

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)

Prepared by: Department of Legislative Reference **Date:** February 6, 2017

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0023

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland)

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 known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

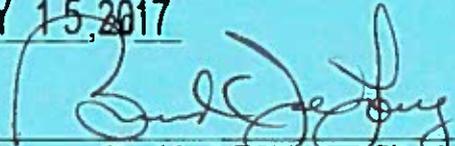
Agencies

- | | |
|--|---|
| <input type="checkbox"/> Baltimore City Public School System | <input type="checkbox"/> Department of Public Works |
| <input type="checkbox"/> Baltimore Development Corporation | <input checked="" type="checkbox"/> Department of Real Estate |
| <input checked="" type="checkbox"/> City Solicitor | <input type="checkbox"/> Department of Recreation and Parks |
| <input type="checkbox"/> Comptroller's Office | <input type="checkbox"/> Department of Transportation |
| <input type="checkbox"/> Department of Audits | <input type="checkbox"/> Fire Department |
| <input checked="" type="checkbox"/> Department of Finance | <input type="checkbox"/> Health Department |
| <input type="checkbox"/> Department of General Services | <input type="checkbox"/> Mayor's Office of Employment Development |
| <input type="checkbox"/> Department of Housing and Community Development | <input type="checkbox"/> Mayor's Office of Human Services |
| <input type="checkbox"/> Department of Human Resources | <input type="checkbox"/> Mayor's Office of Information Technology |
| <input checked="" type="checkbox"/> Department of Planning | <input type="checkbox"/> Office of the Mayor |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Police Department |
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| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Board of Estimates | <input type="checkbox"/> Environmental Control Board |
| <input type="checkbox"/> Board of Ethics | <input type="checkbox"/> Fire & Police Employees' Retirement System |
| <input type="checkbox"/> Board of Municipal and Zoning Appeals | <input type="checkbox"/> Labor Commissioner |
| <input type="checkbox"/> Comm. for Historical and Architectural Preservation | <input type="checkbox"/> Parking Authority Board |
| <input type="checkbox"/> Commission on Sustainability | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Employees' Retirement System | <input type="checkbox"/> Wage Commission |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |

Boards and Commissions

Council Bill 17-0023

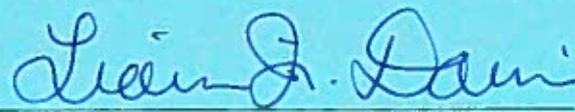
Certified as duly passed this _____ day of MAY 15, 2017



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAY 15, 2017



Chief Clerk

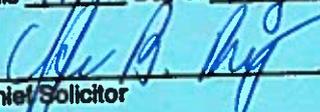
Approved this 17 day of May, 2017



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 17th Day of May 2017.



Chief Solicitor

CITY OF BALTIMORE

BOARD OF ESTIMATES

Room 204, City Hall
Baltimore, Maryland 21202
410-396-4755



BERNARD C. "JACK" YOUNG
PRESIDENT, CITY COUNCIL

CATHERINE E. PUGH
MAYOR

JOAN M. PRATT
COMPTROLLER

RUDOLPH S. CHOW, P.E.
DIRECTOR OF PUBLIC WORKS

DAVID RALPH
INTERIM CITY SOLICITOR

BERNICE H. TAYLOR
DEPUTY COMPTROLLER
AND CLERK TO THE BOARD

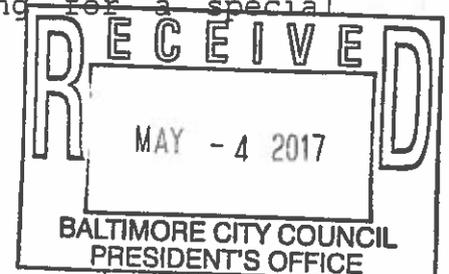
May 3, 2017

Honorable President and Members
of the City Council

Ladies and Gentlemen:

