

Baltimore City Council



Legislative Investigations

Committee

Bill: 25-0085

**Title: Sale of Property – Section of West
Saratoga Street Bounded by Pearl Street,
West Saratoga Street, and North Greene
Street**

Public Testimony

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0085

Title: Sale of Property – Section of West Saratoga Street Bounded by Pearl Street, West Saratoga Street, and North Greene Street

Purpose: For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property no longer needed for public use known as the former bed of a 6 foot portion of West Saratoga Street bounded by Pearl Street, West Saratoga Street, and North Greene Street; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Department of Finance	Favorable
Planning Commission	Not Received
Department of Planning	Favorable
Department of Real Estate	Not Received

BACKGROUND

Bill Summary

Council Bill 25-0085 authorizes the City Comptroller to sell the City’s interest in a former six-foot-wide section of West Saratoga Street between Pearl Street, West Saratoga Street, and North Greene Street. The parcel is about 360 square feet (0.0083 acres) and begins at the intersection of West Saratoga Street and Pearl Street, extending roughly 60 feet east to a 10.67-foot alley before returning to the starting point.

The sale may be conducted publicly or privately and will include a permanent easement so the city can access and maintain all municipal utilities and services. The property is no longer needed for public use, allowing it to be sold while ensuring the City retains rights to underground infrastructure.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 1st reader and agency reports

Analysis by: Julianne Jemmott
Analysis Date: 9/17/2025

Direct Inquiries to: 410 – 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0085
(First Reader)

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

Introduced and read first time: July 21, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Finance, Planning Commission,
Department of Planning, Department of Real Estate

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Section of West Saratoga Street Bounded by Pearl Street,**
3 **West Saratoga Street, and North Greene Street**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
5 or private sale, all its interest in certain property no longer needed for public use known as the
6 former bed of a 6 foot portion of West Saratoga Street bounded by Pearl Street, West
7 Saratoga Street, and North Greene Street; and providing for a special effective date.

8 BY authority of
9 Article V - Comptroller
10 Section 5(b)
11 Baltimore City Charter
12 (1996 Edition)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
14 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
15 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
16 known as the former bed of a 6 foot portion of West Saratoga Street bounded by Pearl Street,
17 West Saratoga Street, and North Greene Street, and more particularly described as follows:

18 Beginning for Parcel 1 at the point formed by the intersection of the south side of the
19 south side of West Saratoga Street variable width, and the east side of Pearl Street 60 feet
20 wide; thence binding on the east side of said Pearl Street Northerly Easterly 6 feet more
21 or less, to the new line of division; thence binding on the new line of division Easterly 60
22 feet to intersect the west side of a 10.67 foot alley so projected; thence binding Southerly
23 6 feet more or less, along the west of said alley so projected to the south side of West
24 Saratoga Street and thence binding on the south side of said West Saratoga Street
25 Westerly 60 feet more or less, to the place of beginning.

26 Containing 360.0 square feet or 0.0083 acres, more or less.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0085

1 Subject to a full width Perpetual Easement for all Municipal Utilities and Services,
2 not to be abandoned, over the entire hereinabove described parcel of land, this property
3 being no longer needed for public use.

4 **SECTION 2. AND BE IT FURTHER ORDAINED,** That no deed may pass under this Ordinance
5 unless the deed has been approved by the City Solicitor.

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
7 enacted.

Baltimore City Council



Land Use & Transportation Committee

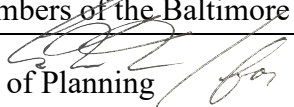
Bill: 25-0085

**Title: Sale of Property – Section of West Saratoga
Street Bounded by Pearl Street, West Saratoga
Street, and North Greene Street**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning 
DATE	September 12, 2025
SUBJECT	City Council Bill #25-0085

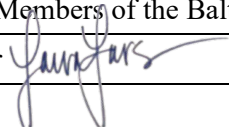
Position: Favorable

Summary of position: This bill will sell the bed of a former alley, and a portion of land 6' in width from West Saratoga Street that will "square-off" the block. All of the surrounding lots are owned by the State of Maryland, and will allow for the consolidation of those lots that will lead to potential redevelopment on a larger parcel. There will be no fiscal impacts on the Department of Planning, and no amendments are needed.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at eric.tiso@baltimorecity.gov or at 410-396-8358.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	September 3 rd , 2025
SUBJECT	25-0085 Sale of Property – Section of West Saratoga Street

