

Introduced by: Councilmember Costello

At the request of: Redwood Campus Center, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 145 West Ostend Street, Suite 600,
Baltimore, Maryland 21230
Telephone: 410-385-5328

Prepared by: Department of Legislative Reference

Date: November 13, 2019

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0469

A BILL ENTITLED

AN ORDINANCE concerning

Release of Easement – 10 South Howard Street

FOR the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

BY authority of

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



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____	Baltimore City Public School System
_____	Baltimore Development Corporation
_____	City Solicitor
_____	Comptroller's Office
_____	Department of Audits
_____	Department of Finance
_____	Department of General Services
_____	Department of Housing and Community Development
_____	Department of Human Resources
_____	Department of Planning
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Department of Public Works
_____	Department of Real Estate
_____	Department of Recreation and Parks
_____	Department of Transportation
_____	Fire Department
_____	Health Department
_____	Mayor's Office of Employment Development
_____	Mayor's Office of Human Services
_____	Mayor's Office of Information Technology
_____	Office of the Mayor
_____	Police Department
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____

Boards and Commissions

**CITY OF BALTIMORE
ORDINANCE 20.347
Council Bill 19-0469**

Introduced by: Councilmember Costello

At the request of: Redwood Campus Center, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 145 West Ostend Street, Suite 600,
Baltimore, Maryland 21230

Telephone: 410-385-5328

Introduced and read first time: November 18, 2019

Assigned to: Taxation, Finance and Economic Development Committee

Committee Report: Favorable

Council action: Adopted

Read second time: January 27, 2020

AN ORDINANCE CONCERNING

1 **Release of Easement – 10 South Howard Street**

2 **FOR** the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian
3 easement located on the property known as 10 South Howard Street and no longer needed for
4 public use; and providing for a special effective date.

5 **BY** authority of

6 Article V - Comptroller
7 Section 5(b)
8 Baltimore City Charter
9 (1996 Edition)

10 **Recitals**

11 Redwood Campus Center, LLC, has contracted to purchase the property known as
12 10 South Howard Street. The property was acquired by a previous owner from
13 the Mayor and City Council of Baltimore, pursuant to a deed dated May 28, 1992,
14 and recorded in Liber 3215, folio 0206. At that time the City reserved to itself a
15 pedestrian easement through the center of the property.

16 The contract purchaser is in the process of designing and developing a mixed-use
17 project on the property, and the existing easement interferes with development
18 and is no longer needed for public use. By releasing the easement, the City will
19 aid and promote the development of the project on the property, which will inure
20 to the benefit of the City.

21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That, in
22 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may release all the
23 interest of the Mayor and City Council of Baltimore in the pedestrian easement at the center of

EXPLANATION: CAPITALS indicate matter added to existing law
[Brackets] indicate matter deleted from existing law
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

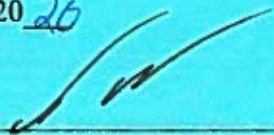
Council Bill 19-0469

1 the property known as 10 South Howard Street, and more particularly described on the plat
2 labeled Exhibit B of the deed dated May 28, 1992, and recorded in Liber 3215, folio 0206, a copy
3 of which is attached to this Ordinance, with the easement area being more particularly described
4 on Exhibit B-1 of the same deed, a copy of which is also attached to this Ordinance.

5 **SECTION 2. AND BE IT FURTHER ORDAINED,** That if the owner of the property determines to
6 file a document in the Land Records of Baltimore City that releases the easement, that document
7 will require the approval of the City Solicitor.

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


Certified as duly passed this 10 day of Feb, 20 20



President, Baltimore City Council

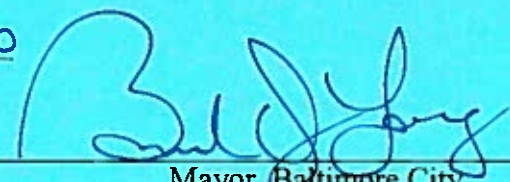
Certified as duly delivered to His Honor, the Mayor,

this 10 day of Feb, 20 20



Chief Clerk

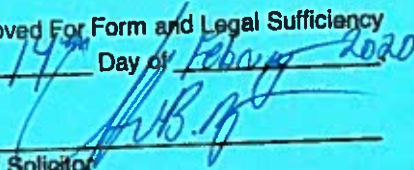
Approved this 19 day of Feb, 20 20



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 19 Day of February 2020



Chief Solicitor

CITY OF BALTIMORE

BOARD OF ESTIMATES

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



BRANDON SCOTT
PRESIDENT, CITY COUNCIL

BERNARD C. "JACK" YOUNG
MAYOR

JOAN M. PRATT
COMPTROLLER

RUDOLPH S. CHOW, P.E.
DIRECTOR OF PUBLIC WORKS

ANDRE M. DAVIS
CITY SOLICITOR

BERNICE H. TAYLOR
DEPUTY COMPTROLLER
AND CLERK TO THE BOARD

February 5, 2020

Honorable President and Members
of the City Council

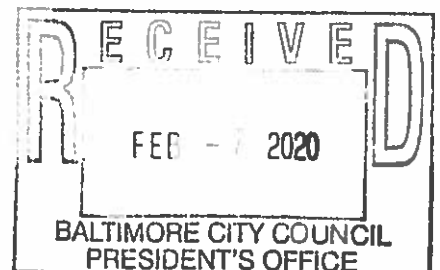
Ladies and Gentlemen:

On February 5, 2020, the Board had before it for consideration the following pending City Council Bill:

19-0469 - An Ordinance concerning Release of Easement - 10 South Howard Street for the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

The Department of Planning opposes City Council Bill No. 19-0469 for the following reasons:

Howard Street has struggled for many years and is finally seeing the redevelopment potential come to fruition. In the last few years there have been many redevelopments moving forward along the corridor from Mulberry Street to Baltimore Street. The recent addition of the reconstruction of the Lexington Street Market further adds to the increased investment within the area. All of the projects along Howard Street, existing and proposed, front onto this main street and collectively add to the positive impact and transformation. It is important for these programs to do so in order to add vitality to the street and allow for the public environment to thrive in support of the private investment.





...

City Council Bill 19-0469 - cont'd

Public transit in Baltimore City, and specifically along Howard Street, has had some historically negative impacts on the vitality of the street. Throughout Baltimore City, transit connection is limited, at best. The public relies mainly on a bus network to get in and through the City with very limited rail access. Baltimore is beginning to see the change occur throughout the City wherein TOD (Transit Oriented Developments) are moving forward. The value of the Light Rail, albeit limited due to its service geography, is positive and allows to private development the greatest catchment area of prospective tenants, users, and pedestrian traffic. This is why public access to the stations we have, and further encouraging redevelopment around them should be fully protected within the City and, specifically, Downtown.

