

TOPIC: University of Maryland, Baltimore: Demolition of three structures located at 114 – 120 North Greene Street, Baltimore, Maryland

COMMITTEE: Finance

DATE OF COMMITTEE MEETING: November 17, 2016

SUMMARY: University of Maryland, Baltimore (UMB) is seeking approval to demolish three structures located on the west side of the 100 block of North Greene Street.

The three story brick buildings were constructed in the late 1890s as store fronts with residences occupying the upper floors. By the time the University acquired the properties, between 1997 and 2011 for approximately \$650,000, the upper floors of the buildings were not in use. The total square footage of the three structures is approximately 15,300 GSF.

The buildings are vacant and have never been occupied by University functions. They were acquired with the intent of demolishing them to provide a future expansion site for the campus. The buildings were not in good condition when acquired and have continued to deteriorate as a result of termite and water damage. They have become unstable and a recent inspection found several structural problems including the facades separating from the main buildings and sagging bricks. Because of this, the University was forced to remove its one tenant from 114 – 116 N. Greene Street.

ALTERNATIVE(S): One alternative is to not demolish the structures. They would continue to deteriorate until funding could be identified to stabilize them. However, they would remain vacant since additional funding would be needed to make them useable and their relatively small size would not address the needs of the campus programs. Also, the University would have to block the sidewalks in front of the buildings to protect pedestrians and cars traveling on Greene Street.

FISCAL IMPACT: The total estimated cost for demolition of the three structures and site improvements is \$730,000. The University will avoid the cost of stabilizing the structures, estimated to be \$800,000 as well as annual maintenance, estimated to be \$30,000.

CHANCELLOR'S RECOMMENDATION: That the Finance Committee recommend that the Board of Regents approve the University's request for the demolition of the structures located at 114 – 120 North Greene Street, Baltimore, Maryland.

COMMITTEE RECOMMENDATION:

DATE:

BOARD ACTION:

DATE:

SUBMITTED BY: Joseph F. Vivona (301) 445-1923



University of Maryland, Baltimore

114-120 N. Greene St.

