

NOTICES

PROTESTS

ALL PROTESTS MUST BE RECEIVED NO LATER THAN 12:00 NOON ON TUESDAY, PRECEDING THE BOARD OF ESTIMATES' MEETING.

ALL PROTESTS MUST BE IN WRITING AND STATE:

1. whom you represent,
2. what the issues are, and
3. how the protestant will be harmed by the proposed Board of Estimates' action.

Please submit all protests to Board of Estimates, Attn:
Clerk, Room 204 City Hall, 100 N. Holliday Street,
Baltimore, Maryland 21202.

BOARD OF ESTIMATES' AGENDA - APRIL 3, 2013

BOARDS AND COMMISSIONS

1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on October 31, 1991, the following contractors are recommended:

Armada Hoffler Construction Company	\$ 19,737,000.00
Asbestos Specialists, Inc.	\$ 8,000,000.00
D&T Welding Contractor, LLC	\$ 1,500,000.00
Encasement Technologies, LLC	\$ 441,000.00
J.A.K. Construction Co., Inc.	\$ 8,000,000.00
The Poole and Kent Corporation	\$100,000,000.00
Work Capacity Rating Underwritten by Blanket Guarantee for \$100,000,000.00 from the Parent Corporation EMCOR Group, Inc.	
Prospect Waterproofing Company	\$ 1,566,000.00
T.E. Jeff, Inc.	\$ 1,500,000.00
Ulliman Schutte Construction, LLC	\$650,088,000.00
Vanguard Utility Service, Inc.	\$ 1,500,000.00

AGENDA

BOARD OF ESTIMATES

04/03/2013

BOARDS AND COMMISSIONS - cont'd

2. Prequalification of Architects and Engineers

In accordance with the Resolution Relating to Architectural and Engineering Services, as amended by the Board on June 29, 1994, the Office of Boards and Commissions recommends the approval of the prequalification for the following firms:

C.C. Johnson & Malhotra, P.C.	Architect Engineer Property Line Survey
Jacobs Engineering Group, Inc.	Architect Engineer
Patton Harris Rust & Associates, P.C.	Landscape Architect Engineer Land Survey
Pennoni Associates, Inc.	Landscape Architect Engineer Land Survey
Sabra, Wang & Associates, Inc.	Engineer
Toole Design Group, LLC	Landscape Architect Engineer

AGENDA

BOARD OF ESTIMATES

04/03/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
---------------	------------------------	--------------------

Bureau of Purchases

- | | | |
|---------------|-------------|---------|
| 1. 3M COMPANY | \$25,000.00 | Renewal |
|---------------|-------------|---------|
- Solicitation No. B50002406 - Traffic Marking Tape - Department of Transportation - Req. No. Various

On May 7, 2012, the City Purchasing Agent approved the initial award in the amount of \$13,027.50. The award contained two 1-year renewal options. On August 21, 2012, the City Purchasing Agent approved an increase in the amount of \$10,000.00. This renewal in the amount of \$25,000.00 is for the period May 7, 2013 through May 6, 2014, with one 1-year renewal option remaining.

- | | | |
|-----------------------------|-------------|-------------|
| 2. GWAVA TECHNOLOGIES, INC. | \$28,000.00 | Sole Source |
|-----------------------------|-------------|-------------|
- Solicitation No. 08000 - Maintenance for Archiving Software - Police Department - Req. No. R627179

GWAVA Technologies, Inc. is the manufacturer and sole source provider of maintenance and support for their archiving software currently in use by the Police Department. The period of the award is June 5, 2013 through June 4, 2014.

- | | | |
|----------------------------|-------------|---------|
| 3. MARTIN SUPPLY CO., INC. | \$15,000.00 | Renewal |
|----------------------------|-------------|---------|
- Solicitation No. B50002384 - Sign and Marking Inks - Department of Transportation - Req. No. R600333

On April 11, 2012, the Board approved the initial award in the amount of \$15,000.00. The award contained two 1-year renewal options. This renewal in the amount of \$15,000.00 is for the period April 11, 2013 through April 10, 2014, with one 1-year renewal remaining.

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BOARD OF ESTIMATES

04/03/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

- | | | |
|--|--------------------|----------------|
| 4. DAZSER-BAL CORP. d/b/a | | |
| <u>JANI-KING OF BALTIMORE</u> | <u>\$ 7,044.00</u> | <u>Renewal</u> |
| Solicitation No. B50001483 - Janitorial Services - Enoch Pratt Free Library - Req. No. P518096 | | |

On June 16, 2010, the Board approved the initial award in the amount of \$7,044.00. Subsequent actions have been approved. This final renewal in the amount of \$7,044.00 is for the period July 1, 2013 through June 30, 2014.

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|--|---------------------|----------------|
| 5. <u>VULCAN INC.</u> | <u>\$100,000.00</u> | <u>Renewal</u> |
| Solicitation No. B50002385 - Aluminum Sheets - Department of Transportation - P.O. No. P520379 | | |

On June 6, 2012, the Board approved the initial award in the amount of \$57,505.00. The award contained four 1-year renewal options. This renewal in the amount of \$100,000.00 is for the period June 6, 2013 through June 5, 2014, with three 1-year renewal options remaining.

MWBOO GRANTED A WAIVER.

- | | | |
|--|---------------------|--------------------|
| 6. <u>ASPEX CORPORATION</u> | <u>\$175,000.00</u> | <u>Sole Source</u> |
| Solicitation No. 08000 - Aspex Instrument Upgrades - Police Department - Req. Nos. R625465 and R625496 | | |

Aspex Corporation is the sole source for required upgrades and maintenance needed for equipment currently in use by the Baltimore City Police Department Lab Units.

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

AGENDA

BOARD OF ESTIMATES

04/03/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

- | | | |
|--|--------------|----------|
| 7. HACH COMPANY | \$ 60,000.00 | Increase |
| Solicitation No. 08000 - Provide DPD Powder, Reagents and Parts for Online Analyzers - Department of Public Works, Bureau of Water and Wastewater - P.O. No. P515831 | | |

On December 15, 2010, the Board approved the initial award in the amount of \$60,000.00. On August 29, 2012, the City Purchasing Agent approved an increase in the amount of \$30,000.00. Due to an increase in usage additional funds are required. This increase in the amount of \$60,000.00 will make the award amount \$150,000.00. The contract expires on December 14, 2013 with two 1-year renewal options remaining.