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Support

The Department of Finance is herein reporting on City Council Bill 25-0085, Sale of Property – Section of West Saratoga Street bounded by Pearl Street, West Saratoga Street, and North Greene Street. The purpose of this bill is to authorize the closing and sale of specific parcels of City right-of-way to the University of Maryland, Baltimore (UMB). This will enable UMB to consolidate its properties on this block into a single parcel, with short-term plans for playing fields and potential for larger-scale future development.

Background

The University of Maryland, Baltimore currently owns the adjacent properties separated by the portion of right-of-way proposed for closure. All properties on this block are owned by the State of Maryland through UMB. Upon closure, the parcels highlighted in the bill—comprising a 6-foot portion of West Saratoga Street and a 10.67-foot alley—are expected to be sold to UMB to facilitate property consolidation. The City will retain easements for utilities that are not abandoned or relocated within the closed area's footprint. This easement provision ensures that essential infrastructure and services are preserved.

Fiscal Impact

The Department of Finance anticipates a minimal fiscal impact from this legislation. Funds from the sale would be deposited into the Surplus Property Fund. This fund is used to maintain surplus city property and can be used to cover real estate transaction related expenses. The sale is expected to facilitate potential development by UMB over the long term which will help to promote job creation and increase tax revenue for the City.

Conclusion

City Council Bill 25-0085 authorizes the City to close and sell a section of West Saratoga Street and an alley to the University of Maryland, Baltimore (UMB). This will allow UMB to consolidate its properties on the block for short-term use as playing fields and possible future development. The City will retain utility easements to maintain essential infrastructure. The fiscal impact is minimal, with sale proceeds going to the Surplus Property Fund for maintaining surplus city property and covering transaction costs.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0085.

