



---

Dear President Cohen and Honorable Members of the Baltimore City Council,

On behalf of St. Francis Neighborhood Center (SFNC), we respectfully submit this letter in strong support of City Council Bill 25-0104, which authorizes the Mayor and City Council of Baltimore to exchange property with St. Francis Neighborhood Center related to Block 3463A, Lot 8A, located adjacent to our facility at 2405 Linden Avenue, Baltimore, Maryland 21217.

In October 2022, St. Francis Neighborhood Center submitted an initial inquiry regarding the use of Block 3463A, Lot 8A to fix an encroachment issue. The request is essential to ensuring a clear property line, safety, accessibility, and efficiency of services provided to the children and families we serve.

During the review process, it was discovered that when the City constructed a new entrance to German Park, a portion of the sidewalk was inadvertently built on land owned by St. Francis Neighborhood Center. The proposed land exchange will resolve this encroachment issue while allowing for the consolidation of the Center's property with the newly subdivided Lot 8A, ultimately enhancing the functionality of our site.

Block 3463A, Lot 8A is part of German Park, an inner-block park owned by the Mayor and City Council of Baltimore and under the jurisdiction of Baltimore City Recreation and Parks. We understand that Baltimore City Recreation and Parks has determined this parcel to be surplus property that no longer serves a functional purpose. The consolidation of this parcel with the St. Francis Neighborhood Center property represents a thoughtful and mutually beneficial solution that supports community-serving infrastructure while maintaining responsible stewardship of City-owned land.

St. Francis Neighborhood Center has a long-standing commitment to serving the surrounding community, particularly children and families, through education, support services, and enrichment programs. The proposed land exchange will directly support these efforts by improving safety, accessibility, and operational efficiency.

We are grateful for the collaboration of the Department of Real Estate and Baltimore City Recreation and Parks in advancing this solution, and we respectfully urge the City Council to issue a favorable report on City Council Bill 25-0104.

Thank you for your consideration and continued support of community-based organizations serving the residents of Baltimore.

Sincerely,

St. Francis Neighborhood Center  
2405 Linden Avenue  
Baltimore, MD 21217

[www.stfranciscenter.org](http://www.stfranciscenter.org)