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

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|--|--------------|----------|
| 8. TATE ENGINEERING SERVICES, INC. | \$ 80,000.00 | Increase |
| Solicitation No. 08000 - Cleaver Brooks Boilers Maintenance - Department of Public Works, Bureau of Water and Wastewater - Req. Nos. Various | | |

On January 26, 2011, the Board approved the initial award in the amount of \$70,000.00. Authority is requested for an increase for continuity of required maintenance services. This increase will make the award amount \$150,000.00. The contract expires on January 25, 2016.

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

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BOARD OF ESTIMATES

04/03/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR AMOUNT OF AWARD AWARD BASIS

Bureau of Purchases

9. GEIGER PUMP AND
EQUIPMENT CO., INC. \$ 25,000.00 Increase
 Solicitation No. 08000 - Replacement of Pulsafeeder and
 Eclipse Pumps - Department of Public Works, Bureau of Water
 and Wastewater - P.O. No. P518582

On October 26, 2011, the Board approved the initial award in the amount of \$25,000.00. On February 13, 2013, the Board approved an increase in the amount of \$18,000.00. Due to unanticipated increase in usage of the pumps an increase in the amount of \$25,000.00 is necessary making the total award amount \$68,000.00.

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

10. RUDOLPH'S OFFICE &
COMPUTER SUPPLY, INC. \$600,000.00 Increase
 Solicitation No. B50002025 - OEM & Remanufactured Toner &
 Inkjet Cartridges - Agencies - Various - P.O. No. P518463

On October 5, 2011, the Board approved the initial award in the amount of \$900,000.00. An increase is necessary to provide additional funds for services through October 10, 2013. The contract expires on October 10, 2013, with two 2-year renewal options.

MWBOO SET GOALS OF 5% MBE AND 2% WBE.

MBE: Sutherland Data Products	\$96,255.99	6%
WBE: All Pro Placement Services, Inc.	\$ 6,288.56	
Corp. Business Solutions (CBS)	<u>68,107.96</u>	
was added and approved by MWBOO	\$74,396.52	4.5%

MWBOO FOUND VENDOR IN COMPLIANCE.

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BOARD OF ESTIMATES

04/03/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

11. LOCATION AGE,	\$350,000.00	Ratification and
LLC	<u>250,000.00</u>	Increase
	\$600,000.00	

Solicitation No. 06000 - Geographic Information Systems Staff Augmentation Support - Agencies - Various - P.O. No. P500114

On May 30, 2007, the Board approved the initial award in the amount of \$850,628.70. The award contained three 1-year renewal options. Subsequent actions have been approved. Ratification is being requested for work performed by the contractor prior to the issuance of appropriate purchase orders. Additional funds are required to maintain continuity of services for user agencies for the remainder of this contract. The period of the ratification was July 13, 2012 through April 2, 2013. The period of the increase is April 3, 2013 through June 1, 2013.

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

This is a requirements contract, therefore dollar amounts will vary.

MWBOO SET GOALS OF 17% MBE AND 9% WBE.

MBE: Sabra Wang & Assocs. 17%

WBE: Applied Technology Services, 9%
Inc.

MWBOO FOUND VENDOR IN COMPLIANCE.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Land Disposition Agreement
Community Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a land disposition agreement with Baltimore Green Space, a land trust for community managed open spaces, developer, for the sale of the property located at 1816 Brentwood Avenue.

AMOUNT OF MONEY AND SOURCE:

\$1.00 - Purchase Price

BACKGROUND/EXPLANATION:

The DHCD's Land Resources Division strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods. The Mayor's Cleaner Greener Initiative, as well as the new Sustainability Plan, calls on the City to develop and support a land trust to help communities retain control of appropriate open space upon their commitment to maintain the space.

The transfer of 1816 Brentwood Avenue, which has been used by the Greenmount West Community for the past five years as a community garden, into a land trust is cost-effective. The transfer will provide the neighborhood with amenities such as community gardens and other beautification and recreational spaces. Through their own labor and investments, as well as outside funding, the residents will increase property values while creating social and environmental benefits.

The property was journalized on October 18, 2012.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE APPRAISED VALUE:

The assessed value of the vacant lot is \$17,200.00. Sale of the property to a land trust, whose sole purpose is to ensure the preservation of the community managed open space, below the

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BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

assessed value is reflective of the City's understanding that community managed open spaces serve a specific benefit to the immediate community. The community gardens provide a specific benefit by elimination of blight.

MBE/WBE PARTICIPATION:

N/A

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

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BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Amendment No. 1 to Land
Community Development (DHCD) Disposition and
Development Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of amendment no. 1 to land disposition and development agreement (LDDA) with Poppleton Development I, LLC, Developer, for the Poppleton Redevelopment Project.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

In 2005, the City awarded a development site in the Poppleton neighborhood to La Cite Development, LLC, which formed the entity Poppleton Development I, LLC. On September 27, 2006, a LDDA was approved by the Board. The LDDA called upon the City to acquire the remaining privately owned properties in the development site, clear the site of structures, and convey the property to the Developer. The Developer committed to develop approximately 1,650 units of new housing and 100,000 square feet of new commercial retail space over 4 phases of the Project. An impasse was reached in 2012 between the City and the developer over the obligations of each party under the terms of the agreement. The Amendment No. 1 (Amendment) will make the necessary revisions to the LDDA to allow the Developer to proceed with implementation of the development plan, and for the City to comply with its obligations under the Amended LDDA. The Amendment will serve to resolve pending litigation between the City and Developer.

The Amendment to the LDDA will revise the list of properties to be conveyed, clarify the purchase price for the properties to be conveyed, and revise the timetable and certain terms for the development of the Project.

