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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, NOVEMBER 9, 2021
9:59 AM**

VIRTUAL WEBEX MEETING

Council Bill 21-0154

Sale of Property – 1201 North Rosedale Street

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Eric Costello
Sharon Green Middleton
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James Torrence
Staff: Richard Krummerich



BILL SYNOPSIS

Committee: Ways and Means

Bill: 21-0154

Sale of Property – 1201 North Rosedale Street

Sponsor: *President Mosby at the request of the Office of the Comptroller-Real Estate*

Introduced: *September 20, 2021*

Purpose:

For the purpose 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 1201 North Rosedale Street (Block 2442D, Lot 016) 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 Planning	No Objection
Department of Housing and Community Development	Does Not Object
Department of Transportation	
Department of Real Estate	Favorable
Parking Authority	Does Not Object
Department of Finance	
Board of Estimates	

Analysis

Current Law

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

Background

If approved, Council Bill 21-0154 would authorize the sale of property at 1201 N. Rosedale Street (Block 2442D, Lot 016). This property is the former Rosemont Recreation - PAL Center. **See attached picture.**

Per the Department of Real Estate, the center has been closed for the past twelve (12) years and is no longer needed for public use.

Per the Department of Housing and Community Development, the property is immediately adjacent to the **Douglass Homes** located at 1001 North Ellamont Street; property that is owned by the Housing Authority of Baltimore City and re-use of the property could create additional institutional, open space, commercial and other opportunities for the residents in this neighborhood.

The Housing Authority of Baltimore City is interested in purchasing the property from the City.

Upon approval by the Mayor and City Council, the Department of Real Estate will negotiate the sale of the property and the Board of Estimates would have to approve the deal to finalize the disposition.

Additional Information

Fiscal Note: None

Information Source(s): City Charter, Council Bill 21-0154 and all agency reports received as of this writing.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: November 4, 2021

