



MEMORANDUM

To: The Honorable President and Members of the City Council
c/o Shamoyia Gardiner, Deputy Chief of Staff, Council President's Office

From: J Hardy, Community & Legislative Affairs Coordinator

Date: October 31st, 2025

Re: 25-0104 – Land Exchange – Block 3463A, Lot 8A

Position

Favorable

The Department of Real Estate is responding to the request for a report on the Sale Ordinance regarding Block 3463A, Lot 8A, which is for the purpose of authorizing the Mayor and City Council of Baltimore to exchange property for a parcel owned by St. Francis Neighborhood Center, located at 2405 Linden Avenue, Baltimore, MD 21217.

Background

In October 2022, the St. Francis Neighborhood Center submitted an initial inquiry for the use of Block 3463A, Lot 8A. The request is intended to facilitate the creation of a driveway/parking pad for the drop-off and delivery of students.

The transaction will involve a land swap. During a review of the property, it was discovered that when the City constructed the new entrance to German Park, the sidewalk was inadvertently built on a portion of the St. Francis Neighborhood Center's land.

Block 3463A, Lot 8A, is part of an inner-block park (German Park) owned by the Mayor and City Council of Baltimore and is under the jurisdiction of Baltimore City Recreation and Parks (BCRP). BCRP has determined that this parcel is surplus property and no longer serves any functional purpose.

The St. Francis Neighborhood Center property and the newly subdivided Lot 8A will be consolidated to enhance the Center's functionality and address the encroachment issue.

Ordinance

A City ordinance is required to authorize the land exchange between the Mayor and City Council of Baltimore and the St. Francis Neighborhood Center.

The Department of Real Estate respectfully requests a favorable report on City Council Bill 25-0104.

CC:

Celeste Amato, Chief of Staff, Comptroller Office
KC Kelleher, Deputy Chief of Staff, Comptroller's Office