The program of this proposed redevelopment is a great asset to the West Side and the University, and allows the opportunity for a new gateway experience for light rail riders to visit the building and access the University overall. The mid-block location and existing Redwood easement allow for that to happen directly and is likely the reason the easement exists at all. The proposed program of the building could easily adjust to capitalize on the public connection for its tenants and visitors while enhancing the public realm. The elimination of the easement access and creation of the building's main entrance on the Redwood Street and alley side of the building turns its back to a major Baltimore street and disconnects the activity of the building from the public environment. Physical design and actual building programs are what create the vibrancy of the urban environment. This connection is the very thing that each of the other redevelopments within the Howard Street corridor do.

The change in the building program from a government office building that is only active during business hours to a 24-hour residential building with ground-level retail spaces along the

City Council Bill 19-0469 - cont'd

light rail, are the exact types of redevelopment that should activate the entire streetscape of Howard Street and connect to the light rail stops. The Department of Planning understands the immediate benefits the closure of this easement will offer the new owners of this building today. The Department of Planning's view is concerned with the longer term challenge that eliminating the easement and disconnecting these users and the broader public from a direct connection to the station will bring. For these reasons, the Department of Planning respectfully recommends disapproval of City Council Bill No. 19-0469.

ALL OTHER REPORTS RECEIVED WERE FAVORABLE.

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

The Mayor **ABSTAINED** from voting. The President **ABSTAINED** from voting.

Sincerely,


Bernice H. Taylor

FEB - 5 2020

Clerk to the Board of Estimates

BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT VOTING RECORD

DATE: January 23, 2020

BILL#: 19-0469

BILL TITLE: Release of Easement – 10 South Howard Street

MOTION BY: Reisinger SECONDED BY: Stokes

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
McCray, D, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	5	0		

CHAIRPERSON: *Sharon Middleton*

COMMITTEE STAFF: Samuel Johnson, Initials: *SJ*

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
DATE: November 25, 2019
RE: Council Bill 19-0469




I am herein reporting on City Council Bill 19-0469 introduced by Councilmember Costello at the request of Redwood Campus Center, LLC.

The purpose of this bill is for authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The legislation does not explicitly address parking. Therefore, parking requirements will be based on the Zoning Code. A site visit was conducted during the third week of November 2019. This property is not located on a block where the PABC currently administers on-street parking programs. As potential redevelopment plans and uses become more defined, the PABC will be involved through the Site Plan Review Committee to ensure that parking and loading demands are adequately addressed, and that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0469.

Not opposed

FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0469	MEMO	

TO: Mayor Bernard C. "Jack" Young
TO: Taxation, Finance and Economic Development Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0469

DATE: 1/17/20

INTRODUCTION – Release of Easement - 10 South Howard Street

PURPOSE/PLANS – For the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

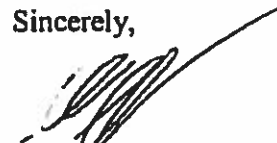
COMMENTS – Council Bill 19-0469 looks to release an existing pedestrian easement that dates to the construction of 10 South Howard Street back in the early 1990s. The existing pedestrian easement runs through the center of the property in the former bed of Redwood Street. The building was purchased via auction in October 2019. The new ownership team plans to modify the building to be more mixed-use in nature than it currently is.

The Department of Transportation does not foresee any significant fiscal or operational impacts associated with the passage of Council Bill 19-0469.

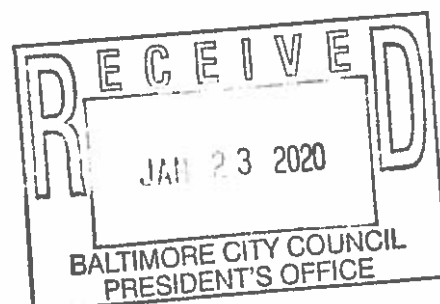
AGENCY/DEPARTMENT POSITION – The Department of Transportation has **no objection** towards City Council Bill 19-0469.

If you have any questions, please do not hesitate to contact Liam Davis via email at Liam.Davis@baltimorecity.gov or by phone (410) 545-3207.

Sincerely,



Steve Sharkey
Director

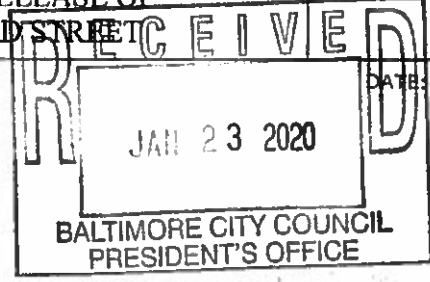


No obj.

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #19-0469/ RELEASE OF EASEMENT - 10 SOUTH HOWARD STREET

CITY of
BALTIMORE

MEMO



TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

January 23, 2020

The Department of Planning is in receipt of City Council Bill #19-0469, which is for the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

Howard Street has struggled for many years and is finally seeing the redevelopment potential come to fruition. In the last few years there have been many redevelopments moving forward along the corridor from Mulberry to Baltimore Street. The recent addition of the reconstruction of the Lexington Street Market further adds to the increased investment within the area. All of the projects along Howard Street, existing and proposed, front onto this main street and collectively add to the positive impact and transformation. It's important for these programs to do so in order to add vitality to the street and allow for the public environment to thrive in support of the private investment.

Public transit in Baltimore City, and specifically along Howard Street, has had some historically negative impacts on the vitality of the street. Throughout Baltimore City, transit connection it is limited, at best. We rely mainly on a bus network to get in and through the City with very limited rail access. Baltimore is beginning to see the change occur throughout the City wherein TOD (Transit Oriented Developments) are moving forward. The value of the Light Rail, albeit limited due to its service geography, is positive and allows to private development the greatest catchment area of prospective tenants, users, and pedestrian traffic. This is why public access to the stations we have, and further encouraging redevelopment around, them should be fully protected within the City and, specifically, Downtown.

The program of this proposed redevelopment is a great asset to the West Side and the University, and allows the opportunity for a new gateway experience for light rail riders to visit the building and access the University overall. The mid-block location and existing Redwood easement allow for that to happen directly and is likely the reason the easement exists at all. The proposed program of the building could easily adjust to capitalize on the public connection for its tenants and visitors while enhancing the public realm. The elimination of the easement access and creation of the building's main entrance on the Redwood Street and alley side of the building turns its back to a major Baltimore street and disconnects the activity of the building from the public environment. Physical design and actual building programs are what create the vibrancy of the urban environment. This connection is the very thing that each of the other redevelopments within the Howard Street corridor do.


