


FROM	Name & Title	Walter D. Horton, Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE  <b>MEMO</b>  
	Agency Name & Address	Office of the Comptroller Room 204 - City Hall 100 N. Holliday Street	
	Subject	Agreement of Sale for 225 N. Franklinton Road and 222 N. Calverton Road	

**To:** Honorable President and Members  
of the Board of Estimates

**DATE:** August 2, 2016

Dear President and Members:

**ACTION REQUESTED OF BOARD OF ESTIMATES:**

The Board is requested to approve a Contract of Sale by and between the Mayor and City of Baltimore (Seller), and L & D Family, LLC, (Purchaser).

**AMOUNT OF MONEY AND SOURCE OF FUNDS:**

The property will be sold at the agreed purchase price of Thirty Thousand One Hundred Fifty Two (\$30,152.00) Dollars.

**BACKGROUND/EXPLANATION:**

The authority to sell this property was approved by City Council Ordinance No. 16-461 and 16-462 approved on March 14, 2016.

The purchaser has paid a down payment in the amount of Three Thousand Five Hundred (\$3,500.00) Dollars with the signing of this agreement.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE APPRIASED VALUE:**

The subject property is located in the Western Neighborhood of Baltimore City. The property at 225 N. Franklinton Road is a dilapidated warehouse that was previously used by the Department of Public Works Solid Waste Division as a transfer station. The property at 222 N. Calverton Road is an improved lot that is currently being used as a construction waste recycling center. The Department of Transportation surplused the property and received no interest from other City agencies. L & D Family, LLC, are the owners of L & J Waste Recycling Center which is currently leasing both 225 N. Franklinton Road and 222 N. Calverton Road for the operation of the recycling center. L & J Family, LLC, will be demolishing the warehouse at 225 N. Franklinton Road and expanding L & J Waste Recycling Center. The property is zoned M-2-1 under which the proposed use is permitted.

The property appraised October, 14, 2015 for \$251,000.00 is located in the Western Neighborhood Baltimore.

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225 N. Franklinton Road and 222 N. Calverton Road  
Agreement of Sale

Due to existing environmental issues at the property, it is the recommendation of the Department of Real Estate to sell this property to L & D, Family, LLC at the negotiated price of \$30,152.00.

**MBE/WBE PARTICIPATION**

The Developer signed the Commitment to Comply with Article 5, Subtitle 28 of the Baltimore City Code (2000 Edition) regarding participation by Minority Business Enterprises (MBE) and Women's Business Enterprises (WBE) on this development project.

On August 2, 2016, Law Department approved for legal form and sufficiency.

WJH/dde

APPROVED BY THE BOARD OF ESTIMATES

*Jessie H. Taylor*

AUG 10 2016

CLERK

DATE