On May 3, 2017, the Board had before it for consideration the following pending City Council Bills:

- 17-0023 - An Ordinance concerning the Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland) 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 known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.
- 17-0024 - An Ordinance concerning the Sale of Property - 301-311 North Warwick Avenue 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 properties known as 301-311 North Warwick Avenue (Block 2202, Lots 31, 31A, and 32) and no longer needed for public use; and providing for a special effective date.
- 17-0036 - An Ordinance concerning the Sale of Property - Former Bed of West Trenton Street for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of West Trenton Street, extending from Shirk Alley Westerly 135 feet, more or less, toward Falls Road, and no longer needed for public use; and providing for a special effective date.



CITY COUNCIL BILLS - cont'd

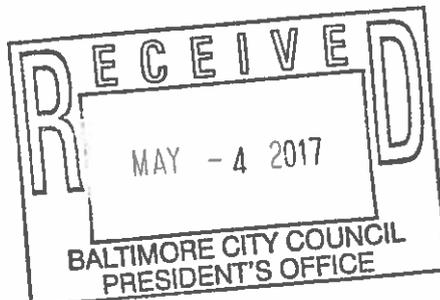
- 17-0041 - A Resolution concerning the Downtown Management District and Downtown Management Authority for the purpose of renewing and continuing the Downtown Management District and Downtown Management Authority, subject to certain conditions, for an additional 5 years; generally relating to the activities and authority of the Downtown Management District and Downtown Management Authority; and providing for a special effective date.
- 17-0059 - An Ordinance concerning the Sale of Property - Block 3434, Lots 2 and 1 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 known as Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

After **NOTING** and **CONCURRING** in all favorable reports received, the Board approved the aforementioned City Council Bills and referred them to the City Council with the recommendation that they be approved and passed by that Honorable Body.

The President **ABSTAINED** from voting.

Sincerely,

Bernice H. Taylor 5/3/2017
Bernice H. Taylor
Clerk to the Board of Estimates



**BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
VOTING RECORD**

DATE: April 27, 2017

BILL#: 17-0023

BILL TITLE: Ordinance - Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland)

MOTION BY: Costello SECONDED BY: Pinkett

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>3</u>		<u>2</u>	

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

FROM	Name & Title	Walter J. Horton, Real Estate Officer <i>Walter J. Horton</i>	CITY OF BALTIMORE MEMO 
	Agency Name & Address	Department of Real Estate City Hall – Room 304	
	Subject	City Council Bill 17-0023 Sale of Property – Map 70 Grid 14 Parcel 988 in Baltimore County (also known as 219 Burke Avenue Towson Maryland 21286)	

TO: Honorable President and Members
of the City Council
C/O Natawna Austin
Office of the Council President
City Hall – Room 400

DATE: April 7, 2017

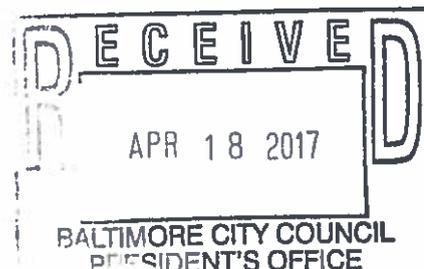
As requested, the Department of Real Estate reviewed the subject bill which, if approved, would authorize the Mayor and City Council of Baltimore to sell at either public or private sale all of its interest in the property known as Map 70, Grid 14, Parcel 988 (aka 219 Burke Avenue) Towson Maryland 21286, thereby confirming that said property is no longer needed for public use.

The subject property is an improved lot containing 34,371 square feet. The Department of Real Estate received an unsolicited proposal from Donnybrook Associates LLP, which is the adjacent property owner. They want to acquire the property demolish the structures and utilize it for amenities to the Donnybrook Apartments, which could include a swimming pool, clubhouse, additional parking. Donnybrook Associates LLP does not plan to increase the residential density of the Donnybrook Apartments.