The change in building program from a Government office building that is only active during business hours to a 24-hour residential building with ground level retail spaces along the light rail are the exact types of redevelopment that should activate the entire streetscape of Howard Street and connect to the light rail stops. We understand the immediate benefits the closure of this easement will offer the new owners of this building today. Our view is concerned with the longer term challenge that eliminating the easement and disconnecting these users and the broader public from a direct connection to the station will bring. For these reasons, the Department of Planning respectfully recommends disapproval of City Council Bill #19-0469.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Mr. Nicholas Blendy, Mayor's Office
Mr. Matthew Stegman, Mayor's Office
Ms. Nina Themelis, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Dominic McAlily, Council Services

BaltAC

FROM	NAME & TITLE	Robert Cennamo, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 19-0469—Release of Easement-10 South Howard St		

TO

DATE:

The Honorable President and
Members of the City Council
Room 400, City Hall

January 22, 2020

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 19-0469, Release of Easement-10 South Howard St, the purpose of which is the release of a pedestrian easement located on the property known as 10 South Howard Street, which is no longer needed for public use.

Background

Redwood Campus Center, LLC, has contracted to purchase 10 South Howard Street. This property was acquired by a previous owner from the Mayor and City Council of Baltimore on May 28, 1992. At that time, the City reserved a pedestrian easement through the center of the property. The contract purchaser is in the process of designing and developing a mixed-use project on the property and contends that the existing easement interferes with development and is no longer needed for public use.

Fiscal Impact

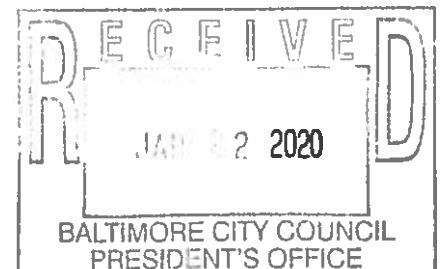
There is no anticipated fiscal impact.

Conclusion

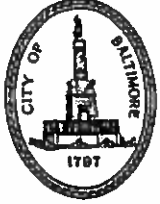
The release of this easement does not appear to have a fiscal impact.

For the reason stated above, the Department of Finance does not oppose City Council Bill 19-0469.

cc: Henry Raymond
Matthew Stegman
Nina Themelis



Not opposed

F R O M	Name & Title	Walter Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 19-0469		

To: Honorable Mayor, Bernard "Jack" Young
To: Taxation, Finance and Economic Development
Position: Recommends passage
RE: City Council Bill # 19-0469

Date: January 17, 2020

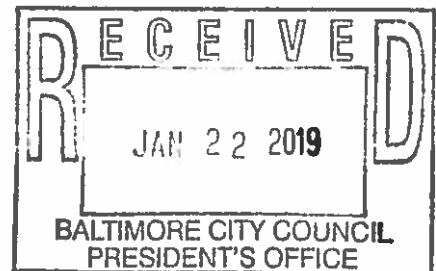
Introduction - As requested, we have reviewed the subject bill for the purpose of releasing the pedestrian easement located on the property at 10 S. Howard St which is no longer needed for city use.

Purpose/Plan – The purchaser is in the process of developing a mixed-use project and would like to develop this area as a part of those plans.

Comments None

Fiscal Impact – No impact to this Agency.

Agency/Department Position - The Department of Real Estate recommends passage of City Council Bill 19-0469.



A



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MBR*

Date: December 24, 2019

Re: **City Council Ordinance 19-0469 Release of Easement - 10 South Howard Street**

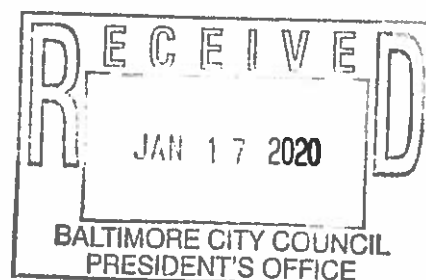
The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0469 for the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

If enacted, Council ordinance 19-0469 will release the existing pedestrian easement that runs through the center of the property known as 10 South Howard Street which will serve to promote the development of a mixed-use project that will benefit the City of Baltimore.

DHCD has **no objection** to Ordinance 19-0469.

MB:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*



no obj.



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

December 18, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 19-0469 – Release of Easement– 10 South Howard Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0469 for form and legal sufficiency. The bill would allow the City to release an existing easement located at 10 South Howard Street, which it no longer needs.

Section 5b of Article V of the City Charter provides that the disposition of any interest in real property "shall be authorized by ordinance, shall be approved by the Board of Estimates with the approval entered in its minutes, and shall be made at public sale unless a private sale or other manner of disposition shall be expressly authorized by the Board of Estimates and entered in its minutes." City Charter, Art. V, §5(b).

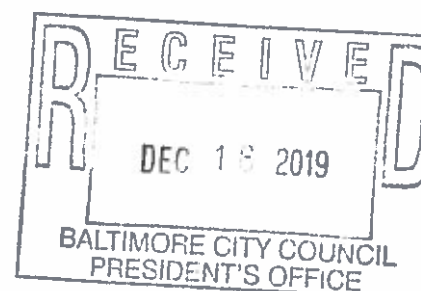
If enacted, this ordinance would be the appropriate authorization for the release of the easement, so the Law Department approves the bill for form and legal sufficiency.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Hilary Ruley".

Hilary Ruley
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Matthew Stegman, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor



A handwritten mark in blue ink, resembling the letter "F".

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Taxation, Finance and Economic Development Committee

Thursday, January 23, 2020

10:02 AM

Du Burns Council Chamber, 4th floor, City Hall

19-0469

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 5 - Member Sharon Green Middleton, Member Danielle McCray, Member Eric T. Costello, Member Edward Reisinger, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0469

Release of Easement - 10 South Howard Street

For the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

Sponsors: Eric T. Costello

A motion was made by Member Reisinger, seconded by Member Stokes, Sr., that Bill 19-0469 be Recommended Favorably. The motion carried by the following vote:

Yes: 5 - Member Middleton, Member McCray, Member Costello, Member Reisinger, and Member Stokes Sr.

ADJOURNMENT

CITY OF BALTIMORE
BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES
LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 19-0469

Release of Easement – 10 South Howard Street

Committee: Taxation, Finance and Economic Development

Chaired By: Councilmember Sharon Green-Middleton

Hearing Date: January 23, 2020

Time (Beginning): 10:07 a.m.

Time (Ending): 11:20 a.m.

