


FROM	Name & Title	<i>Walter J. Horton</i> Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate Room 304 City Hall Baltimore, MD 21202		
	Subject	City Council Bill # 17-0094 Sale of Property NS Eastern Avenue Underpass NWC Macon Street (Block 6326, Lots 1-10)		

**DATE: July 19, 2017**

**TO:** The Honorable President and Members  
Of the Baltimore City Council  
ATTN: Natawana Austin, Executive Secretary  
Room 409 City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

The Department of Real Estate has reviewed City Council Bill 17-0094 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as NS Eastern Avenue Underpass NWC Macon Street, and no longer needed for public use and providing for a special effective date.

The property (zoned C-1) is located in the Greektown section of East Baltimore and is bordered on the east by South Macon St., on the north by Portugal St. and on the south by Eastern Ave. Consisting of approximately 5,025 square feet, the property is paved, triangular shaped and currently used as a parking lot able to accommodate approximately 12-15 cars.

A Public Utility Easement will be established and memorialized in the deed and contract of sale for existing water and sanitary mains, water and sanitary services, existing storm drains, conduit duct system and for future maintenance work on same.

Additionally it is the City's general policy not to allow any private structures to be built over public utility systems. Further, due to the location of conduit on the lot, building will be restricted unless and until a Closure Agreement is completed and approved by DOT, Conduit Section.

There is a pedestrian entrance via a stairway from Eastern Ave along the western portion of the lot, a perpetual right of way and easement for ingress and egress will be established and memorialized in the deed and contract of sale.

The Department of Real Estate supports the passage of City Council Bill 17-0094.