimore City Charter School. With the disposition of this property, Midtown Academy, which is currently located in Bolton Hill, will move permanently to this location for its growing program.

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

Also, see the attached pictures.

Additional Information

Fiscal Note:

Information Source(s): 24-0538, Baltimore City Charter, Department of Planning, and all agency reports received as of this writing.


Analysis by: Niya N. Garrett
Analysis Date: July 22, 2024

Direct Inquiries to (410) 396-1268




(<http://www.baltimorecity.gov>)

Baltimore City Department of Housing & Community Development (/)

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 > 411 E. Old Cold Spring Lane

411 E. Old Cold Spring Lane



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Status:	For Sale
Property Type:	Building
Current Zoning:	R-1
Lot Size:	4.8 acres
Neighborhood:	Guilford
Zip Code:	21212

This property is located in Guilford, one of Baltimore prominent and historic neighborhoods in the northern section of the city. The former Guilford Elementary School was constructed in 1916, and was renovated in 1976 and 1991. This property sits on approximately 4.8 acres and has a building area of 65,851 square feet. It consists of two building units, each with one story, and includes 30 parking spaces in an open lot, a playground, small offices, classrooms, a kitchen, and a modular building. The facility is constructed of steel frame with concrete-topped metal decks.

Guilford is minutes from the Johns Hopkins Homewood campus, Loyola University Maryland, Notre Dame of Maryland University, an array of excellent neighborhood restaurants, the Baltimore Museum of Art, and the City's finest public and private schools.

The Guilford Association, Guilford's Homeowner Association, represents the community and serves as liaison with City agencies, addresses concerns of the community, coordinates communications, organizes community events for all ages and most importantly, oversees and enforces the Deed and Agreement. [Learn more \(https://www.surplus-schoolsbaltimore.com/guilford\)](https://www.surplus-schoolsbaltimore.com/guilford).

View the [Facility Condition Assessment \(https://drive.google.com/file/d/18Mi3SOoFqs-uzqOmnOwTeRMvYtVgghWC/view\)](https://drive.google.com/file/d/18Mi3SOoFqs-uzqOmnOwTeRMvYtVgghWC/view).

Council Bill 24-0538

Agency Report

SEE ATTACHED

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

June 13, 2024

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 24-0538 - Sale of Property – 411 E Coldspring Lane

President and City Council Members:

The Law Department has reviewed City Council Bill 24-0538 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the property located at 411 East Coldspring lane and declare it no longer needed for public use. The bill also 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 or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashlea Brown", written over a horizontal line.

Ashlea Brown

cc: Ebony Thompson, City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor General Counsel
Hilary Ruley, Chief Solicitor
Michelle Toth, Assistant Solicitor



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	May 23, 2024
SUBJECT	24-0538 Sale of Property - 411 East Old Cold Spring Lane

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

5/23/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0538 Sale of Property - 411 East Old Cold Spring Lane 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 411 East Old Cold Spring Lane (Block 5070A, Lot 022) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 24-0538 would permit the Mayor and City Council of Baltimore to sell all its interest in the property located at 411 East Old Cold Spring Lane. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

The Department of Planning coordinates with City agencies such as DHCD for the disposition of Baltimore City Schools. As part of the 21st Century Schools Initiative, Baltimore City Schools are required to surplus 26 school buildings owned by the Mayor and City Council over the next 10 years to determine re-use of each site. Resulting from this process, DHCD's Development Division issued a public EOI for 411 East Old Cold Spring Lane and the property is to be awarded to Midtown Academy.

The site is improved by a single, 2-story building (with a modular attachment) formerly known as Guilford Elementary School. The property maintains approximately 67,000 square feet of interior space and is located at the corner of York Road and East Old Cold Spring Lane in the

Guilford neighborhood. This building was originally constructed in 1916, with a reported renovation and addition of a modular classroom building in 1971 with further renovations in 1991. The modular classroom building is located on the east side of the school with a connection hallway to the main school building making one continuous structure. The facility is currently unoccupied.

This sales ordinance is required for the disposition of the property. We have worked closely with the community and Councilpersons office on the sale of this building for an educational use, per the restriction on the deed. We intend to make an offer of award to Midtown Academy, a Baltimore City Charter School currently located in Bolton Hill and looking to find a permanent location for their growing program. DHCD supports the disposition of the property as the site is no longer needed for public use.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0538.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning
DATE	June 10, 2024
SUBJECT	City Council Bill #24-0538/ Sale of Property – 411 East Old Cold Spring Lane

Chris Ryer

Position: Approval

SUMMARY OF POSITION

This bill will surplus a former school building. We understand that the Midtown Academy is interested in the building, which prompted the need for this bill.

CONCLUSION

The Department of Planning respectfully requests a favorable report for this bill.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at eric.tiso@baltimorecity.gov or at 410-396-8358.



MEMORANDUM

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

From: Christine Griffin, Deputy Director of Policy and Government Relations, Office of the
Comptroller

Date: June 25, 2024

Re: CCB 24-0538 Sale of Property – 411 East Cold Spring Lane

Position: Favorable

The Department of Real Estate (DORE) is herein reporting on City Council bill 24-0538 Sale of Property – 411 East Cold Spring Lane, 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 the property that is located at 411 East Cold Spring Lane (Block 5070A, Lot 022) and is no longer needed for public use; and providing for a special effective date.

Background

As part of the 21st Century Schools Initiative, Baltimore City Schools must surplus 26 school buildings owned by the Mayor and City Council over the next ten years to determine the reuse of each site. In accordance with this Initiative, the City is proposing to sell the property at 411 East Cold Spring Lane, formerly known as Guilford Elementary School. The facility is currently unoccupied but is set to be awarded to Midtown Academy, a Baltimore City Charter school currently located in Bolton Hill and looking for a permanent location for their expanding program.

Ordinance

A City ordinance is necessary to authorize the sale of 411 East Cold Spring Lane.

The Department of Real Estate respectfully requests a favorable report on City Council Bill 24-0538.

CITY OF BALTIMORE
COUNCIL BILL 24-0538
(First Reader)

Introduced by: Councilmember Conway

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: May 16, 2024

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, Office of Equity and Civil Rights, Department of Real Estate

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 411 East Old Cold Spring Lane**

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 411 East Old Cold Spring
5 Lane (Block 5070A, Lot 022) 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 411 East Old Cold Spring Lane (Block 5070A, Lot 022), containing 4.867
16 acres, more or less, as improved by a 2 story building containing 67,000 square feet, more or less,
17 having formerly served as Guilford Elementary School, 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.