



MEMORANDUM

DATE: March 28, 2024
TO: Economic & Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill # 22-0303 – City Streets – Closing – A portion of Marion Street

A handwritten signature in black ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill #22-0303 introduced by The Council President.

PURPOSE

The purpose of this bill is to close and condemn the air rights above, and subterranean rights below a portion of Marion Street in the public right of way between North Howard Street and North Eutaw Street in the Market Center neighborhood in Downtown Baltimore.

BRIEF HISTORY

This bill was introduced in connection with a Settlement Agreement between the City and the owner of 300 West Fayette Street (Block 0619, Lot 001), which helped facilitate the sale of the property for the purpose of private development. The building had previously been constructed with a multi-story bridge over Marion Street, which connects it to the adjacent building. As the bridge is over the public right of way, the building owners were subject to assessed air rights franchise fees. The Settlement Agreement contemplated the permanent sale of air and subterranean rights to extinguish the annual fee for encroachment into the public right of way, the costs of which precluded the sale and redevelopment of the property from taking place. This bill will allow for the closure of those air rights, as well as the subterranean rights associated with the vaults below the building.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill # 22-0303. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations

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