

AGENDA

BOARD OF ESTIMATES

8/24/2022

Department of Law – Payment of Jury Trial Verdict

ACTION REQUESTED OF B/E:

The Board is requested to approve payment of a jury trial verdict for an action to acquire by condemnation the Fee Simple interest in 811 W Saratoga Street for the Poe Homes Expansion Project by the Housing Authority of Baltimore City (HABC). The owner of the Fee Simple interest is First Mt. Olive Free Will Baptist Church, Inc.

AMOUNT OF MONEY AND SOURCE:

\$181,400.00 - 9910-903195-9588-900000-704040

These additional funds in the amount of \$181,400.00 have been provided by HABC for the purpose of the acquisition of this property.

BACKGROUND/EXPLANATION:

On December 15, 2020, the City filed a condemnation action to acquire the Fee Simple interest in the real property located at 811 W Saratoga St. The Board previously approved \$130,000.00 to acquire the Fee Simple interest in the subject property based upon the highest of two independent appraisal reports. The owner disputed the fair market value and produced an appraisal valuing the property at \$533,000.00 from July 22, 2021. The parties were unable to reach an agreement after participating in a Mediation and a Pre-Trial Conference, so the case proceeded to a jury trial. Before trial, the City had the property reappraised increasing the value to \$300,000.00. At trial, the Owner argued that the value of the property was \$1,534,100.00 based on the State’s tax assessment of the property. The jury awarded a total of \$300,000.00 for the fair market value of the property and by law the City is required to pay interest on the verdict in the amount of \$11,400.00.

Thus, the Board of Estimates is requested to approve an additional \$181,400.00 (\$300,000.00 + \$11,400.00 minus the prior approval amount of \$130,000.00 previously provided by HABC), for a total of \$311,400.00.

MBE/WBE PARTICIPATION: Not Applicable

AFFECTED COUNCIL DISTRICT: 9

APPROVED FOR FUNDS BY FINANCE