The Department of Real Estate has no objections to the passage of City Council Bill 17-0023.

WJH/agw

*No
obj*



Andrew Klein

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0023		

DATE:

TO

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

March 31, 2017

City Council Bill #17-0023 was created 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 known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

The subject property is an improved lot, containing 34,371 square feet, more or less.

Since this property is no longer needed for public use, and since there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0023.

cc: Henry Raymond
Angela Gibson



*No
obj*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

March 29, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0023 – Sale of Property – Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland)

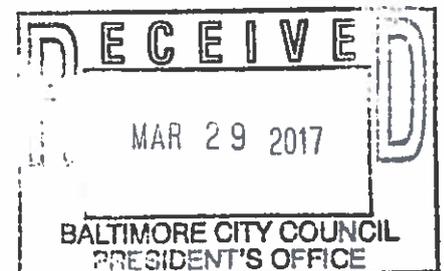
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0023 for form and legal sufficiency. The bill would allow the City to sell its interest in property at Map 70, Grid 14, Parcel 988 in Baltimore County, declaring it no longer needed for public use. Although the on-line database for the State Department of Assessments and Taxation states that the legal description is 150 Feet SS Burke Avenue and the street address for this parcel is 180 East Aigburth Avenue and not 219 Burke Avenue, it appears that the Map, Grid and Parcel reference do describe a property that is 34,371 square feet, more or less. The assumption is that this is the same parcel as being referenced in this bill and this is the parcel that is intended to be sold.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. Therefore, the Law Department approves the bill for form and legal sufficiency to sell Map 70, Grid 14, Parcel 988 in Baltimore County.

Very truly yours,

Hilary Ruley
Chief Solicitor



cc: David E. Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Jennifer Landis, Assistant Solicitor

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0023

Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County
(also Known as 219 Burke Avenue, Towson, Maryland)

Committee: Taxation, Finance and Economic Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: April 27, 2017
Time (Beginning): 10:15 AM
Time (Ending): 10:20 AM
Location: Clarence "Du" Burns Chamber
Total Attendance:
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [] yes [] no [X] n/a
Certification of advertising/posting notices in the file? [] yes [] no [X] n/a
Evidence of notification to property owners? [] yes [] no [X] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Costello
Seconded by: Councilmember Pinkett
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Hilary Ruley, Department of Law
Ted Lassiter, Department of Real Estate

Major Issues Discussed

1. Councilwoman Middleton read the bill and agency reports into the record.
 2. The committee discussed sale of the property. Councilman Pinkett asked how many offers were made to purchase the property. Mr. Ted Lassiter responded that several unsolicited offers were made. Councilman Pinkett wanted to know who was responsible for maintenance of the property. Mr. Lassiter indicated that until the property is sold, the City is responsible for maintenance.
-

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

S. Middleton: **Yea**
L. Pinkett: **Yea**
E. Costello: **Yea**
E. Reisinger: **Absent**
R. Stokes: **Absent**

Jennifer L. Coates, Committee Staff



Date: April 27, 2017

cc: Bill File
OCS Chrono File



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairwoman**

PUBLIC HEARING

Thursday, April 27, 2017

10:15 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill 17-0023

**Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County
(also Known as 219 Burke Avenue, Towson, Maryland)**

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Jennifer Coates

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Murray

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Marshall Bell

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 17-0023

Sale of Property - Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland)

Sponsor: Council President (Administration) * Department of Real Estate
Introduced: February 27, 2017

Purpose:

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 known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: April 27, 2017/10:15 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	Favorable
Department of Planning	*
Department of Real Estate	No Objection
Department of Finance	No Objection
Board of Estimates	*

ANALYSIS

Current Law

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

Background

If enacted, Bill 17-0023 would authorize the sale of property known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland). The property is an improved lot containing 34,371 square feet and is situated near Donnybrook Apartments.