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BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

The following properties will be removed from the Project through the Amendment:

329 N. Carey Street	1044 W. Fayette Street
222 N. Carrollton Avenue	1046 W. Fayette Street
1040 W. Fayette Street	1228 Rankin Place
1042 W. Fayette Street	914 W. Saratoga Street

The following properties will be added to the Project through the Amendment:

220 N. Carey Street	1043 W. Fayette Street
1016 W. Fayette Street	1517 W. Lexington Street
1018 W. Fayette Street	1521 W. Lexington Street

The 2006 LDDA set the purchase price of the property as \$1.00 per property plus a Reimbursement Amount. For the Property in any phases or subphases of the Project that includes all market-rate housing or commercial space, the Amendment sets the reimbursement amount at the appraised value of \$16.00 per square foot. For the property in any phase or subphase of the Project in which at least 20% of the housing units are offered at affordable rental or sales prices, the Amendment sets the reimbursement amount at \$1.50 per square foot. A reduced reimbursement amount for affordable housing was included in the 2006 Agreement to allow for the provision of affordable housing units in an otherwise market-rate project. The Amendment simplifies the calculation of the Reimbursement Amount by replacing a set of Affordable Housing Credits with a specific dollar amount per square foot. The Purchase Price plus the Reimbursement Amount will be paid by the Developer from private funding sources at the time of settlement.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE APPRAISED VALUE:

The Property is to be conveyed from the City to the Developer for below the appraised value to allow for 20% of all housing units developed to be affordable. The Project calls for the construction of approximately 330 units of affordable housing,

AGENDA

BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

of which 90 will be affordable rental units and 220 will be affordable homeownership units. This sale will provide the following benefits:

- The community will receive the benefit of the development of 90 affordable rental units. These units will be affordable to households earning 80% or less of the Area Median Income, with many of the units affordable to households at 50% or less of the Area Median Income, and will remain affordable for no less than 15 years. The community will receive the benefit of 220 homeownership units affordable to households earning 100% or less of the Area Median Income, with many of the units affordable to households at 80% or less of the Area Median Income. In addition, attractive new market-rate rental and homeownership units will be constructed, which will revitalize the community.
- The Project will bring approximately 100,000 square feet of new retail space to the neighborhood, including a grocery store.
- This development will eliminate neighborhood blight caused by the City-owned vacant properties and revitalize the Poppleton neighborhood.

The community is in support of this Project.

MBE/WBE PARTICIPATION:

The developer has signed a commitment to comply with Article 5, Subtitle 28 of the Baltimore City Code and MBE and WBE goals.

(The amendment no. 1 to the land disposition and development agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Agreements
Community Development

The Board is requested to approve and authorize execution of the various agreements. The period of the agreement is July 1, 2012 through June 30, 2013.

1. **SOUTH BALTIMORE LEARNING CORPORATION, INC. \$ 51,370.00**

Account: 2089-208913-5930-438034-603051

The organization will provide Adult Basic Education, Pre-GED, GED tutoring and career counseling service to low and moderate-income adults that reside in the City that have dropped out of high school. The organization will utilize the funds to subsidize a portion of the operating costs.

FOR THE FY 2013 MBE AND WBE PARTICIPATION GOALS FOR THE ORGANIZATION WERE SET ON THE AMOUNT OF \$32,229.00, AS FOLLOWS:

MBE: \$8,701.00

WBE: \$3,222.00

2. **CASA DE MARYLAND, INC. \$124,500.00**

Account: 2089-208913-5930-426426-603051

The organization will provide a variety of public services to day laborers. Services will include educational programs, information and referral services, legal services, representation, and workshops. Services will be provided through the Baltimore Welcome Center located at 2224 E. Fayette Street.

FOR THE FY 2013 MBE AND WBE PARTICIPATION GOALS FOR THE ORGANIZATION WERE SET ON THE AMOUNT OF \$37,307.00, AS FOLLOWS:

MBE: \$10,073.00

WBE: \$ 3,731.00

AGENDA

BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

On May 2, 2012 the Board approved the Resolution authorizing the Commissioner of the Department of Housing and Community Development (DHCD), on behalf of the Mayor and City Council, to file a Federal FY 2012 Annual Action Plan for the following formula programs:

1. Community Development Block Grant (CDBG)
2. HOME Investment Partnership Act (HOME)
3. Emergency Shelter Grant Entitlement (ESG)
4. Housing Opportunity for People with AIDS (HOPWA)

The DHCD began negotiating and processing the CDBG agreements effective July 1, 2012 and beyond, as outlined in the Plan, pending approval of the Resolution. Consequently, the agreements were delayed due to final negotiations and processing.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The agreements have been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Health Department - Agreements

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the listed agreements. The period of the agreement is February 1, 2013 through June 30, 2013, unless otherwise noted.

INTERGOVERNMENTAL AGREEMENT

- | | |
|--|---------------|
| 1. STATE OF MARYLAND DEPARTMENT
OF HUMAN RESOURCES | \$0.00 |
| 2. COPPIN STATE UNIVERSITY/
REHABILITATION COUNSELING PROGRAM | \$0.00 |

These organizations will serve as Volunteer Stations for the Retired & Senior Volunteers Program (RSVP). A grant from the Corporation for National and Community Services, funds the RSVP. The grant pays 100% of the cost of the Senior Volunteer to volunteer and assist special needs clients who want to remain in their homes. While the Senior Volunteers are on duty, the grant provides for their life insurance, transportation, and other benefits.

The agreements are late because of delays in completion of required documentation.

LICENSING SERVICE AGREEMENT

3. **BALTIMORE ANIMAL AND RESCUE AND
CARE SHELTER, INC. (BARCS)**

Currently, Baltimore City residents can apply for and purchase licenses for their dogs and cats at Animal Organizations (veterinarian, animal clinics, Humane Society, and commercial establishments) as defined in Title 10 of the Health Article of the Baltimore City Revised Code. BARCS will continue to be the primary administrator of the issuance of dog and cat licenses within Baltimore and increase the number of locations where City residents can purchase and renew licenses including an online licensing option. In addition BARCS will continue to raise awareness of the need to license cats and dogs.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Health Department - cont'd

The agreement provides funding to BARCS by allowing BARCS to retain the fees collected each year during the term of the agreement.

BARCS will provide reports as requested by the Commissioner of Health, including but not limited to the issuance of licenses, the collection of fees, and the services provided under this agreement. The period of the licensing service agreement is July 1, 2012 through June 30, 2017.

