2100 Guilford Avenue Offering
Questions & Answers

Question #1 - Alleyway

Can the owner clarify the status of Hunter Street? The alley street appears on Google Earth as though it splits between the main building and the garage building, but there is no easement shown on the existing condition plans. Further, CoDeMap shows Hunter Street in a different location, between the garage building and the parking lot. Any additional information on the street would be greatly appreciated.

On Google Maps, Hunter Street is shown as a road that runs north-south through the site, east of the existing alley. Is there any documentation that would suggest whether there are underground public utilities in this location? SDAT Does not appear to show any right of way through the property where Hunter Street is Shown on Google.

Is the alley running North-South through the site expected to remain in place as part of the project?

Answer

The State's deed and City block maps show that the alleyway is between the garage and the parking lot. The State's ownership includes the rights in common with others to the use of the alleyway.

Question #2 - Plans for Outbuildings

Are there any existing plans for the garages or boiler house?

Answer

We have no plans for the outbuildings other than exterior drawings located in drawing # 621-003-001.

Question #3 - Financing and Ownership

Would DGS consider an offer that includes a seller note?

Answer

No.

Question #4 - Financing and Ownership

Does the RFP allow conveyance/donation of the property to a non-profit controlled affiliate? Or does the conveyance/donation have to be done directly with the nonprofit?

Answer

HCD 2-203 states that the State shall develop a proposal to donate or sell the property by:

"1. donating or selling the property to a nonprofit organization that contracts to use or redevelop the property as affordable housing; or
2. selling the property to a buyer that contracts to use or redevelop the property as affordable housing."

The property can only be donated to a nonprofit organization. An entity which is not a non-profit organization would need to include an offered purchase price with their submission.

Question #5 - Maryland Historical Trust

MHT's Determination of Eligibility form states "While the interior of the main building is relatively intact, the garage/office building is in an advanced state of deterioration, having signs of numerous structural failures that are evidenced by large cracks in the tile construction. The interior plaster is crumbling and water damage is evident in numerous places from a leaky roof. Original steel framed awning style windows are damaged and missing in many places. It no longer possesses adequate integrity of materials to be considered a contributing element to the property." Please confirm this is also DGS's understanding and expectation for the garage portion of the property.

Answer

DGS has no expectations for the garage portion of the property. A submission should indicate if the proposed project will utilize these buildings or not, but the Determination Of Eligibilty says that those buildings do not contribute to the property.