


F R O M	Name & Title	Walter Horton <i>Walter Horton</i> Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 010-0596 Sale of Property- 1125 North Calvert Street		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: October 18, 2010

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council to sell, at either public or private sale, all its interest in a certain property known as 1125 North Calvert Street, (Ward 11, Section 12, Block 0498, lot 010) and no longer needed for public use, and providing for a special effective date. Further, the proposed bill stipulates that no deed may pass under this ordinance unless the deed has been approved by the City Solicitor.

The property (Block 498, lot 010) is improved with an 18,952 square foot structure known as the Inn at Government House. This city owned property will be used for the adaptive use as a 17 room boutique-style bed and breakfast with ancillary restaurant and event space. The original structure, located on lot 010, was completed in 1889 as a private residence. The mansion was donated to the City of Baltimore in 1939 for use as the Department of Public Recreation. In 1969 the City of Baltimore acquired the two adjacent townhouses (lots 011 and 012, known as 1127 and 1129 North Calvert) for additional office space. The three lots have been consolidated into one parcel, measuring 84.10 feet by 153.83 and containing some 12,981 square feet or 0.298+/- acres. The offices were restored (1983-1985), and the property was reopened for public use. The property has functioned since then as a bed and breakfast, as well as the official guesthouse for the City of Baltimore.

In January of 2010 Baltimore Development Corporation, a quasi-public agency, voted to recommend to the city that the property be sold to Government House, LLC, who will spend \$6,000,000 to renovate it as a small hotel, restaurant and event space. The transfer of this property to private ownership will provide Baltimore City with additional revenues derived from property taxes, sales taxes etc.

Based on the above, the Department of Real Estate has no objections to the passage to City Council Bill 010-0596, which is to take effect on the date it is enacted.

MFS, Jr.
cc: Angela Gibson