The property once operated as a maintenance depot for the City's public works department, which maintains water service in most of Baltimore County. In 2005, the property was leased to Wachs Water Service, a water distribution contractor, and since 2012 has remained vacant. Baltimore County zoned the property DR-1 (density residential- 1) which would allow for a maximum of one housing unit per acre to be built on the parcel. The property is approximately $\frac{3}{4}$ acres.

The bill would enable Donnybrook Associates LLP, which is the adjacent property owner, to acquire the site to utilize for amenities such as a swimming pool, clubhouse or additional parking. The company does not plan to increase the residential density of the Donnybrook Apartments.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

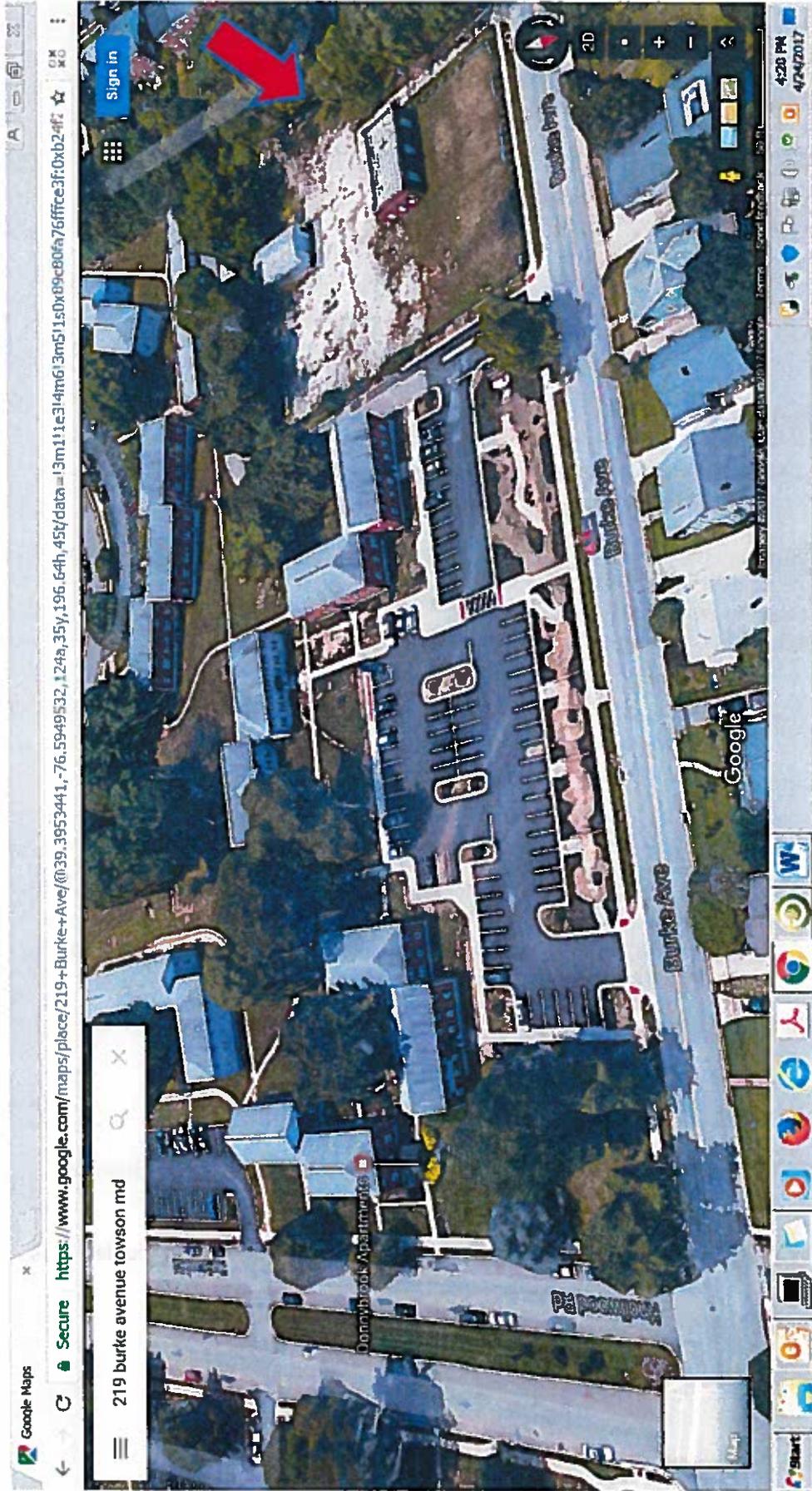
Analysis by: Jennifer L. Coates
Analysis Date: April 25, 2017



