



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

1313 Druid Hill Avenue

Expression of Interest Pre-Submittal Conference

September 4, 2024



Introductions

Tamara Woods

Assistant Commissioner, Land Management

Matt DeSantis, AICP

Director of Neighborhood Development and Outreach

Howard Tutman, III

Neighborhood Development Officer

Lauren Schizik

Historic Preservation Planning Supervisor (CHAP)



Agenda

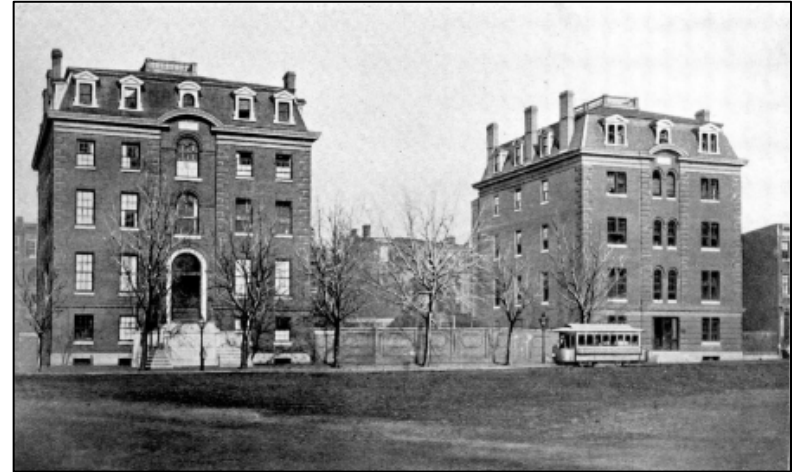
- **Property / Neighborhood Overview**
- **Timeline**
- **Submission Requirements**

Property Overview



Property Overview

Neighborhood – Marble Hill / Upton



Property Overview

Surrounding Investment



Baltimore City Landmark

- As a Baltimore City Landmark, ALL exterior work (including repairs, alterations, additions, and site work) requires review and approval by the Commission for Historical and Architectural Preservation
- Contact Lauren Schiszik at lauren.schiszik@baltimorecity.gov to learn more or visit <https://chap.baltimorecity.gov/review-procedures> to learn more.

Historic Tax credit eligible

- Interior and exterior may be eligible for federal, state, and local historic tax credits that either result in an income tax credit OR a property tax credit
- ALL work must be preapproved in order to be eligible.
- Visit the CHAP tax credit website at <https://chap.baltimorecity.gov/tax-credits> to learn more about the CHAP tax credit.



Timeline

ACTIVITY	DATE	DETAILS
Launch EOI	Tuesday, August 27, 2024	
Site Inspection	Wednesday, September 4th 10:00 am-12 noon	
Pre-Submittal Conference	Wednesday, September 4 th 6:00pm – 7:00pm	
Submission Deadline	Monday, September 30th	Online submissions must be electronically date stamped no later than 11:59 PM
NDO Review	Wednesday, October 2 nd *	
Application to Review Panel	Week of October 2 nd *	
Review Panel Meeting (#1) Finalist Interviews	Week of October 7 th *	
Community Presentation	Week of October 14 th *	
Final Review Panel Meeting (#2)	Week of October 21 st *	
Review Panel Rec. to Assistant Commissioner	Week of October 28 th *	

Submission Requirements

- Letter of Interest
- The name, title, phone number and email address of a point of contact for the development team;
- A brief narrative highlighting the development team's qualifications and/or capabilities, including recent relevant experience. The City seeks responses from interested parties with experience in completing developments similar to that required for the proposed development. Please provide the names, title, company affiliation and experience details of the members of the development team.
- A brief narrative describing the proposed development project in as much detail as possible. General descriptions of potential uses are acceptable.
- Identification of potential funding sources. Detailed financing information is desirable but not necessary. However, please identify possible public and private financing sources that the team has on hand or would pursue for the project.

Submission Requirements

- Complete online form and submit response no later than **11:59 P.M. on Monday, September 30, 2024.**
- No submissions will be accepted after this time. Submissions will be electronically date stamped upon receipt. Incomplete submissions will not be processed.

Post Selection

- **DHCD reserves right to award directly from this EOI**
- **If awarded, selected developer / developer team to execute an exclusive negotiating privilege (ENP)**
 - Financing / Project Timeline / Land Disposition Agreement



Questions?

We can also be reached at:

developmentinfo@baltimorecity.gov