The licensing agreement is late because additional time was necessary to reach a comprehensive understanding that was agreeable by all parties.

APPROVED FOR FUNDS BY FINANCE

(The intergovernmental agreements and licensing service agreement have been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Health Department - Request for Applications

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize the Request for Applications (RFA) for the FY 2014 and 2015 Family Planning - Title X Program.

AMOUNT OF MONEY AND SOURCE:

\$230,000.00 - FY 2014

\$230,000.00 - FY 2015

Account: 4000-422714-3030-279200-404001

BACKGROUND/EXPLANATION:

Sub-grantees may apply for up to two years within Fiscal Year 2014 and 2015, defined as July 1 through June 30; second year funding will be contingent upon performance measures and the availability of funds. Total awards to subgrantees may range from \$10,000.00 to \$45,000.00.

Title X categorical funds are allocated by the Federal Government to states for the provision of reproductive health services to the uninsured and underinsured. Title X exists specifically because of the contribution of family planning in addressing birth outcomes. Equal access to reproductive health services is one approach in reducing the infant mortality rate in the U.S.A. and targets the disparities that exists for low-income and minority women.

The Maryland Department of Health and Mental Hygiene (DHMH) is the grantee for the Maryland Title X funds. The mission of DHMH focuses on reducing unintended pregnancies through equal access to reproductive health services, and its mission is reflected through the DHMH and other sub-grantees of the Title X funds through the State.

The Department in conjunction with the DHMH will establish the application process and ensure fair and equitable distribution of funds to the receiving organizations. The organizations will submit proposals and bids for funding to provide services.

APPROVED FOR FUNDS BY FINANCE

TRANSFERS OF FUNDS

* * * * *

The Board is requested to approve
the Transfers of Funds
listed on the following page:

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In accordance with Charter provisions
reports have been requested from the
Planning Commission, the Director
of Finance having reported
favorably thereon.

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BOARD OF ESTIMATES

04/03/2013

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation</u>		
1. \$ 87,853.68	9950-904078-9512	
Federal	New Traffic	
	Signals	
21,963.42	9950-904078-9512	
<u>MVR</u>	I.T.S.	
 \$109,817.10	-----	9950-908083-9512
		Design Engineering
		Services, Traffic
		Signals & VMS Signs
		Design, Citywide

This transfer will fund the cost associated with "On-Call Traffic Signals & I.T.S. and Traffic Engineering On-Call Consulting Services" on FAP No. STP-000A (943)E; SHA No. BC319-019-815; Project No. 1142; Task 6, for work assigned to Sabra, Wang & Associates, Inc. related with services in connection with Traffic Signal and VMS Signs Design, Citywide.

Department of Housing and Community Development

2. \$194,608.34	9910-911004-9608	
20th Econ.	Preston Gardens -	
Dev. Bonds.	Reserve	
475,000.00	" "	
28 th Com. Dev.		
<u>Bonds</u>		
\$669,608.34	-----	9910-914009-9607
		Downtown Preston
		Gardens

This transfer will provide funds to manage the implementation of designed improvements to Preston Gardens in coordinated efforts between the Department of Transportation and Department of Recreation and Parks.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Space Utilization Committee - License Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a license agreement with Civic Works, Inc., licensee, for the use of the property known as Hilltop House located at 2445 Rose Street in Clifton Park containing approximately 3,500 sq. ft. and a 900 ft. garage. The period of the agreement is effective upon Board approval for two years with no further option renewals.

AMOUNT OF MONEY AND SOURCE:

\$1.00 if demanded.

BACKGROUND/EXPLANATION:

The premises will be used as office space and storage for the Civic Works Program. The licensor is responsible for any capital improvements, exterior maintenance and cutting of grass.

The licensee will accept the premises "as is" and keep it clean and free of trash and debris. The licensee will be responsible for the utilities, telephone service, security, shovel the walk to the driveway only, janitorial services, maintenance and repairs, one-time painting of the interior, plaster and drywall repair in the interior, replacement of damaged pieces of oak flooring, and liability insurance.

The Space Utilization Committee approved this license agreement on March 26, 2013.

(The license agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Space Utilization Committee - Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a lease agreement with Mr. Mark Fuller and Ms. Carrie Fuller, tenants, for the rental of the property known as 4809 Bucks Schoolhouse Road, Baltimore County. The period of the lease agreement is March 1, 2013 to February 28, 2014, with the option to renew for two 1-year terms.

AMOUNT OF MONEY AND SOURCE:

<u>Annual Amount</u>	<u>Monthly Amount</u>
\$7,325.76	\$610.48

BACKGROUND/EXPLANATION:

The property will be used primarily for agricultural use. The tenant will be responsible for maintenance and repairs, payment of utilities, trash and snow removal, real estate taxes and liability insurance.

The landlord will carry adequate fire insurance on the leased premises under the City's self-insurance program.

The Space Utilization Committee approved this Lease Agreement on March 26, 2013.

(The lease agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Space Utilization Committee - Interdepartmental Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an interdepartmental lease agreement between the Department of Public Works (DPW), landlord, and the Police Department (BPD), tenant, for the rental of the property located at 529 Island Point Road, Baltimore County consisting of approximately 9,077 sq. ft. of land with useable building space of 1,788 sq. ft. The period of the interdepartmental lease agreement is effective upon Board approval for five years with one 5-year renewal option.

AMOUNT OF MONEY AND SOURCE:

	<u>Annual Amount</u>	<u>Monthly Amount</u>
Year 1	\$13,278.24	\$1,106.52
Year 2	\$13,676.64	\$1,139.72
Year 3	\$14,086.92	\$1,173.91
Year 4	\$14,509.44	\$1,209.12
Year 5	\$14,944.80	\$1,245.40

Account No. 1001-000000-2002-195500-603013

BACKGROUND/EXPLANATION:

The leased premises will be used as administrative offices for the BPD.

The landlord will be responsible for maintaining the interior and exterior of the building, to include the heating and ventilation system, water, electrical and plumbing supply lines. The landlord will furnish utilities to the leased premises. The landlord will also provide pest control, grass cutting, and keep the entrances reasonably clear of ice, snow and debris.