Location: Clarence "Du" Burns Chambers

Total Attendance: Approximately 35 – 40

Committee Members in Attendance:

Sharon Green-Middleton

Danielle McCray

Edward Reisinger

Eric Costello

Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Attendance sheet in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Agency reports read?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Hearing televised or audio-digitally recorded?.....	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Certification of advertising/posting notices in the file?.....	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Evidence of notification to property owners?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Final vote taken at this hearing?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Motioned by:	Reisinger		
Seconded by:.....	Stokes		
Final Vote:	5 – 0		

Major Issues Discussed

1. Chairwoman Middleton read the bill into the record.
2. The committee heard opening remarks from the sponsor of the bill Councilman Costello.
3. The Law Department read their bill report into the record and offered comments.
4. The Department of Finance read their bill report into the record and offered comments.
5. The Department of Planning read their bill report into the record and offered comments.
6. The Department of Housing and Community Development read their bill report into the record and offered comments.
7. The Department of Transportation read their bill report into the record and offered comments.
8. The Department of Real Estate read their bill report into the record and offered comments.
9. The Mayor's Office read the Parking Authority's report into the record.

10. Committee members engaged agency representatives in dialogue on the bill.
11. There was no public testimony.
12. The bill will come out on second reader on January 27, 2020.

Further Study

Was further study requested?

Yes No

If yes, describe.

Samuel Johnson , Committee Staff
(410) 396-1091
cc: Bill File
OCS Chrono File

Date: January 23, 2020



Baltimore City Council Committee Hearing Attendance Record

Subject: Ordinance – Release of Easement – 10 South Howard Street	Bill #: 19-0469
Committee: Taxation, Finance, and Economic Development	Chair: Sharon Green Middleton
Date: Thursday, January 23, 2020	Time: 10:02 AM
Location: Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	<u>Testify</u>	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
<i>Walter</i>	<i>Horton</i>	<i>Real Estate</i>	✓	✓			✓

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Agenda - Final

Taxation, Finance and Economic Development Committee

Thursday, January 23, 2020

10:02 AM

Du Burns Council Chamber, 4th floor, City Hall

19-0469

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

[19-0469](#)

Release of Easement - 10 South Howard Street

For the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

Sponsors:

Eric T. Costello

Attachments:

[19-0469-1st Reader](#)

[PABC 19-0469](#)

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 19-0469

**Release of Easement –
10 South Howard Street**

Sponsor: Councilmember Eric Costello

Introduced: November, 2019

Purpose:

For the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

Effective: Date of enactment

Hearing Date/Time/Location: January 23, 2020 / 10:02 a.m. / Clarence "Du" Burns Chamber

Agency Reports

City Solicitor	Favorable
Department of Planning	
Department of Housing and Community Development	No Objection
Department of Transportation	
Department of Real Estate	
Department of Finance	
Parking Authority	No Objection

Analysis

Current Law:

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

Background

If enacted, Bill 19-0469 would grant Redwood Campus Center, LLC the property rights to a pedestrian easement that currently travels through the property known as 10 South Howard Street, they are currently in the process of purchasing this property.

A pedestrian easement is a pathway through an existing plat of land that gives access to the next public way. In most cases, an easement is a right to cross over or otherwise use another person's land for a specific use. When the Mayor and City Council originally sold this plat of land on May 28, 1992 they reserved to itself a pedestrian easement through the center of the property. The contract purchasers of this property are in the process of developing a mixed-use project and this easement interferes with their development.

This area is no longer needed for public use and does not impact any park property, right of way, and is no longer needed for public use. No property owner should be negatively affected by this action.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, The Empowerment Academy website

Analysis by: Samuel Johnson
Analysis Date: January 21, 2020

Direct Inquiries to: (410) 396-1091

**CITY OF BALTIMORE
COUNCIL BILL 19-0469
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Redwood Campus Center, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 145 West Ostend Street, Suite 600,
Baltimore, Maryland 21230

Telephone: 410-385-5328

Introduced and read first time: November 18, 2019

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of
Housing and Community Development, Department of Transportation, Department of Real
Estate, Baltimore City Parking Authority Board, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Release of Easement – 10 South Howard Street**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian
4 easement located on the property known as 10 South Howard Street and no longer needed for
5 public use; and providing for a special effective date.

6 BY authority of

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

Recitals

12 Redwood Campus Center, LLC, has contracted to purchase the property known as
13 10 South Howard Street. The property was acquired by a previous owner from
14 the Mayor and City Council of Baltimore, pursuant to a deed dated May 28, 1992,
15 and recorded in Liber 3215, folio 0206. At that time the City reserved to itself a
16 pedestrian easement through the center of the property.

17 The contract purchaser is in the process of designing and developing a mixed-use
18 project on the property, and the existing easement interferes with development
19 and is no longer needed for public use. By releasing the easement, the City will
20 aid and promote the development of the project on the property, which will inure
21 to the benefit of the City.

22 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in**
23 **accordance with Article V, § 5(b) of the City Charter, the City Comptroller may release all the**
24 **interest of the Mayor and City Council of Baltimore in the pedestrian easement at the center of**

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

Council Bill 19-0469

1 the property known as 10 South Howard Street, and more particularly described on the plat
2 labeled Exhibit B of the deed dated May 28, 1992, and recorded in Liber 3215, folio 0206, a copy
3 of which is attached to this Ordinance, with the easement area being more particularly described
4 on Exhibit B-1 of the same deed, a copy of which is also attached to this Ordinance.

5 **SECTION 2. AND BE IT FURTHER ORDAINED,** That if the owner of the property determines to
6 file a document in the Land Records of Baltimore City that releases the easement, that document
7 will require the approval of the City Solicitor.