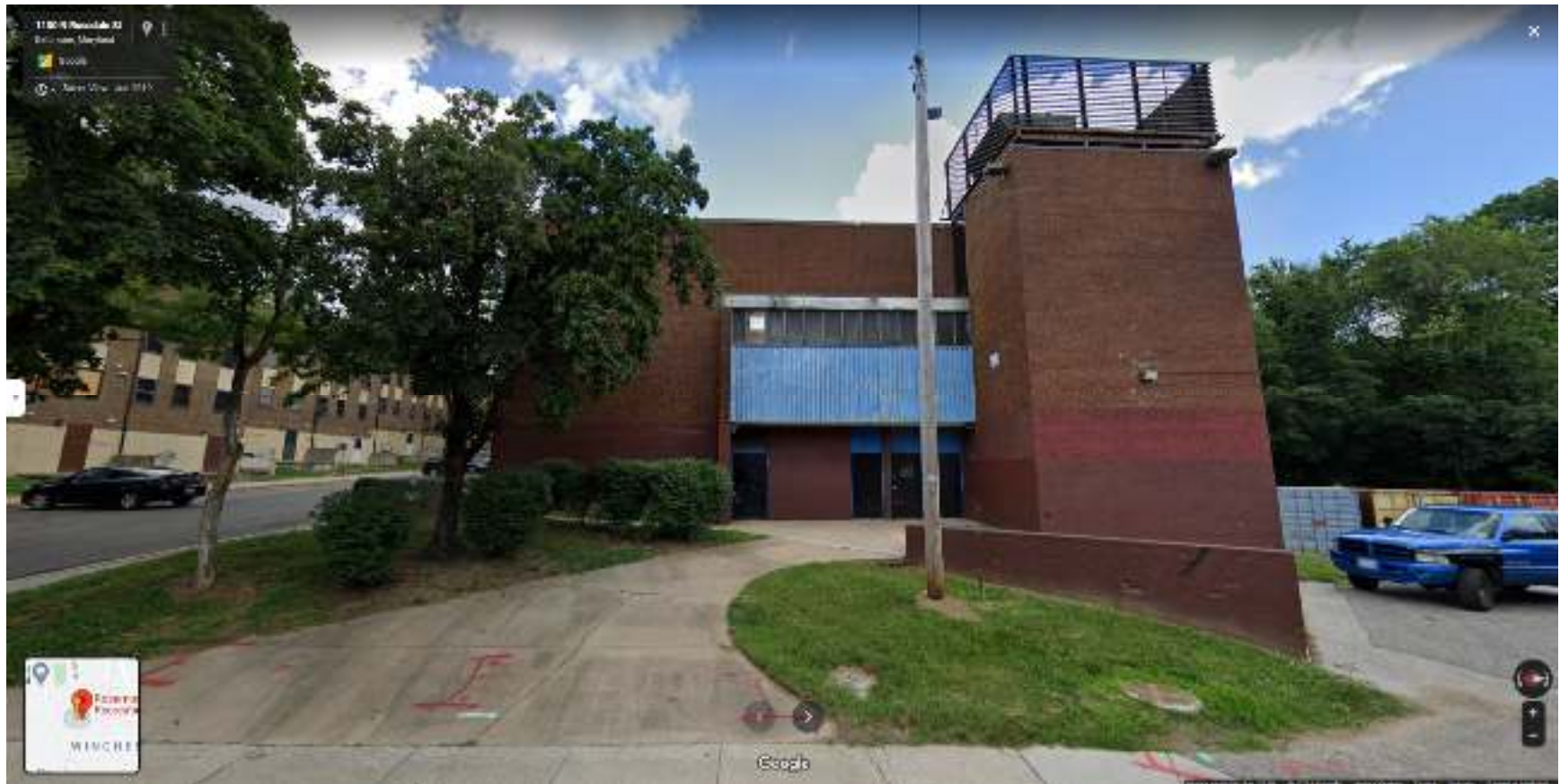
Direct Inquiries to: (443) 984-3485

Formerly the Rosemont Recreation – Police Athletic League (Pal) Center

1201 North Rosedale Street

Per the Department of Real Estate

Closed in 2009 and has been vacant for past 12 years



Council Bill: 21-0154

AGENCY REPORTS

See attached

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



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

October 26, 2021

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 21-0154 - Sale of Property – 1201 North Rosedale Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 21-0154 for form and legal sufficiency. The bill would allow 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 1201 North Rosedale Street (Block 2442D, Lot 016) and is no longer needed for public use; and provide for a special effective date.

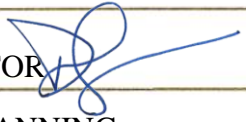

Article V, Section 5 (b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming 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,

Ashlea Brown
Chief Solicitor

cc:

Matt Stegman
Nina Themelis
Nikki Thompson
Elena DiPietro
Hilary Ruley
Victor Tervalá

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 #21-0154/ SALE OF PROPERTY - 1201 NORTH ROSEDALE STREET		

DATE:

November 1, 2021

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 #21-0154, 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 1201 North Rosedale Street (Block 2442D, Lot 016) and is no longer needed for public use; and providing for a special effective date.

The Department of Planning has no objection to City Council Bill #21-0154, though we note that the current zoning of the property is OS (Open Space). Depending on the intended future use for this property, it may need to be rezoned if that future use is not a permitted or conditional use in the OS district.

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
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. Kathleen Byrne, 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, Acting Housing Commissioner



Date: October 26, 2021

Re: City Council Bill 21-0154 Sale of Property - 1201 North Rosedale Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0154 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 1201 North Rosedale Street (Block 2442D, Lot 016) and is no longer needed for public use; and providing for a special effective date.


If enacted, City Council Bill 21-0154 would allow for either the public or private sale of 1201 North Rosedale Street for redevelopment. The Housing Authority of Baltimore City (HABC) has expressed an interest in purchasing the property, which is immediately adjacent to the HABC owned Douglass Homes at 1001 N Ellamont St.

The property is currently subject to a vacant building notice and no longer serves a public use. Approval of the sale and the subsequent re-use of the property could create additional institutional, open space, commercial or other opportunities for residents of Douglass Homes and the Rosemont neighborhood. DHCD supports the productive re-use of the Rosemount Recreation Center which is currently under the Baltimore City Department of Recreation and Parks. This site represents an excellent opportunity for the reactivation of a presently vacant building that may serve as a resource for the residents of Douglass Homes and as a community space for the neighborhood.

DHCD does not object to the passage of Council Bill 21-0154.

AK/sm

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

FROM	NAME & TITLE	Andy Frank, Real Estate Officer	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Real Estate, Room 304, City Hall		
	SUBJECT	21-0154- Sale of Property - 1201 North Rosedale Street		

DATE:

TO

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

October 21, 2021

Position: Support

The Department of Real Estate is reporting on 21-0154- Sale of Property - 1201 North Rosedale Street. This bill was introduced by the Administration at the request of the Department of Real Estate. The purpose of this bill is to authorize 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 1201 North Rosedale Street (Block 2442D, Lot 016) and is no longer needed for public use.

If CCB 21-0154 is approved by the City Council, the Department of Real Estate will negotiate the property sale. The Board of Estimates will be asked to approve the deal to finalize the disposition.

Background

Formerly, 1201 North Rosedale St. was a Police Athletic League (PAL) center. It closed in 2009. The building has sat vacant for the past 12 years.

The Housing Authority of Baltimore City (HABC) is interested in purchasing the property from the City. The property is adjacent to the Douglass Homes neighborhood. If acquired, HABC will work with its partner Telesis to renovate the property.

The Department of Real Estate supports the passage of 21-0154.

CC: Celeste Amato, Chief of Staff, Comptroller's Office
 KC Kelleher, Director of Communication, Comptroller's Office
 Nina Themelis, Mayor's Office

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date 10/5/21
RE: City Council Bill 21-0154



I am herein reporting on City Council Bill 21-0154, introduced by the City Council President at the request of the Comptroller (Department of Real Estate).

The purpose of the bill is to authorize 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 1201 North Rosedale Street (Block 2442D, Lot 016) and is no longer needed for public use; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed Council Bill 21-0154. PABC does not administer any on-street or off-street parking programs in this area. The proposed sale of the property would not negatively impact any PABC programs or plans.

Based on the comments above, the PABC does not oppose City Council Bill 21-0154.

**CITY OF BALTIMORE
COUNCIL BILL 21-0154
(First Reader)**

Introduced by: The Council President
At the request of: The Comptroller (Department of Real Estate)
Introduced and read first time: September 20, 2021
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 1201 North Rosedale Street**

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 1201 North Rosedale Street
5 (Block 2442D, Lot 016) and is no longer needed for public use; and providing for a special
6 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 1201 North Rosedale Street (Block 2442D, Lot 016), and more
16 particularly described as follows:

17 The subject property is the former Rosemont Recreation Center, consisting of 0.188 acres.

18 This property being no longer needed for 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.