The tenant will be responsible for telephone, computer services, payment of utilities, janitorial, and security.

The Space Utilization Committee approved this License Agreement on March 26, 2013.

APPROVED FOR FUNDS BY FINANCE

(The interdepartmental lease agreement has been approved by the Law Department as to form and legal sufficiency.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Transportation - Escrow Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an escrow agreement between the Mayor and City Council, Parks & People Foundation, Inc. (PPF), a Maryland non-profit corporation, and Residential Title and Escrow Company. The period of the agreement is effective upon Board approval until the City executes a written release of the escrow account.

AMOUNT OF MONEY AND SOURCE:

\$610,000.00 - Account no. 9950-905621-9508-000000-490375

BACKGROUND/EXPLANATION:

On December 9, 2009, PPF entered into a Funding Agreement pursuant to which the City agreed to perform certain infrastructure work in connection with the PPF's development of certain property located along Liberty Heights Avenue.

Under the terms of the Funding Agreement, the PPF is required to prefund certain fees and expenses before the City will undertake its obligations under the Funding Agreement. The PPF and the City now desire to establish an escrow account to hold a portion of the funds required to be advanced by the PPF pursuant to the Funding Agreement.

The Residential Title and Escrow Company has agreed to serve as an Escrow Agent for the City and the PPF. The Escrow Agent agrees to maintain the escrow account, to receive, hold, and disburse the funds deposited therein from time to time according to the terms outlined in the escrow agreement.

APPROVED FOR FUNDS BY FINANCE

(The escrow agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Department of Law - Payment of Settlements</u>			
1. Chelsea Properties, 2760 Tivoly Ave. LLC (Previous Owner)		L/H	\$15,750.00

On March 14, 2012, the Board approved a condemnation to acquire the leasehold interest in 2760 Tivoly Avenue for the amount of \$19,250.00. However, the previous property owner valued the property interest at \$72,000.00. The parties agreed to settle the action for the amount of \$35,000.00. Therefore, the Board is requested to approve an additional \$15,750.00 in settlement of this case.

Funds are available in State Funds, account no. 9910-904326-9588-900000-704040, Coldstream-Montebello-Homestead Project.

2. Maarufu T. Allston (Previous Owner)	2787 Tivoly Ave.	L/H	\$19,800.00
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On May 02, 2012, the Board approved a condemnation to acquire the leasehold interest in 2787 Tivoly Avenue for \$20,200.00. However, the previous property owner valued the property interest at \$70,000.00. The parties agreed to settle the action for the amount of \$40,000.00. Therefore, the Board is requested to approve an additional \$19,800.00 in settlement of this case.

Funds are available in State Funds, account no. 9910-904326-9588-900000-704040, Coldstream-Montebello-Homestead Project.

AGENDA

BOARD OF ESTIMATES

04/03/2013

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Department of Law - Payment of Settlement</u>			
3. D.O.C., LLC (Previous Owner)	2206 Boone St.	F/S	\$ 7,000.00

On June 27, 2012, the Board approved a condemnation to acquire the fee simple interest in 2206 Boone St. for \$27,000.00 based upon the City's independent appraiser's fair market valuation of the property. However, the previous property owner offered an appraisal valuation of the property interest at \$50,000.00. The parties agreed to settle the action for the amount of \$34,000.00. Therefore, the Board is requested to approve an additional \$7,000.00 in settlement of this case.

Funds are available in State Funds, account no. 9910-904713-9588-900000-704040, Barclay Project.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Planning - Agreement and Report on Previously
Approved Transfers of Funds

AGREEMENT

1. TUFTS UNIVERSITY \$22,007.00

Account: 6000-609413-1873-187400

The Board is requested to approve and authorize execution of an agreement with the Tufts University. The period of the agreement is upon Board approval through December 31, 2013.

On March 13, 2013, the Board approved the acceptance of a \$50,000.00 grant from The Abell Foundation for the Decision Modeling Tool for Vacant Structure Demolition and Redevelopment Project.

The purpose of the project is to develop strategies to reposition chronically vacant lands and structures for primarily non-residential and greening uses in weaker markets. The project proposes to build local environment amenities on the sites of vacant and abandoned parcels, as well as holding select properties for future development. The project will build upon the Housing Market Typology (HMT) and pursue new approaches and tools for neighborhood economic development.

The Department will be the lead agency and work in partnership with Baltimore Housing, the Sustainability Office and the University of Massachusetts and Tufts University as contractors. The project will be guided by a Decision Modeling Advisory Group which will include members from the Department, Growing Green Initiative and Baltimore Housing. The group will make recommendations for data analysis and test the applicability of the model to impact decisions around vacant, distressed lots.

Department of Planning - cont'd

The model, which will be delivered in Microsoft Excel, will include multiple objectives reflecting social impacts, economic efficiency and social equity. The deliverables for the project include a narrative and mathematical model of Baltimore City's vacant lot repositioning problem within the context of the Growing Green Initiative. The Tufts University, as one of two subcontractors, will conduct the analysis and develop the model for the project.

APPROVED FOR FUNDS BY FINANCE**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The agreement has been approved by the Law Department as to form and legal sufficiency.)

2. Report on Previously Approved Transfers of Funds

At previous meetings, the Board of Estimates approved Transfers of Funds subject to receipt of favorable reports from the Planning Commission, the Director of Finance having reported favorably thereon, as required by the provisions of the City Charter. Today, the Board is requested to **NOTE 18** favorable reports on Transfers of Funds approved by the Board of Estimates at its meetings on March 6, 13, and 20, 2013.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Mayor's Office of Human Services - Grant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a grant agreement with Harford County. The period of the agreement is July 1, 2012 through June 30, 2015.

AMOUNT OF MONEY AND SOURCE:

\$184,122.00 - 4000-490913-3573-333676-603051

BACKGROUND/EXPLANATION:

Harford County will provide housing assistance to eligible Harford County residents living in the Baltimore Metropolitan Statistical Area. Harford County will be responsible for administering tenant-based rental assistance, and contracting with individual property owners to participate in the Housing Opportunities for People With AIDS program for 20 eligible participants.