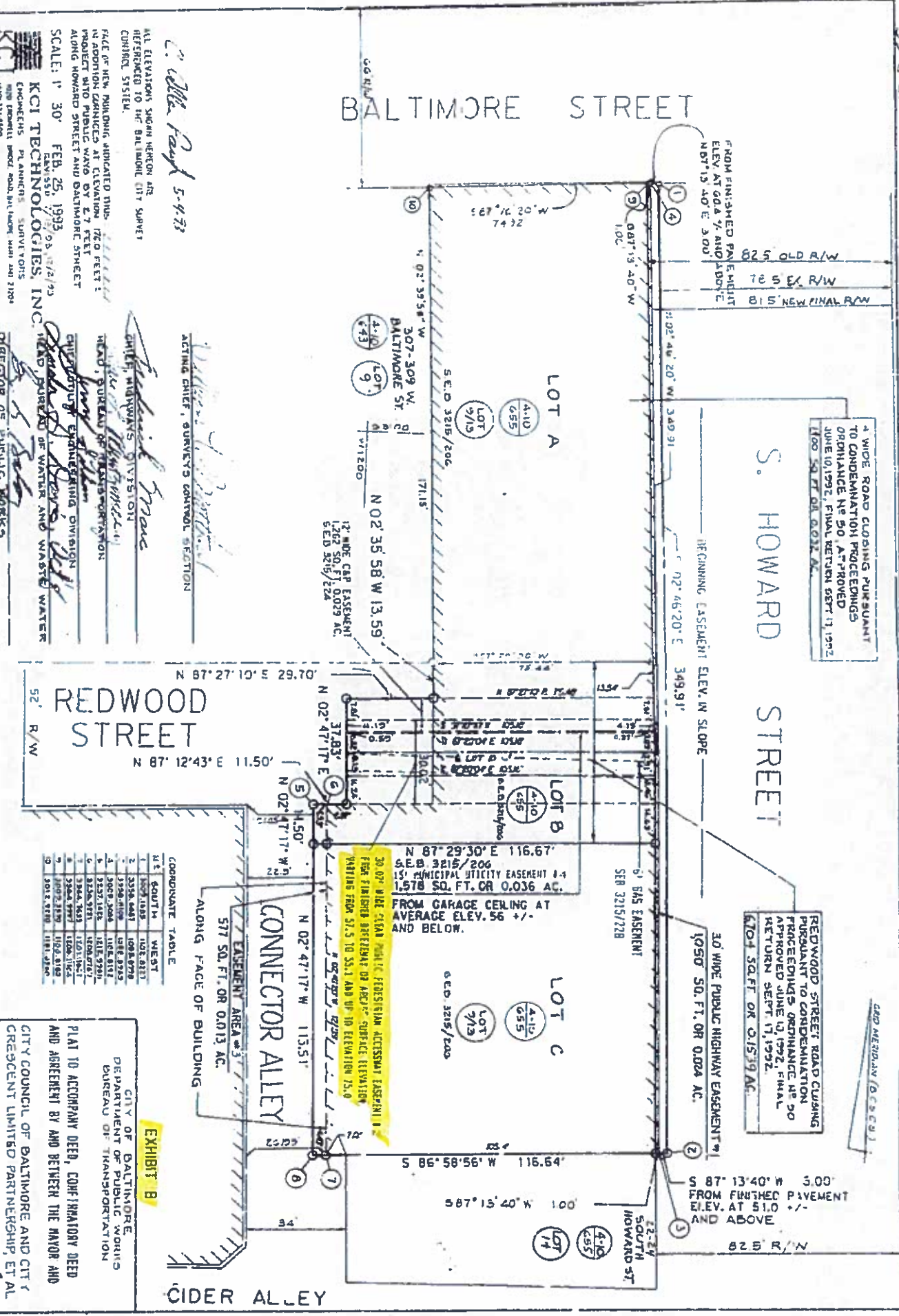
8 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
9 enacted.

BALTIMORE STREET

S. HOWARD STREET

REDWOOD STREET

CIDER ALLEY



4 WIDE ROAD CLOSING PURSUANT TO CONDEMNATION PROCEEDINGS ORDNANCE No 50, APPROVED JUNE 10, 1992, FINAL RETURN SEPT 17, 1992. 1100 SQ. FT. OR 0.025 AC.

REDWOOD STREET ROAD CLOSING PURSUANT TO CONDEMNATION PROCEEDINGS, ORDNANCE No 50 APPROVED JUNE 10, 1992, FINAL RETURN SEPT 17, 1992. 6104 SQ. FT. OR 0.1579 AC.

30' WIDE PUBLIC PROFESSIONAL ACCESS EASEMENT 1.4 FROM FINISHED PAVEMENT OR ARCHITECTURE SURFACE (ELEVATION 75.0) VARIATIONS FROM 51.5 TO 55.1 AND UP TO ELEVATION 75.0

COORDINATE TABLE

POINT	NORTHING	EASTING
1	106.818	106.818
2	338.641	106.818
3	338.641	106.818
4	338.641	106.818
5	338.641	106.818
6	338.641	106.818
7	338.641	106.818
8	338.641	106.818
9	338.641	106.818
10	338.641	106.818
11	338.641	106.818
12	338.641	106.818
13	338.641	106.818
14	338.641	106.818
15	338.641	106.818
16	338.641	106.818
17	338.641	106.818
18	338.641	106.818
19	338.641	106.818
20	338.641	106.818

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM.

FACE OF NEW BUILDING INDICATED THIS IN ADDITION CORNICES AT ELEVATION 172.0 FEET IN PROJECT AND PUBLIC WAYS BY 2.7 FEET ALONG HOWARD STREET AND BALTIMORE STREET

SCALE: 1" = 30'

FEB. 25, 1993

REVISIONS: 1/25, 1/27, 2/25

KCI TECHNOLOGIES, INC.

ENGINEERS PLANNERS SURVEYORS

ONE DEWEITT PLACE, BALTIMORE, MARYLAND 21204

410-21-1550

R-3-2680

William J. ...
ACTING CHIEF, SURVEY'S CONTROL SECTION

William J. ...
CHIEF, HIGHWAYS DIVISION

William J. ...
HEAD, BUREAU OF TRANSPORTATION

William J. ...
CHIEF, BUREAU OF WATER AND WASTE WATER

William J. ...
DIRECTOR OF PUBLIC WORKS

EXHIBIT B

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF TRANSPORTATION

PLAT TO ACCOMPANY DEED, CONFIRMATORY DEED AND AGREEMENT BY AND BETWEEN THE MAYOR AND CITY COUNCIL OF BALTIMORE AND CITY OF CRESCENT LIMITED PARTNERSHIP, ET AL

