


<b>F R O M</b>	Name & Title	Walter Horton Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 011-0681 Sale of Property- certain parcels of land known as the former beds of certain streets and alleys bounded by Reisterstown Road, Rogers Avenue, Gist Avenue and Hayward Avenue.		

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

**Date:** May 10, 2011

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys bounded by Reisterstown Road, Rogers Avenue, Gist Avenue and Hayward Avenue and no longer needed for public use; and providing for a special effective date.

Ordinance 06-257, the Planned Unit Development for Mondawmin Mall, has created a new development plan in an effort to modernize the shopping center. Under this redevelopment plan, residential uses as well as certain uses permitted under B-2 and B-3 zoning regulations are planned for the area currently occupied by the Motor Vehicle Administration (MVA) facility. Once the current lease for the Mondawmin MVA facility expires, the MVA is planning to move its operations to the Hilltop Shopping Center. The owners of the Hilltop Shopping Center (Hilltop Center Limited Partnership) are planning an expansion of existing facilities. The Department of General Services has indicated that by consolidating certain lots, street beds and alleyways with the existing Hilltop Shopping Center site, the resulting development site will be able to accommodate the new MVA facility, customer parking, and an MVA test track.

Council Bill 11-0681, along with companion legislation 11-0679 and 11-0680, if approved, will allow for the opening, closing and sale of the street beds and alleyways necessary for the proposed consolidation and development. The proposed sale, if permitted, will be subject to full width Perpetual Easements for all Municipal Utilities and Services, over the entire parcel as described in the bill.

The Department of Real Estate has no objections to the passage to City Council Bill 011-0681 (which is to take effect on the date it is enacted) on the condition that accompanying City Council Bills 11-0679 and 11-0680 are also approved and enacted.

Respectfully submitted,

MFS, Jr.  
cc: Angela Gibson