The grant agreement is late because of the delays at the administrative level in receiving signatures from Harford County.

MWBOO GRANTED A WAIVER.

APPROVED FOR FUNDS BY FINANCE

(The grant agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Recreation and Parks - Right-of-Entry Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a right-of-entry agreement with Stantec, Inc., grantee. The period of the agreement is effective upon Board approval for two weeks.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

This right-of-entry agreement will allow Stantec, Inc. to enter certain areas of Gwynn's Falls Park and Gwynn's Falls Trail to conduct an archaeological survey, pursuant to Stantec Inc.'s engineering contract with the Department of Transportation, under Project No. 889, for the replacement of the Edmondson Avenue Bridge. The survey findings will be forwarded to the Maryland Historical Trust, which reviews all proposed federally funded projects to determine whether such areas have been investigated for archaeological sites.

APPROVED FOR FUNDS BY FINANCE

(The right-of-entry agreement has been approved by the Law Department as to form and legal sufficiency.)

EXTRA WORK ORDERS

* * * * *

The Board is requested to approve the
Extra Work Orders
as listed on the following pages:

31 - 32

The EWOs have been reviewed and approved
by the Department of
Audits, CORC, and MWBOO
unless otherwise indicated.

In connection with the Transfer of Funds,
pursuant to Charter provisions, a report has
been requested from the Planning
Commission, the Director of Finance
having reported favorably thereon.

AGENDA

BOARD OF ESTIMATES

04/03/2013

EXTRA WORK ORDERS

<u>Contract</u>	<u>Prev. Apprvd.</u>	<u>Time</u>	<u>%</u>
<u>Awd. Amt.</u>	<u>Extra Work</u>	<u>Ext.</u>	<u>Compl.</u>
	<u>Contractor</u>		

Bureau of Water and Wastewater

- | | | | | |
|----|---|------------|--------------------------|--------------|
| 1. | <u>EWO #002, \$ 0.00 - S.W.C. 7763, Drainage Repair and Improvements at Various Locations</u> | | | |
| | \$1,178,378.00 | \$5,449.75 | Allied Contractors, Inc. | 365 -
CCD |

This contract currently expires on June 21, 2013. The Surface Water Management Division has requested a 365 day non-compensable time extension while awaiting the award of a replacement contract. The requested new expiration date is June 21, 2014.

- | | | | | |
|----|---|----------------|---------------------------|------|
| 2. | <u>EWO #038, \$ 81,169.57 - S.C. 852R, Denitrification Filters & Related Work for the Enhanced Nutrient Removal Facilities at Patapsco Wastewater Treatment Plant</u> | | | |
| | \$115,688,000.00 | \$1,874,386.52 | Fru-Con Construction, LLC | 0 57 |

Department of General Services

- | | | | | |
|----|---|--------------|------------------------------------|-------|
| 3. | <u>EWO #003, (\$ 81,000.00) - GS 11830, Greyhound Station Demolition - Corner of Howard & Fayette Streets</u> | | | |
| | \$1,227,000.00 | \$50,062.00 | Potts & Callahan, Inc. | - 100 |
| 4. | <u>EWO #004 \$245,136.41 - Project 617, 2000 Race Street - Environmental Remediation</u> | | | |
| | \$307,717.00 | \$107,079.00 | Environmental Resources Management | - - |

5. **TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$320,000.00	9916-901840-9194	9916-904842-9197
General Fund	Race Street Environmental Reserve	2000 Race Street Environmental Active

AGENDA

BOARD OF ESTIMATES

04/03/2013

EXTRA WORK ORDERS

<u>Contract</u>	<u>Prev. Apprvd.</u>	<u>Time</u>	<u>%</u>
<u>Awd. Amt.</u>	<u>Extra Work</u>	<u>Ext.</u>	<u>Compl.</u>
	<u>Contractor</u>		

Department of General Services - cont'd

The property at 2000 Race Street was acquired by the City from Allied Signal, Inc. (now Honeywell International) for construction of an elevated portion of Interstate 95. The MD Department of the Environment (MDE) has mandated a comprehensive hydro geological environmental investigation on the site, and development of plans to remediate any contaminated soil indentified by the investigation. On May 23, 2007, the MDE issued a Consent Order to the City establishing deadlines for certain work to be completed at the Race Street site. The Environmental Resources Management services are required to ensure that work being done by Honeywell on the City's property is responsive to the Consent Order and does not present a liability to the City.

Department of Transportation

6.	EWO #002	\$ 0.00	-	TR 08046, Rehabilitation of		
	<u>Broening Highway from Holabird Avenue to Colgate Creek</u>					
	\$14,700,000.00	\$6,200.48		American Infra-	-	-
				structure-MD,		
				Inc.		

THE OVERRUNS AND UNDERRUNS CANCEL EACH OTHER OUT.

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Human Resources - Personnel Matters

The Board is requested to approve the listed Personnel matters below:

Department of Finance

	<u>Hourly Rate</u>	<u>Amount</u>
1. JAMES WAYLAND	\$47.41	\$15,076.38
2. JOE GLENN	\$47.41	\$15,076.38

Account: 1001-000000-1472-165800-601009

Mr. Wayland and Mr. Glenn, retirees, will each continue to work as a Senior Systems Analyst in the Mayor's Office of Information Technology. Mr. Wayland will provide analysis and programming support for the real property tax system with special focus in getting the real property tax bill produced for the Fiscal 2014. Mr. Glenn will provide analysis and programming support for the Water & Wastewater billing system with a focus on billing issues. The period of the agreement is effective upon Board approval through August 7, 2013.

THE DEPARTMENT OF FINANCE IS REQUESTING A WAIVER OF THE SALARY CAP AS OUTLINED IN THE ADMINISTRATIVE MANUAL 212-1, PART I.

(The agreements have been approved by the Law Department as to form and legal sufficiency)

THE PERSONNEL MATTERS HAVE BEEN APPROVED BY THE EXPENDITURE CONTROL COMMITTEE.