117-D-65

1003215 214

EXHIBIT B-1

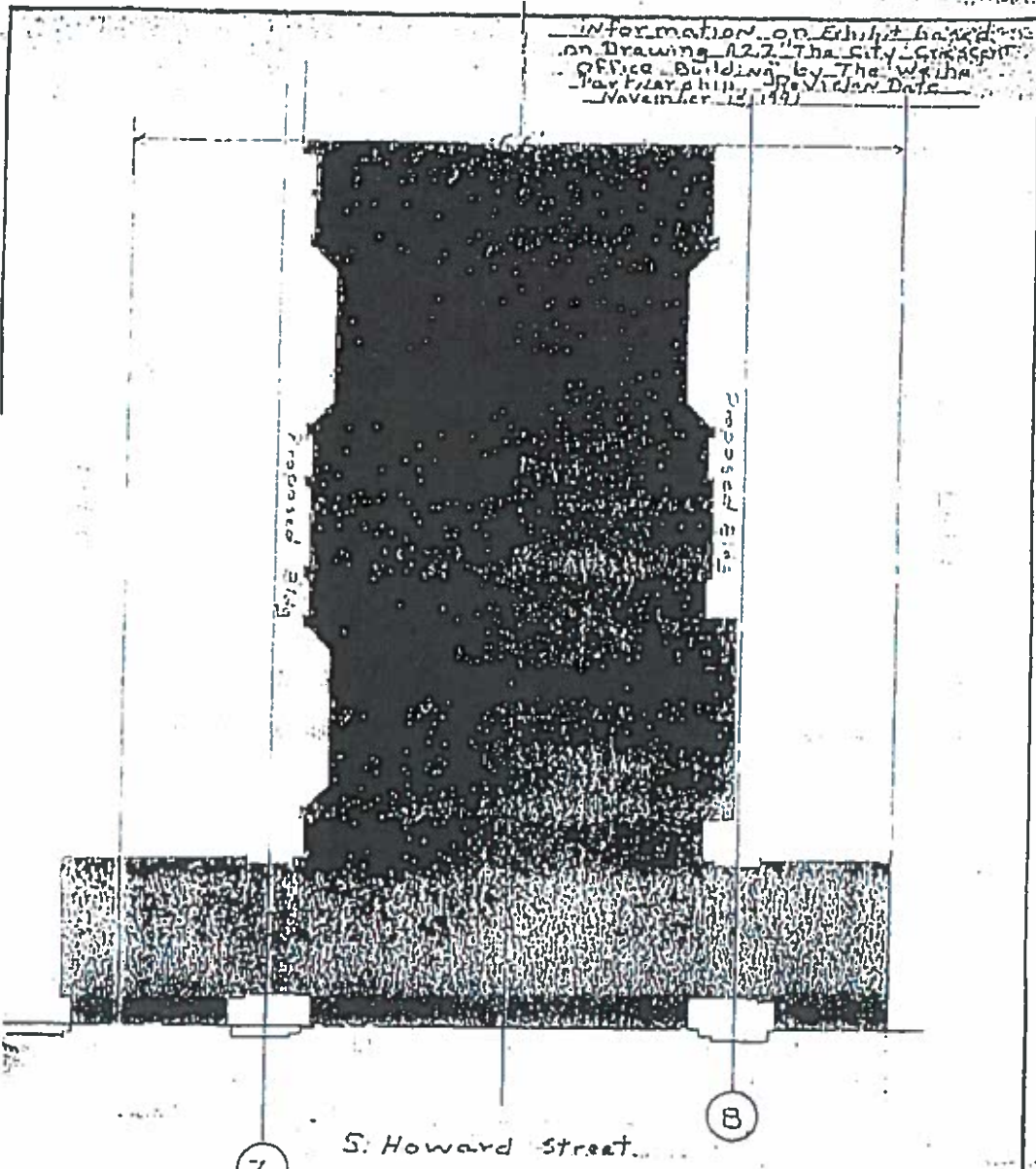
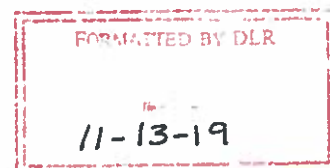


Exhibit Showing
 Approximate Access Area
 Over Lot B, City Crescent
 Ward 4 Section 10
 Baltimore, Maryland

	KCI TECHNOLOGIES, INC.	1020 Cromwell Bridge Road Baltimore, Maryland 21204 (410) 321-5500 Direct Dial Number
		SCALE: None DATE: May 17, 1992

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Costello
At the request of: Redwood Campus Center, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 145 West Ostend Street, Suite 600,
Baltimore, Maryland 21230
Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

Release of Easement – 10 South Howard Street

FOR the purpose of authorizing the Mayor and City Council of Baltimore to release a pedestrian easement located on the property known as 10 South Howard Street and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

Recitals

Redwood Campus Center, LLC, has contracted to purchase the property known as 10 South Howard Street. The property was acquired by a previous owner from the Mayor and City Council of Baltimore, pursuant to a deed dated May 28, 1992, and recorded in Liber 3215, folio 0206. At that time the City reserved to itself a pedestrian easement through the center of the property.

The contract purchaser is in the process of designing and developing a mixed-use project on the property, and the existing easement interferes with development and is no longer needed for public use. By releasing the easement, the City will aid and promote the development of the project on the property, which will inure to the benefit of the City.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may release all the interest of the Mayor and City Council of Baltimore in the pedestrian easement at the center of the property known as 10 South Howard Street, and more particularly described on the plat labeled Exhibit B of the deed dated May 28, 1992, and recorded in Liber 3215, folio 0206, a copy of which is attached to this Ordinance, with the easement area being more particularly described on Exhibit B-1 of the same deed, a copy of which is also attached to this Ordinance.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

SECTION 2. AND BE IT FURTHER ORDAINED, That if the owner of the property determines to file a document in the Land Records of Baltimore City that releases the easement, that document will require the approval of the City Solicitor.