Direct Inquiries to: (410) 396-1260

Bill 17-0023

Photo: 219 Burke Avenue; Towson, Maryland



**TAXATION, FINANCE &
ECONOMIC DEVELOPMENT
COMMITTEE**

**AGENCY
REPORTS**

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

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Baltimore, Maryland 21202

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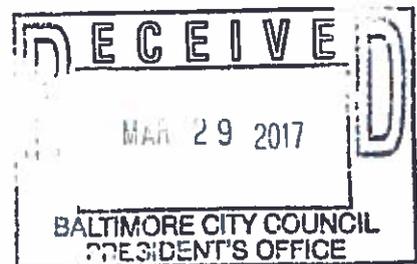
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Kyrone Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalo, Chief Solicitor
Jennifer Landis, Assistant Solicitor

Andrew Kleine

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0023		

TO

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

DATE:

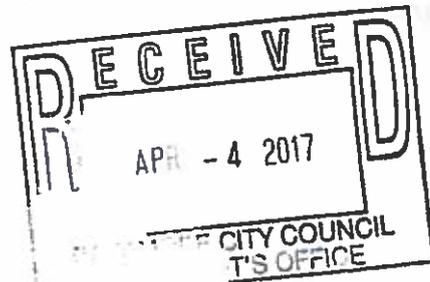
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cc: Henry Raymond
Angela Gibson



*No
obj*

F R O M	Name & Title	Walter J. Morton, Real Estate Officer <i>Walter J. Morton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate City Hall – Room 304		
	Subject	City Council Bill 17-0023 Sale of Property – Map 70 Grid 14 Parcel 988 in Baltimore County (also known as 219 Burke Avenue Towson Maryland 21286)		

TO: Honorable President and Members
of the City Council
C/O Natawna Austin
Office of the Council President
City Hall – Room 400

DATE: April 7, 2017

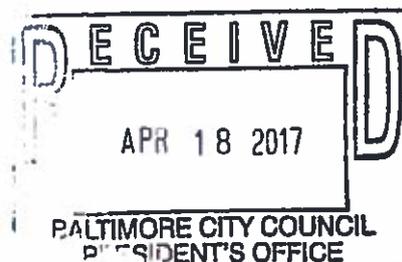
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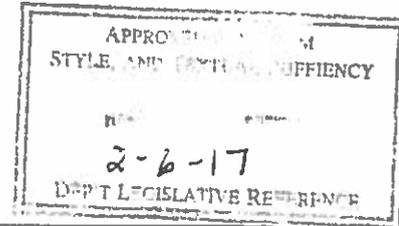
The Department of Real Estate has no objections to the passage of City Council Bill 17-0023.

