



FROM	Name & Title	 Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 14-0358 Sale of Property – 31 South Payson Street		

**To:** Honorable President and Members  
of the City Council  
c/o Karen Randle, Executive Secretary  
Room 409 – City Hall

**Date:** May 7, 2014



As requested, the Department of Real Estate has 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 31 South Payson Street (Block 0224, Lot 016), and no longer needed for public use.

The proposed vacant building site is the former Hollins-Payson #2 Enoch Pratt Free Library, an enclosed area of approximately 13,372 square feet. The R-8 zone site is in the Boyd-Booth neighborhood. The building was surplused in January 2000 and assigned to the Department of Housing and Community Development (DHCD) for disposition. It has been vacant since and is a blighting influence on the Boyd-Booth community. The sale and the redevelopment of this building could have a major impact on encouraging future development in this community.

While the subject property is no longer needed for public use, we may want to install a water meter antenna at the subject site. Therefore, the Department of Real Estate recommends that any sale will be subject to an easement and the following language be included any land disposition agreement:

F/A

*“The deed conveying the Property from the City to the Developer shall provide for a reservation of an easement in favor of the City as follows: “Grantor reserves for itself an easement to install, inspect, maintain and replace a wireless communication device on the roof/exterior [SPECIFY LOCATION] that is part of Baltimore City’s system for remote reading and data transmission of water meters (the “Wireless Device”). At no cost to Grantor, the Grantee shall permit the Grantor to connect the Wireless Device to, and to draw power from, the Grantee’s electrical power distribution system and from time to time as needed to inspect, repair and/or upgrade such wired connections. The Grantee shall not interfere with the proper functioning of the Wireless Device by obstruction, electrical system overload, disconnection or any other manner whatsoever. If at any time the Grantee desires to have the Wireless Device moved in order to effect any repair, renovation or other improvement to the Property, Grantee shall give a least sixty (60) days’ prior notice to Grantor, during which time the parties shall cooperate in*

*good faith to accommodate a relocation of the Wireless Device in respect of Grantee's needs to the extent reasonable and practical."*

The Department of Real Estate support to the passage of this legislation with the above noted easement language.

WJH/smk

cc : Ms. Angela C. Gibson