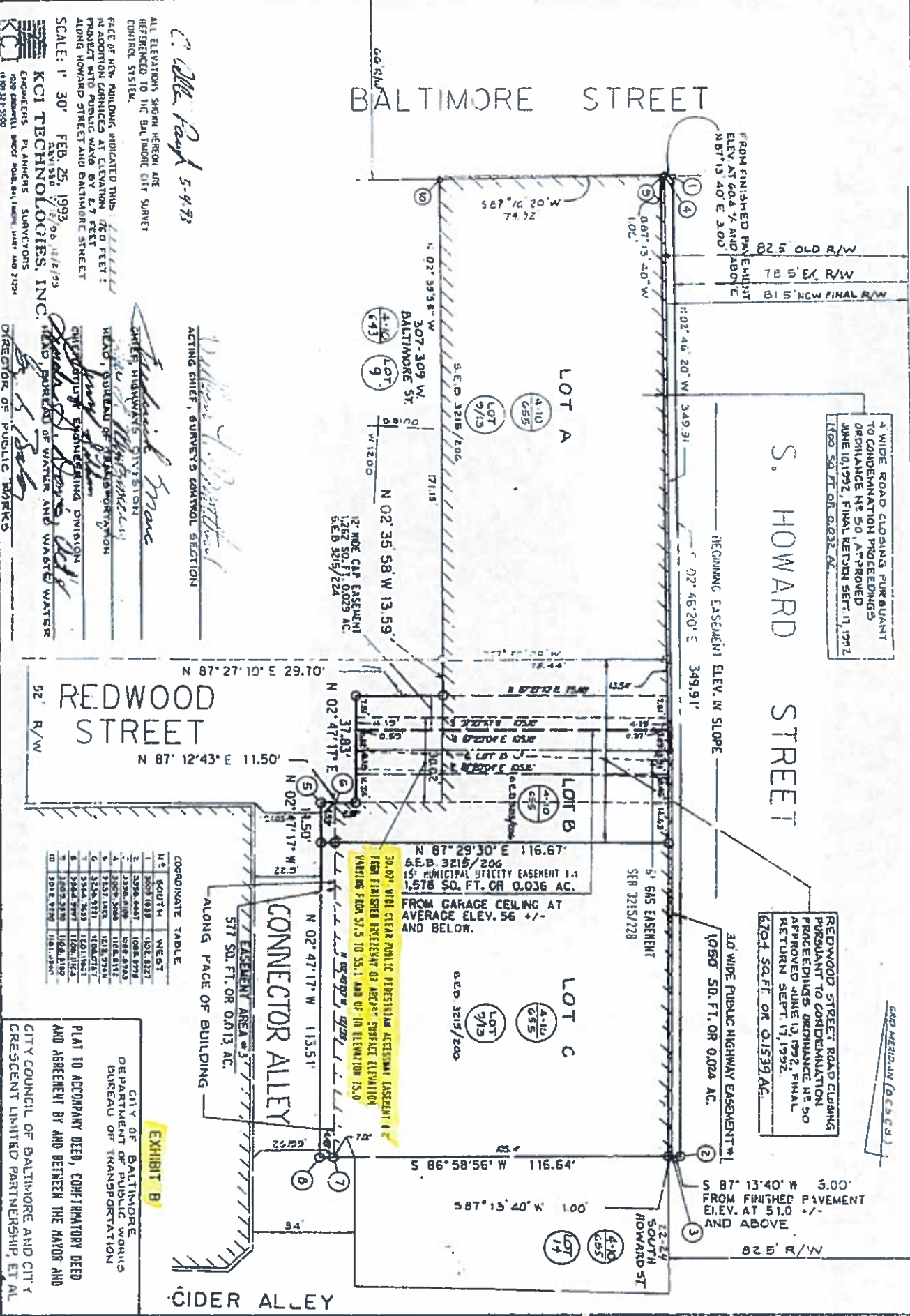
SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

BALTIMORE STREET

S. HOWARD STREET

REDWOOD STREET

CIDER ALLEY



4 WIDE ROAD CLOSING PURSUANT TO CONDEMNATION PROCEEDINGS ORDINANCE NO. 50, APPROVED JUNE 10, 1992, FINAL RETURN SEPT. 11, 1992. 1700 SQ. FT. OR 0.032 AC.

REDWOOD STREET ROAD CLOSING PURSUANT TO CONDEMNATION PROCEEDINGS ORDINANCE NO. 50 APPROVED JUNE 10, 1992, FINAL RETURN SEPT. 11, 1992. 6704 SQ. FT. OR 0.1539 AC.

30.07' WIDE CLEAR PUBLIC PROTECTION ACCESSIBLE EASEMENT FROM FINISHED SURFACE OF ARCHWAY SURFACE ELEVATION VARYING FROM 57.5 TO 55.1 AND UP TO ELEVATION 75.0

COORDINATE TABLE

N	SOUTH	WEST	EAST
1	5009.048	1026.322	
2	5008.404	1026.322	
3	5007.760	1026.322	
4	5007.116	1026.322	
5	5006.472	1026.322	
6	5005.828	1026.322	
7	5005.184	1026.322	
8	5004.540	1026.322	
9	5003.896	1026.322	
10	5003.252	1026.322	

C. M. Paul 5-4-73

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM.

FACE OF ARCH, BUILDING INDICATED THIS PROJECT AND PUBLIC WAY BY 4.7 FEET ALONG HOWARD STREET AND BALTIMORE STREET

SCALE: 1" = 30'

FEB. 25, 1993

REVISIONS

KCI TECHNOLOGIES, INC.

ENGINEERS, PLANNERS, SURVEYORS

1000 CENTRAL AVENUE, BALTIMORE, MARYLAND 21204

410-231-5500

R3-2630

William J. ...

ACTING CHIEF, SURVEY'S CONTROL SECTION

Michael J. ...

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Robert J. ...

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David J. ...

HEAD, BUREAU OF WATER AND WASTE WATER

DIRECTOR OF PUBLIC WORKS

EXHIBIT B

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BUREAU OF TRANSPORTATION

PLAN TO ACCOMPANY DEED, COMPENSATORY DEED AND AGREEMENT BY AND BETWEEN THE MAYOR AND CITY COUNCIL OF BALTIMORE AND CITY OF CRESCENT LIMITED PARTNERSHIP, ET AL

117-D-65

1 SEP 32 15 CASE 214

EXHIBIT B-1

Information on Exhibit based on Drawing A2.2, The City Crescent Office Building by The Weithe Day May 11, 1992, Revised Date November 12, 1992