WJH/agw

No obj



INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Map 70, Grid 14, Parcel 988 in Baltimore County (also Known as 219 Burke Avenue, Towson, Maryland)

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Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland), and more particularly described as follows:

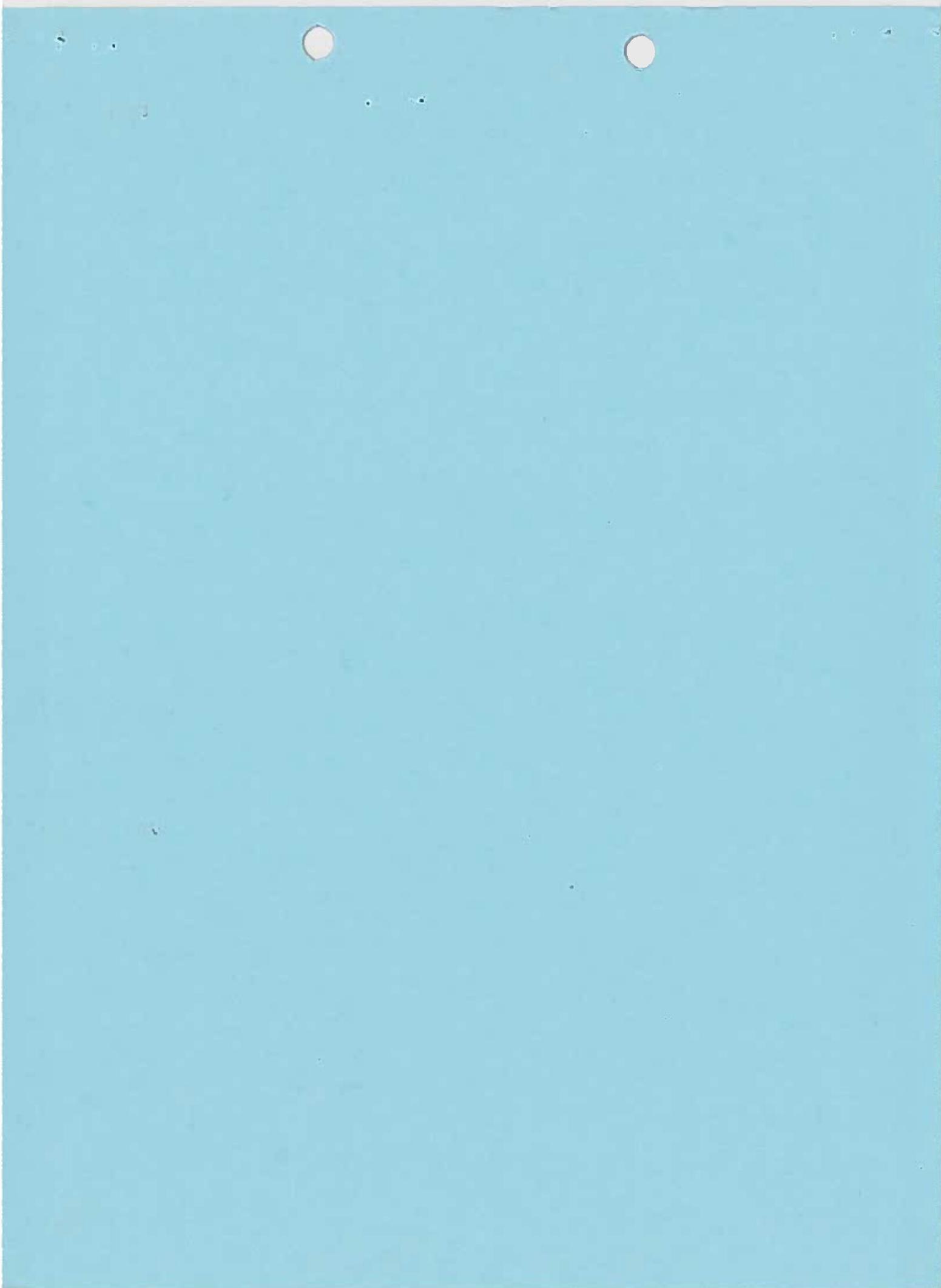
The subject property is an improved lot containing 34,371 square feet, more or less.

This property being no longer needed for public use.

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

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



ACTION BY THE CITY COUNCIL

FEB 27 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON April 27, 2017 _____ 20 17

COMMITTEE REPORT AS OF May 8, 2017 _____ 20 17

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Shawn McKenna
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

MAY 08 2017
20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ MAY 15 2017

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

Bud Long
President

Sean J. Deane
Chief Clerk

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0023 / SALE OF PROPERTY – MAP 70, GRID 14, PARCEL 988 IN BALTIMORE COUNTY (K/A 219 BURKE AVENUE, TOWSON, MARYLAND)

CITY of
BALTIMORE
MEMO



DATE: April 26, 2017

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

The Department of Planning has been asked to review City Council Bill #17-0023, 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 known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

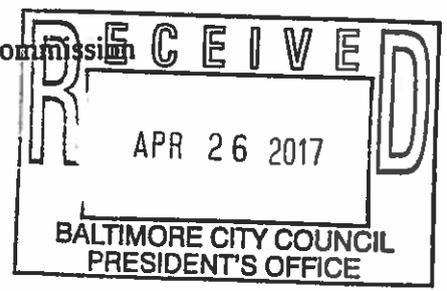
The subject parcel is in the Baltimore County and it is our understanding that the property is an improved lot and is adjacent to Donneybrook Associates LLP property who proposes to demolish the structures and utilize it for amenities to the Donnybrook Apartments, which would include a swimming pool, clubhouse, and additional parking. The subject property is no longer needed for public use. The Department of Planning has no objection to the sale of these parcels and recommends the passage of City Council Bill #17-0023.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Kyron Banks, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Patrick Fleming, DOT
 Ms. Elena DiPietro, Law Department
 Ms. Natawna Austin, Council Services
 Mr. Walter Horton, Real Estate



No obj / Fav



RECEIVED
MAY 20 1977
BALTIMORE CITY COUNCIL
OFFICE OF THE CLERK

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0023 / SALE OF PROPERTY - MAP 70, GRID 14, PARCEL 988 IN BALTIMORE COUNTY (K/A 219 BURKE AVENUE, TOWSON, MARYLAND)		

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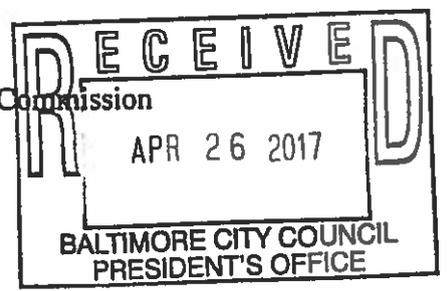
The subject parcel is in the Baltimore County and it is our understanding that the property is an improved lot and is adjacent to Donneybrook Associates LLP property who proposes to demolish the structures and utilize it for amenities to the Donnybrook Apartments, which would include a swimming pool, clubhouse, and additional parking. The subject property is no longer needed for public use. The Department of Planning has no objection to the sale of these parcels and recommends the passage of City Council Bill #17-0023.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

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- Mr. Patrick Fleming, DOT
- Ms. Elena DiPietro, Law Department
- Ms. Natawna Austin, Council Services
- Mr. Walter Horton, Real Estate



No obj / Fav

F R O M	Name & Title	Walter J. Horton, Real Estate Officer <i>Walter J. Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate City Hall – Room 304		
	Subject	City Council Bill 17-0023 Sale of Property – Map 70 Grid 14 Parcel 988 in Baltimore County (also known as 219 Burke Avenue Towson Maryland 21286)		

TO: Honorable President and Members
of the City Council
C/O Natawna Austin
Office of the Council President
City Hall – Room 400

DATE: April 7, 2017

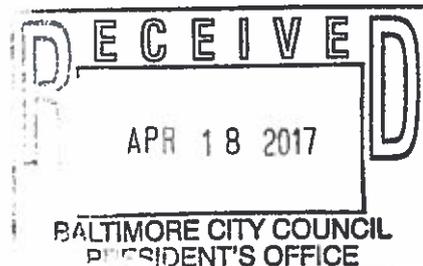
As requested, the Department of Real Estate reviewed the subject bill which, if approved, would authorize the Mayor and City Council of Baltimore to sell at either public or private sale all of its interest in the property known as Map 70, Grid 14, Parcel 988 (aka 219 Burke Avenue) Towson Maryland 21286, thereby confirming that said property is no longer needed for public use.

The subject property is an improved lot containing 34,371 square feet. The Department of Real Estate received an unsolicited proposal from Donnybrook Associates LLP, which is the adjacent property owner. They want to acquire the property demolish the structures and utilize it for amenities to the Donnybrook Apartments, which could include a swimming pool, clubhouse, additional parking. Donnybrook Associates LLP does not plan to increase the residential density of the Donnybrook Apartments.

The Department of Real Estate has no objections to the passage of City Council Bill 17-0023.

WJH/agw

*No
obj*



Andrew Klein

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0023		

TO

DATE:

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

March 31, 2017

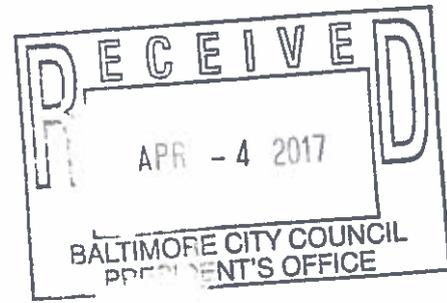
City Council Bill #17-0023 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

The subject property is an improved lot, containing 34,371 square feet, more or less.

Since this property is no longer needed for public use, and since there were no objections from various city agencies to declare the property as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 17-0023.

cc: Henry Raymond
Angela Gibson

*No
obj*



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

March 29, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0023 – Sale of Property – Map 70, Grid 14, Parcel
988 in Baltimore County (also Known as 219 Burke Avenue, Towson,
Maryland)

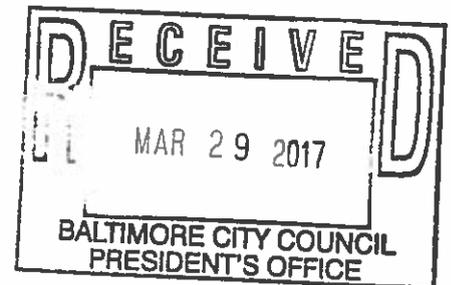
Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0023 for form and legal sufficiency. The bill would allow the City to sell its interest in property at Map 70, Grid 14, Parcel 988 in Baltimore County, declaring it no longer needed for public use. Although the on-line database for the State Department of Assessments and Taxation states that the legal description is 150 Feet SS Burke Avenue and the street address for this parcel is 180 East Aigburth Avenue and not 219 Burke Avenue, it appears that the Map, Grid and Parcel reference do describe a property that is 34,371 square feet, more or less. The assumption is that this is the same parcel as being referenced in this bill and this is the parcel that is intended to be sold.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates. Therefore, the Law Department approves the bill for form and legal sufficiency to sell Map 70, Grid 14, Parcel 988 in Baltimore County.

Very truly yours,

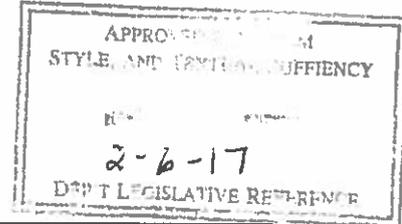
Hilary Ruley
Chief Solicitor



cc: David E. Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Terval, Chief Solicitor
Jennifer Landis, Assistant Solicitor

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL 17-0023



Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland)

DEED
Law
Planning Dept.
Reg/Estg
Finance
BOE

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 known as Map 70, Grid 14, Parcel 988 in Baltimore County (also known as 219 Burke Avenue, Towson, Maryland) and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

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