



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

June 26, 2025

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill:25-0057

Title: Sale of Property – 5401 Mason Lord Drive

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Meeting: Legislative Oversight Hearing

Committee: Land Use & Transportation

Bill # 25-0057

Title: Sale of Property – 5401 Mason Lord Drive

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 that is located at 5401 Mason Lord Drive (Block 6332, Lot 002) and is no longer needed for public use; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Planning Commission	Not Received
Department of Finance	Not Received
Department of Housing and Community Development	Favorable
Department of Real Estate	Favorable
Baltimore Development Corporation	Favorable

BACKGROUND

The property at 5401 Mason Lord Drive is located on the campus of Johns Hopkins Bayview Medical Center and contains a stormwater retention pond and management facility. In 1988, the parcel was conveyed to the City by Francis Scott Key (FSK), the Bayview campus landowner, to allow construction of the stormwater facility using federal Economic Development Administration (EDA) funds. Under the terms of that agreement, ownership of the property was to be transferred back to FSK upon EDA approval. That approval was granted in December 2024, enabling the City to move forward with the sale.

Current Law

Article V - Comptroller Section 5(b), Baltimore City Charter (1996 Edition)

Bill Summary

Bill 25-0057 ordains that the Comptroller of Baltimore City may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property located at 5401 Mason Lord Drive (Block 6332, Lot 002), containing 5.463 acres, more or less, and improved by a storm water management pond and related facilities, this property being no longer needed for public use.

ADDITIONAL INFORMATION

Fiscal Note: This bill should have no fiscal impact.

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 25-0057 1st reader.

Analysis by: Juliane Jemmott
Analysis Date: 6/20/2025

Direct Inquiries to: (410) 396-1268

CITY OF BALTIMORE
COUNCIL BILL 25-0057
(First Reader)

Introduced by: The Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: April 7, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Planning, Department of Finance,
Department of Real Estate, Department of Housing and Community Development, Baltimore
Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 5401 Mason Lord Drive**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
4 or private sale, all its interest in certain property that is located at 5401 Mason Lord Drive
5 (Block 6332, Lot 002) and is no longer needed for public use; and providing for a special
6 effective date.

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

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
13 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may
14 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
15 the property located at 5401 Mason Lord Drive (Block 6332, Lot 002), containing 5.463 acres,
16 more or less, and improved by a storm water management pond and related facilities, this
17 property being no longer needed for public use.

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

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

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

Baltimore City Council



Land Use & Transportation Committee

Bill: 25-0057

**Title: Sale of Property – 5401 Mason Lord
Drive**

Agency Reports



**CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT**

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	June 20th, 2025
SUBJECT	25-0057 Sale of Property – 5401 Mason Lord Drive

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0057 Sale of Property – 5401 Mason Lord Drive 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 that is located at 5401 Mason Lord Drive (Block 6332, Lot 002) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 25-0057 would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in 5401 Mason Lord Drive. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

The property known as 5401 Mason Lord Drive is located on the campus of Johns Hopkins Bayview Hospital and is currently occupied by a stormwater management facility and retention pond. In 1988 the property was conveyed to the City so that the facility and pond could be developed using federal funds. Part of that agreement stipulated that the City would eventually reconvey the property back to FSK, who owns the rest of Bayview Hospital. The federal Economic Development Authority approved that reconveyance in December of 2024.

This sales ordinance is at the request of The Administration (Baltimore Development Corporation) and required for the disposition of the property. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. DHCD supports the disposition of the property as the site is no longer needed for public use.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



MEMORANDUM

DATE: May 5, 2025
TO: Land Use & Transportation Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 25-0057

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0057 introduced by The Council President.

PURPOSE

The purpose of this bill to authorize the Mayor and City Council to sell the City-owned property located at 5401 Mason Lord Drive to Francis Scott Key Land Corporation.

BRIEF HISTORY

The property known as 5401 Mason Lord Drive (Block 6332, Lot 002) is a parcel of land 5.463 acres in size located on the campus of Johns Hopkins Bayview Hospital, which contains a stormwater retention pond and management facility. In 1988 this parcel was conveyed to the City by FSK, the Bayview Campus landowner. This was required so that the stormwater pond and facility could be constructed using federal Economic Development Authority funds. That same agreement provided that the land would eventually be conveyed back to FSK with EDA approval, which was granted in December of 2024. As this conveyance requires the sale of City-owned property, a City Council Resolution is required.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0057. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

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