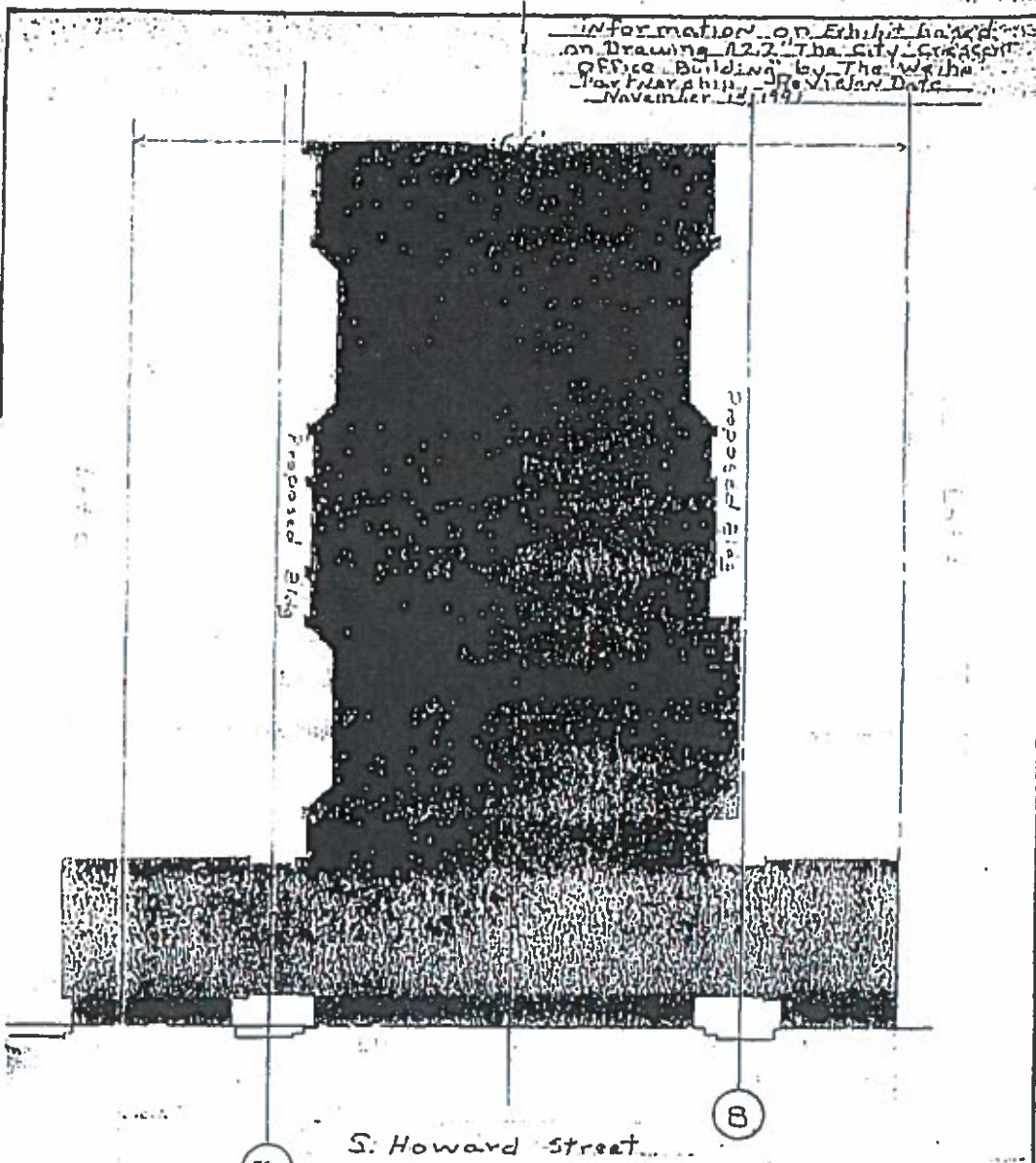
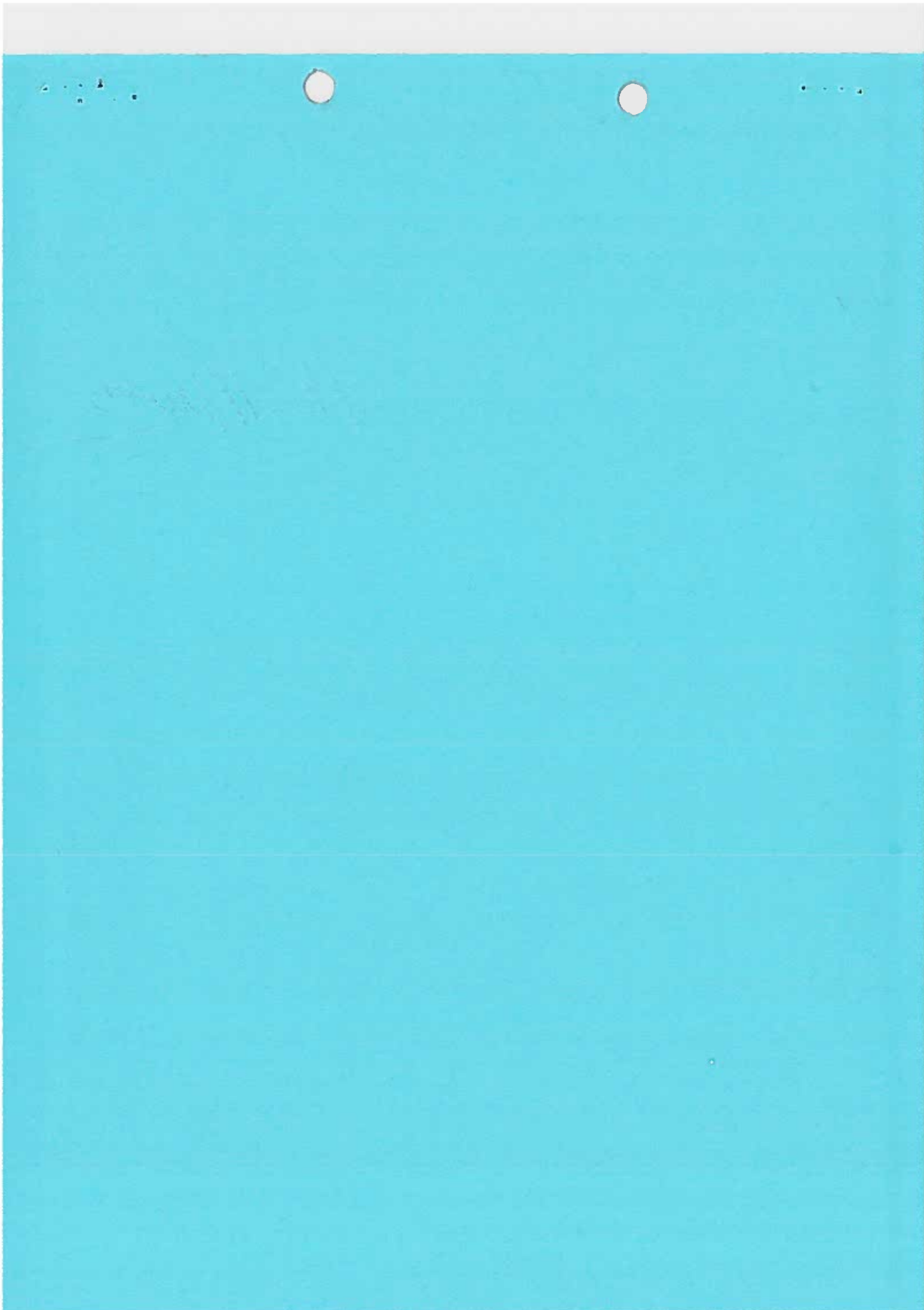


Exhibit Showing
 Approximate Access Area
 Over Lot B, City Crescent
 Ward 4 Section 10
 Baltimore, Maryland

KCI
 TECHNOLOGIES, INC.

1030 Cromwell Bridge Road
 Baltimore, Maryland 21204
 (410) 321-6000
 Direct Dial Number

SCALE: None DATE: May 13, 1992



ACTION BY THE CITY COUNCIL

FIRST READING (INTRODUCTION) _____

NOV 18, 2019

PUBLIC HEARING HELD ON _____

January 23 20 20

COMMITTEE REPORT AS OF _____

January 23 20 20

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION _____

[Signature]
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

JAN 27, 2020

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____

Feb 10 20 20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____

20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____

20 _____

WITHDRAWAL _____

20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk