



BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 20-0602

**Sale of Property – 4701 Greenspring Avenue
aka Former Dr. Roland Patterson School #082**

Sponsor: President Brandon Scott on behalf of the Administration

Introduced: September 21, 2020

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 located at 4701 Greenspring Avenue aka former Dr. Roland Patterson School # 082 (Block 4760, Lot 001) and no longer needed for public use; and providing for a special effective date.

Effective: Date of enactment

Agency Reports

City Solicitor	Favorable
Department of Planning	
Department of Housing and Community Development	
Department of Transportation	
Department of Real Estate	Favorable
Department of Finance	Favorable
Parking Authority Board	



Analysis

Current Law:

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

Background

If enacted, Bill 20-0602 would allow the city to sell at either public or private auction the property formerly known as the Dr. Roland N. Patterson, Sr. School #082 located at 4701 Greenspring Avenue. The site is situated in the Cold Spring Newtown Area and it sits on a 26.4-acre plot of land. The school building on the site is approximately 347,800 square feet in area. The building topography provides an opportunity for development that could take advantage of views of downtown over the adjacent woods and is positioned five minutes away from I-83, Sinai Hospital, Jones Falls Trail, and Cylburn Arboretum. If sold, the fields along Tamarind Road would be subdivided from this property and retained by the city. Recently, the property was used as the site for the KIPP Academy Charter School, until it was closed and surplus for redevelopment. Choo Smith has been selected as the developer to purchase this land, and they plan to develop the site for housing, retail, and social use programs.

The Department of Finance projects that there is a \$1.5 million surplus school management cost, and an annual facility cost estimated at \$543,557 based on average square footage. The sale of this property would be a benefit to the city as it would reduce General Fund expenditures. This area is no longer needed for public use and does not impact any public park or right of ways. No property owner should be negatively affected by this action.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

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Analysis Date: November 11, 2020

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