

CITY OF BALTIMORE

BOARD OF ESTIMATES

Room 204, City Hall  
Baltimore, Maryland 21202  
410-396-4755



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DEPUTY COMPTROLLER  
AND CLERK TO THE BOARD

May 14, 2014

Honorable President and Members  
of the City Council

Ladies and Gentlemen:

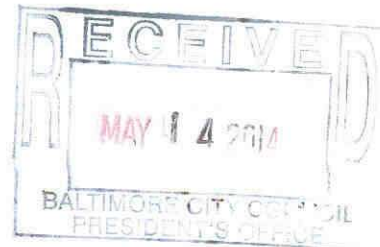
On May 14, 2014 the Board had before it for consideration  
the following pending City Council Bills:

No. 14-0354 - An Ordinance concerning Sale of Property - 1315 -  
1327 Division Street 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 known  
as 1315 - 1327 Division Street (Block 0396, Lot  
038) and no longer needed for public use; and  
providing for a special effective date.

**IF THE PURCHASER INTRODUCES CHANGES TO THE LAND  
USE, THE PARKING AUTHORITY WILL WORK TO ENSURE  
THAT THE NEW USE OF SAID PROPERTY WILL COMPLY  
WITH THE CURRENT PARKING RATIOS PRESCRIBED BY  
CODE, SO NOT TO HAVE A NEGATIVE IMPACT TO PARKING  
IN THE AREA AS A RESULT OF THE NEW USE. BASED ON  
THE ABOVE COMMENTS, THE BALTIMORE CITY PARKING  
AUTHORITY SUPPORTS THE PASSAGE OF CITY COUNCIL  
BILL 14-0354.**

**SINCE THIS PROPERTY IS CURRENTLY UNDER REVIEW FOR  
LANDMARK DESIGNATION, THE DEPARTMENT OF REAL  
ESTATE SUGGESTS THAT ANY FUTURE REDEVELOPMENT BE  
DONE IN CONFORMANCE WITH THE HISTORIC GUIDELINES.**

**ALL REPORTS RECEIVED WERE FAVORABLE.**



CITY COUNCIL BILLS - cont'd

No. 14-0355 - An Ordinance concerning Sale of Property - 1749 - 1757 Gorsuch Avenue 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 known as 1749 - 1757 Gorsuch Avenue (Block 4123, Lot 022) and no longer needed for public use; and providing for a special effective date.

**IF THE PURCHASER INTRODUCES CHANGES TO THE LAND USE, THE PARKING AUTHORITY WILL WORK TO ENSURE THAT THE NEW USE OF SAID PROPERTY WILL COMPLY WITH THE CURRENT PARKING RATIOS PRESCRIBED BY CODE AND THE COLDSTREAM HOMESTEAD MONTEBELLO URBAN RENEWAL PLAN, SO NOT TO HAVE A NEGATIVE IMPACT TO PARKING IN THE AREA AS A RESULT OF THE NEW USE. BASED ON THE ABOVE COMMENTS, THE BALTIMORE CITY PARKING AUTHORITY SUPPORTS THE PASSAGE OF CITY COUNCIL BILL 14-0355.**

**WHILE THE SUBJECT PROPERTY IS NO LONGER NEEDED FOR PUBLIC USE, THE CITY MAY WANT TO INSTALL A WATER METER ANTENNA AT THE SUBJECT SITE. THEREFORE, THE DEPARTMENT OF REAL ESTATE RECOMMENDS THAT ANY SALE BE SUBJECT TO AN EASEMENT AND THE FOLLOWING LANGUAGE BE INCLUDED ANY LAND DISPOSITION AGREEMENT:**

**"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**



CITY COUNCIL BILLS - cont'd

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 SUPPORTS THE PASSAGE OF THIS LEGISLATION WITH THE ABOVE NOTED EASEMENT LANGUAGE.

ALL REPORTS RECEIVED WERE FAVORABLE.

No. 14-0356 - An Ordinance concerning Sale of Property - 811 West Lanvale Street 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 known as 811 West Lanvale Street (Block 0411, Lot 022) and no longer needed for public use; and providing for a special effective date.