AGENDA

BOARD OF ESTIMATES

04/03/2013

TRAVEL REQUESTS

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Baltimore City Board of Elections</u>			
1. Frankie Powell*	MD Association of	General	\$1,429.60
Tara Andrews	Elected Officials	Funds	
Eleanor Wang	Annual Conference		
Cory McCray	University of MD		
Ann MacNeille	University College		
Lawrence C.	June 16 - 17, 2013*		
Cager, Sr.*	June 17, 2013		
	(Reg. Fee \$150.00 ea.)		
<p>The above attendees are Board members that are mandated to attend the conference on Monday, June 17, 2013. The Department is requesting subsistence for one night for Mr. Powell and Mr. Cager because they will be speakers on Sunday, June 16, 2013.</p>			
2. Armstead B.C.	MD Association of	General	\$9,503.36
Jones, Sr.	Elected Officials	Funds	
Abigail Goldman	Annual Conference		
Terri	University of MD,		
Marciszewski	University College		
Hakima Shaulis	June 16 - 19, 2013		
Rochelle Lucas	(Reg. Fee \$285.00 ea.)		
Lisa Stanley			
Catherine Brown			
Aureilia Jones			

AGENDA

BOARD OF ESTIMATES

04/03/2013

TRAVEL REQUESTS

<u>Name</u>	<u>To Attend</u>	<u>Funds</u>	<u>Amount</u>
<u>Mayor's office of Employment Development</u>			
3. Karen Sitnick	Workforce Development Council (WDC) Board Meeting Seattle, WA April 24, - 26, 2013 (Reg. Fee \$500.00)	Administrative Cost Pool	\$1,377.00

The subsistence rate for this location is \$208.00 per day. The hotel cost is \$209.00 per night not including occupancy taxes in the amount of \$32.60 per night for a total of \$69.20 and a tourism tax of \$2.00 per night for a total of \$4.00. The Department is requesting additional subsistence of \$1.00 per night for a total of \$2.00 to cover the cost of the hotel and \$80.00 to cover the cost of the WDC Board networking dinner meeting.

Police Department

4. Scott A. Steven	Shotgun Breaching Instructors Course Kansas City, MO April 7 - 10, 2013 (Reg. Fee \$625.00)	Homeland Security FY10 Fund	\$1,455.09
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AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Land Disposition Agreement
Community Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Land Disposition agreement with Adopt-A-Block, Inc., developer, for the sale of the property located at 1718 Holbrook Street.

AMOUNT OF MONEY AND SOURCE:

\$2,000.00 - Purchase Price

BACKGROUND/EXPLANATION:

The project will be funded using private as well as public funds. The Developer proposes to rehab the vacant property into a single family homeownership unit. The developer plans to invest approximately \$56,000.00 into the project. Once the vacant property is rehabbed, it will then be given away to a family in need. For the last 10 years, Adopt-A-Block, Inc. has rehabbed and given away a house per year to a deserving family. With the rehabilitation of the property, this will complete the block. The organization continues to work with the City to eliminate blight.

STATEMENT OF RATIONALE FOR THE SALE BELOW THE WAIVER VALUATION PRICE:

In accordance with the City's appraisal policy, the Waiver Valuation Process was used in lieu of an appraisal. The property was valued at \$4,150.00 and will be sold for \$2,000.00.

The property will be sold to Adopt-A-Block, Inc. for the price of \$2,000.00. It will be sold below the price determined by the waiver valuation process because of the following factors:

- 1) the sale and rehabilitation will help to promote a specific benefit to the community,

AGENDA

BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

- 2) the sale and rehabilitation will eliminate blight,
- 3) the sale and rehabilitation will promote economic development through the placement of the subject property on the tax rolls, and
- 4) the sale and rehabilitation will increase homeownership in the City.

MBE/WBE PARTICIPATION:

It should be noted that the property is not subject to Article 5, Subtitle 28, of the Baltimore City Code, because the property is being sold for less than \$49,999.00.

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

Department of Housing and - Land Disposition Agreement
Community Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a land disposition agreement (LDA) with Mr. LaRoyce L. Johnson, developer, for the sale of the property located at 1420 Mosher Street.

AMOUNT OF MONEY AND SOURCE:

\$1,000.00 - Purchase Price

BACKGROUND/EXPLANATION:

The City will convey all of its rights, title, and interest to the property to Mr. Johnson. Mr. Johnson will use private funds for acquisition and rehabilitation of the property as his home.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE PRICE DETERMINED BY THE WAIVER VALUATION PROCESS:

The property is being sold for \$1,000.00. The waiver valuation process was used in lieu of an appraisal and determined the value of the property to be \$5,000.00. The property is being sold to Mr. Johnson for less because:

- 1) the renovation will be a specific benefit to the community,
- 2) this transaction will eliminate blight from the block, and thus eliminate blight from the neighborhood,

DHCD - cont'd

- 3) the sale and rehabilitation will return the vacant property to the tax rolls, and
- 4) the property is being sold for less than the waiver determined value because of the condition of the property which will require extensive and immediate remediation.

MBE/WBE PARTICIPATION:

The property is valued at less than \$49,999.99, therefore, MBE/WBE is not applicable.

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a land disposition agreement with Reverend Terrance L. Brown, developer, for the sale of the property known as 804 E. North Avenue (Block 4002, Lot 003).

AMOUNT OF MONEY AND SOURCE:

\$2,000.00 - Purchase Price

BACKGROUND/EXPLANATION:

The property is a vacant house that the developer plans to stabilize for storage usage.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE VALUE DETERMINED BY THE WAIVER VALUATION PROCESS:

In accordance with the City's appraisal policy, the waiver valuation process was used in lieu of an appraisal for the property, 804 E. North Avenue (Block 4002/Lot 003). The property was priced at \$5,967.00 and will be sold for \$2,000.00.

The comparables used to substantiate the price were 336 21st Street, which sold for \$4,900.00; 2462 Greenmount Avenue, which sold for \$5,000.00; and, 618 Dumbarton Avenue, which sold for \$8,000.00. In determining to sell the property below \$5,967.00 the following factors were considered:

1. the sale and construction of new housing units promotes specific benefit to the community,
2. elimination of blight,

AGENDA

BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

3. the sale of this property will promote economic development by returning the property to the City's tax rolls, and
4. the sale will eliminate the City's current cost to maintain the property.