cc: Michael Mocksten

Nina Themelis

Baltimore City Council



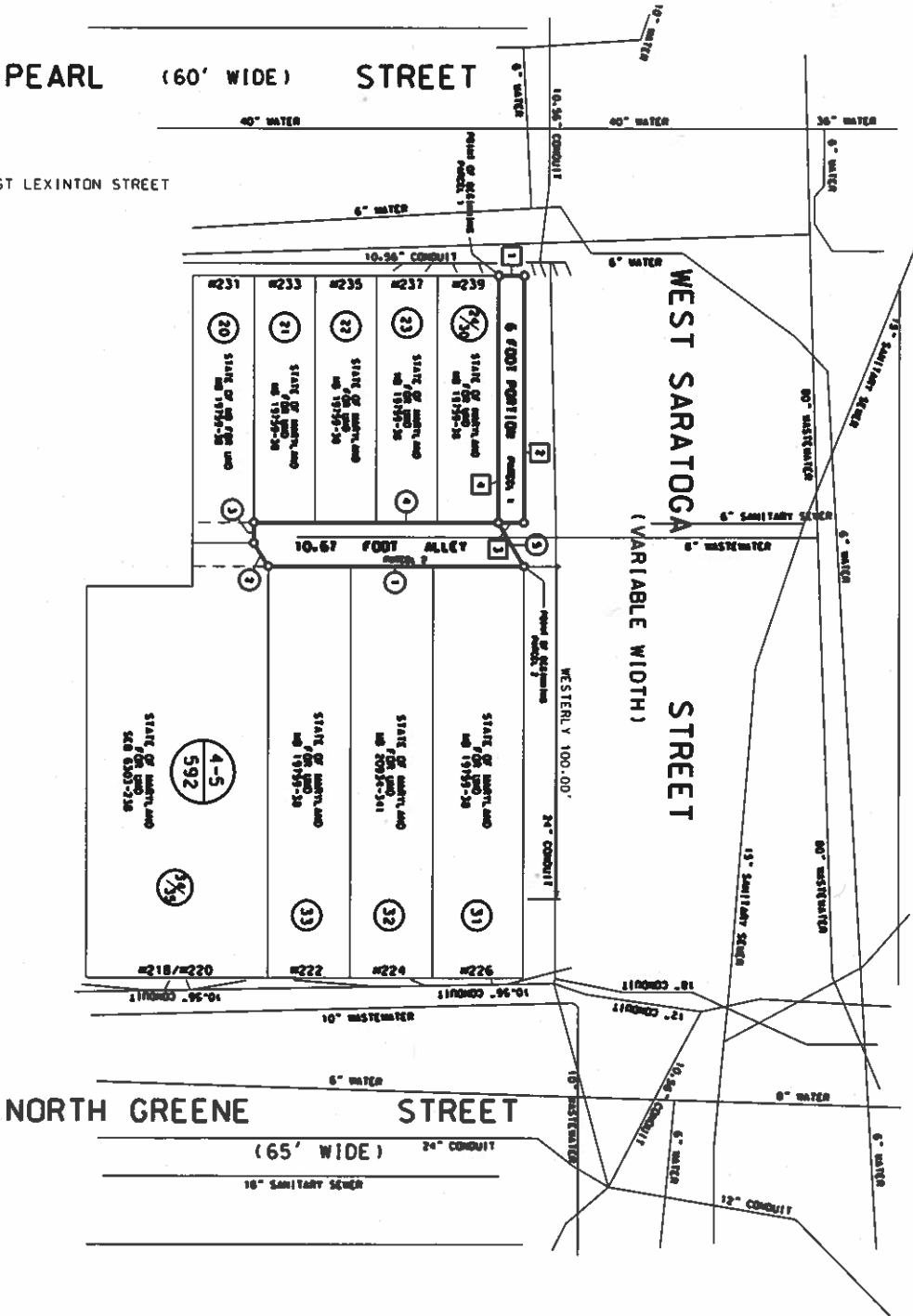
Land Use & Transportation

Committee

Bill:25-0085

**Title: Sale of Property – Section of West
Saratoga Street Bounded by Pearl Street, West
Saratoga Street, and North Greene Street**

Additional Materials



GENERAL NOTES

1. THIS PLAT WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY CAPITAL TITLE COMPANY, DATED NOVEMBER 15TH, 2017.
3. AN EASEMENT WILL BE RETAINED FOR ALL UTILITIES NOT TO BE ABANDONED.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON WERE COMPALED FROM BALTIMORE CITY UTILITY RECORD DRAWINGS, AND ARE FOR THE CONVENIENCE OF THE USER OF THE DRAWING, AND THE CITY OF BALTIMORE CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OR EXISTENCE OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAT MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
5. RIGHT OF WAY NOTIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY MAP AND RECORDS SECTION.
6. N/F = NOW OR FORMERLY.

COURSES AND DISTANCES

- ☐ PARCEL 1 ☐ PARCEL 2
1. NORTHERLY 6.2'
 2. EASTERLY 60.2'
 3. SOUTHERLY 6.2'
 4. WESTERLY 60.2'
- AREA: 350.0 SQUARE FEET 0.0083 ACRES
1. SOUTHERLY 62.2'
 2. SOUTHERLY 6.7'
 3. WESTERLY 5.2'
 4. NORTHERLY 59.3'
 5. NORTHERLY 12.4'
- AREA: 656.12 SQUARE FEET 0.0151 ACRES

CHIEF, SURVEY SECTION

CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

DIRECTOR, DEPARTMENT OF TRANSPORTATION

DESIGNED BY: J.A. [Signature]
CHECKED BY: J.A. [Signature]
DATE: OCTOBER 25, 2024
SCALE: 1" = 20'

CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

PRELIMINARY PLAT FOR THE CONDEMNATION AND CLOSING OF 6 FOOT PORTION OF WEST SARATOGA STREET AND AN ALLEY 10.67 FEET WIDE BOUNDED BY PEARL STREET, WEST SARATOGA STREET AND NORTH GREENE STREET AND WEST LEXINGTON STREET

WARD 4, SECTION 5, BLOCK 592

694-25-002