IF THE PURCHASER INTRODUCES CHANGES TO THE LAND USE, THE PARKING AUTHORITY WILL WORK TO ENSURE THAT THE NEW USE OF SAID PROPERTY WILL COMPLY WITH THE CURRENT PARKING RATIOS PRESCRIBED BY CODE, SO NOT TO HAVE A NEGATIVE IMPACT TO PARKING IN THE AREA AS A RESULT OF THE NEW USE. BASED ON THE ABOVE COMMENTS, THE BALTIMORE CITY PARKING AUTHORITY SUPPORTS THE PASSAGE OF CITY COUNCIL BILL 14-0356.

ALL REPORTS RECEIVED WERE FAVORABLE.

CITY COUNCIL BILLS - cont'd

No. 14-0357 - An Ordinance concerning Sale of Property - 1220 East Oliver Street 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 known as 1220 East Oliver Street (Block 1123, Lot 017) and no longer needed for public use; and providing for a special effective date.

IF THE PURCHASER INTRODUCES CHANGES TO THE LAND USE, THE PARKING AUTHORITY WILL WORK TO ENSURE THAT THE NEW USE OF SAID PROPERTY WILL COMPLY WITH THE CURRENT PARKING RATIOS PRESCRIBED BY CODE AND THE OLIVER URBAN RENEWAL PLAN, SO NOT TO HAVE A NEGATIVE IMPACT TO PARKING IN THE AREA AS A RESULT OF THE NEW USE. BASED ON THE ABOVE COMMENTS, THE BALTIMORE CITY PARKING AUTHORITY SUPPORTS THE PASSAGE OF CITY COUNCIL BILL 14-0357.

WHILE THE SUBJECT PROPERTY IS NO LONGER NEEDED FOR PUBLIC USE, THE CITY MAY WANT TO INSTALL A WATER METER ANTENNA AT THE SUBJECT SITE. THEREFORE, THE DEPARTMENT OF REAL ESTATE RECOMMENDS THAT ANY SALE BE SUBJECT TO AN EASEMENT AND THE FOLLOWING LANGUAGE BE INCLUDED ANY LAND DISPOSITION AGREEMENT:

"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



CITY COUNCIL BILLS - cont'd

**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 SUPPORTS THE PASSAGE OF THIS LEGISLATION WITH THE ABOVE NOTED EASEMENT LANGUAGE.**

**ALL REPORTS RECEIVED WERE FAVORABLE.**

No. 14-0358 - An Ordinance concerning Sale of Property - 31 South Payson Street 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 known as 31 South Payson Street (Block 0224, Lot 016) and no longer needed for public use; and providing for a special effective date.

**IF THE PURCHASER INTRODUCES CHANGES TO THE LAND USE, THE PARKING AUTHORITY WILL WORK TO ENSURE THAT THE NEW USE OF SAID PROPERTY WILL COMPLY WITH THE CURRENT PARKING RATIOS PRESCRIBED BY CODE, SO NOT TO HAVE A NEGATIVE IMPACT TO PARKING IN THE AREA AS A RESULT OF THE NEW USE. BASED ON THE ABOVE COMMENTS, THE BALTIMORE CITY PARKING AUTHORITY SUPPORTS THE PASSAGE OF CITY COUNCIL BILL 14-0358.**

CITY COUNCIL BILLS - cont'd

WHILE THE SUBJECT PROPERTY IS NO LONGER NEEDED FOR PUBLIC USE, THE CITY MAY WANT TO INSTALL A WATER METER ANTENNA AT THE SUBJECT SITE. THEREFORE, THE DEPARTMENT OF REAL ESTATE RECOMMENDS THAT ANY SALE BE SUBJECT TO AN EASEMENT AND THE FOLLOWING LANGUAGE BE INCLUDED ANY LAND DISPOSITION AGREEMENT:

"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."

CITY COUNCIL BILLS - cont'd

THE DEPARTMENT OF REAL ESTATE SUPPORTS THE  
PASSAGE OF THIS LEGISLATION WITH THE ABOVE NOTED  
EASEMENT LANGUAGE.

ALL REPORTS RECEIVED WERE FAVORABLE.

After NOTING AND CONCURRING in all favorable reports received, the Board approved the aforementioned City Council Bills and referred them to the City Council with the recommendation that they be approved and passed by that Honorable Body.

The President ABSTAINED from voting.

Sincerely,

  
Bernice H. Taylor  
Clerk to the Board of Estimates