MBE/WBE PARTICIPATION:

MBE/WBE participation is not required for this project because it is being sold below \$49,999.99.

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a land disposition agreement with Mr. Ibrahim Abou-Taleb, developer, for the sale of the property located at 722 Lennox Street (Block 3443, Lot 011).

AMOUNT OF MONEY AND SOURCE:

\$16,000.00 - Purchase Price

BACKGROUND/EXPLANATION:

The project will consist of the conversion of the vacant property, to be sold as a single-family unit. The purchaser plans to invest approximately \$30,000.00 into this project.

The sale of this property once developed could generate an estimate of \$1,000.00 in real estate property taxes to the City. Once transferred and redeveloped the property will be active on the tax rolls of Baltimore City, thereby preventing tax abandonment.

The property will be sold at market value.

MBE/WBE PARTICIPATION:

MBE/WBE participation is not required for this project because it is being sold below \$49,999.99.

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Land Disposition Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a land disposition agreement with R & G Group, LLC, developer, for the sale of the City-owned vacant lot located at 1214 Union Avenue (Block 3551, Lot 008).

AMOUNT OF MONEY AND SOURCE:

\$8,000.00 - Purchase price

BACKGROUND/EXPLANATION:

The property is a vacant lot on which new construction will be built and it will be used as a for-sale single family home.

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE APPRAISED VALUE:

An appraisal was obtained for the property located at 1214 Union Avenue and it was valued at \$10,550.00. The sale price is justified because of the following factors:

1. the sale and construction of new housing units promotes specific benefit to the community,
2. elimination of blight,
3. the sale of this property will promote economic development by returning the property to the City's tax rolls, and
4. the sale of this property will eliminate the City's current cost to maintain the lot.

DHCD - cont'd

The City is authorized to sell the property by virtue of Article II, Section 15 of the Baltimore City Charter, 1996 Edition (the Charter Provision), Article 13 of the Baltimore City Code - 2000 Edition (the City Code), which established the Department pursuant to the Charter provision, and the provisions of the Renewal Plan.

MBE/WBE PARTICIPATION:

The property is not subject to Article 5, Subtitle 28 of the Baltimore City Code of the Minority and Women's Business Enterprise Program of Baltimore City because the property will be sold for less than \$49,999.99. Therefore, MBE/WBE is not applicable.

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

Department of Housing and - Operating Expense Loan
Community Development (DHCD)

ACTION REQUESTED OF B/E:

The Board is requested to approve a HOME Investment Partnerships Program Community Housing Development Organization (CHDO) Operating Expense Loan to Episcopal Housing Community Development Corporation in its capacity as a certified CHDO. The Board is further requested to authorize the Commissioner of the Department of Housing and Community Development (DHCD) to execute any and all documents necessary to effectuate this transaction subject to review and approval for form and legal sufficiency by the Department of Law.

AMOUNT OF MONEY AND SOURCE:

\$25,000.00 - 9910-921994-9610

BACKGROUND/EXPLANATION:

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the federally funded HOME Investment Partnerships Program. The HOME Program created the non-profit entity called a CHDO with the specific purpose of carrying out elements of the participating jurisdiction's housing strategy.

The Episcopal Housing Community Development Corporation was certified as a CHDO on January 15, 2013.

The policy of the City's HOME Program stipulates that CHDO operating expense loans must be tied to a specific housing development project which will assist in defraying the additional costs to the organization. The Episcopal Housing Community Development Corporation agrees by the acceptance of the CHDO Operating Expense Loan that at a minimum it will continue to develop a viable HOME project known as Ashburton Apartments. The 24 unit substantial rehabilitation project is located in the Central Forest Park neighborhood and must be

DHCD - cont'd

completed within 24 months of loan closing. If the borrower does not commence a HOME project within the 24 months, the operating expense loan funds advanced will become a fully amortizing loan to be repaid in equal monthly installments over a two year period commencing at the end of the 24 month period, with interest equal to the prime rate of interest declared by the United States Treasury plus four percent.

LOAN TERMS AND REPAYMENT

A. Interest Rate

During the Operating Loan Period the interest rate will be 0% per annum on sums advanced.

B. Term

The Operating Loan will not exceed 24 months.

C. Repayment

Episcopal Housing Community Development Corporation has begun the development of Ashburton Apartments, 24 Units of rehabilitated rental units. This project is tied to this Operating Expense Loan such that the HOME requirement of having a HOME project being developed within 24 months of closing on the Operating Expense Loan (the "Closing Window") is met. The outstanding principal balance of the Operating Expense Loan will be forgiven at project completion.

MBE/WBE PARTICIPATION:

Article 5, Subtitle 28 of the Baltimore City Code, Minority and Women's Business Program is fully applicable and no request for a waiver or exception has been made.

THE DIRECTOR OF FINANCE REVIEWED AND RECOMMENDED APPROVAL.

AGENDA

BOARD OF ESTIMATES

04/03/2013

DHCD - cont'd

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$ 25,000.00	9910-902985-9587	9910-921991-9610
Federal HOME	Housing	Episcopal Housing
FY2009	Development	CDC - CHDO
	Reserve	

This transfer will provide Federal HOME funds to Episcopal Housing Community Development Corporation to use the funding as a CHDO Operating Expense Loan for the development of Ashburton Apartments.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

AGENDA

BOARD OF ESTIMATES

04/03/2013

PROPOSALS AND SPECIFICATIONS

1. Department of Public Works/
Dept. of Recreation & Parks RP 12820, Baltimore Playground
Project - FY'12
BIDS TO BE RECV'D: 05/08/2013
BIDS TO BE OPENED: 05/08/2013

2. Department of Transportation TR 13006, Resurfacing Highways
at Various Locations Citywide
Emergency JOC IV
BIDS TO BE RECV'D: 05/01/2013
BIDS TO BE OPENED: 05/01/2013

3. Department of General
Services GS 11867, Oliver Multipurpose
Center - Partial Renovations of
Second Floor
BIDS TO BE RECV'D: 04/24/2013
BIDS TO BE OPENED: 04/24/2013

12:00 NOON

ANNOUNCEMENTS OF BIDS RECEIVED

AND

OPENING OF BIDS, AS SCHEDULED