

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Prepared by: Department of Legislative Reference

Date: April 7, 2017

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

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

CITY COUNCIL 17-0059

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Block 3434, Lots 2 and 1

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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

BY authority of

Article II - General Powers
Section 15(c)
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:

Boards and Commissions

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:

Council Bill 17-0059

1 namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North
2 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30"
3 East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67
4 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North
5 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North 03°-08'-30"
6 West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50
7 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South
8 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30"
9 East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

10 All courses, distances and elevations referred to in the above description
11 are referred to the True Meridian and Mean Low Tide as adopted by the
12 Baltimore Survey Control System.

13 Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as
14 follows:

15 Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet,
16 measured from a point on the north side of North Avenue, 125 feet wide, distant
17 North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a
18 horizontal plane having an elevation of 169.67 feet, said elevation intending to be
19 the bottom of a concrete slab to be constructed and extending to a maximum
20 elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the
21 bottom of the aforementioned concrete slab and running thence for new lines of
22 division through Lot 12 of the Department of Housing and Community
23 Development Madison Park North Renewal Project and calling all courses having
24 bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to
25 said North Avenue and all courses having bearings of South 86°-51'-30" West or
26 North 86°-51'-30" East parallel with said North Avenue the fourteen following
27 courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-
28 30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West
29 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet,
30 North 03°-08'-30" , West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-
31 08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East
32 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet,
33 and North 86°-51'-30" East 150.00 feet to the place of beginning.

34 All courses, distances, and elevations referred to in the above description
35 are referred to the True Meridian and Mean Low Tide as adopted by the
36 Baltimore Survey Control System.

37 Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp
38 described as follows:

39 Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet
40 measured from a point on the north side of North Avenue, 125 feet wide, distant
41 North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a
42 horizontal plane having an elevation of 155.0 feet and extending to a maximum
43 elevation of 197.0 feet, and running thence for new lines of division through Lot
44 12 of the Department of Housing and Community Development Madison Park

Council Bill 17-0059

1 North Renewal Project and calling all courses having bearings of North 86°-51'-
2 30" East or South 86°-51'-30" West parallel with said North Avenue and all
3 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
4 right angle to said North Avenue the four following courses and distances;
5 namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South
6 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of
7 beginning.

8 Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet
9 measured from a point on the north side of North Avenue, 125 feet wide, distant
10 North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a
11 horizontal plane having an elevation of 152.0 feet and extending to a maximum
12 elevation of 197.0 feet, and running thence for new lines of division through Lot
13 12 of the Department of Housing and Community Development Madison Park
14 North Renewal Project and calling all courses having bearings of North 86°-51'-
15 30" East or South 86°-51'-30" West parallel with said North Avenue and all
16 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
17 right angle to said North Avenue the four following courses and distances;
18 namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet,
19 South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the
20 place of beginning.

21 Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet
22 measured from a point on the north side of North Avenue, 125 feet wide, distant
23 North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a
24 horizontal plane having an elevation of 155.0 feet and extending to a maximum
25 elevation of 197.0 feet, and running thence for new lines of division through Lot
26 12 of the Department of Housing and Community Development Madison Park
27 North Renewal Project and calling all courses having bearings of North 86°-51'-
28 30" East or South 86°-51'-30" West parallel with said North Avenue and all
29 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
30 right angle to said North Avenue the four following courses and distances;
31 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
32 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
33 place of beginning.

34 Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a
37 horizontal plane having an elevation of 157.0 feet and extending to a maximum
38 elevation of 197.0 feet, and running thence for new lines of division through Lot
39 12 of the Department of Housing and Community Development Madison Park
40 North Renewal Project and calling all courses having bearings of North 86°-51'-
41 30" East or South 86°-51'-30" West parallel with said North Avenue and all
42 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
43 right angle to said North Avenue the four following courses and distances;
44 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
45 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
46 place of beginning.

Council Bill 17-0059

1 Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet
2 measured from a point on the north side of North Avenue, 125 feet wide, distant
3 North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a
4 horizontal plane having an elevation of 164.0 feet and extending to a maximum
5 elevation of 197.0 feet, and running thence for new lines of division through Lot
6 12 of the Department of Housing and Community Development Madison Park
7 North Renewal Project and calling all courses having bearings of North 86°-51'-
8 30" East or South 86°-51'-30" West parallel with said North Avenue and all
9 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
10 right angle to said North Avenue the four following courses and distances;
11 namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,
12 South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the
13 place of beginning.

14 All courses, distances and elevations referred to in the above description
15 are referred to the True Meridian and Mean Low Tide as adopted by the
16 Baltimore Survey Control System.

17 Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

18 Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet,
19 measured from a point on the north side of North Avenue, 125 feet wide, distant
20 North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and
21 running thence binding on a line drawn parallel with said North Avenue, North
22 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of
23 the Department of Housing and Community Development Madison Park North
24 Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line
25 drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to
26 intersect a line drawn parallel with and distant 92.33 feet northerly, measured at
27 right angles from the first line of this description; thence binding on last said line
28 so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn
29 at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the
30 place of beginning.

31 All courses and distances in the above description are referred to the true
32 meridian as adopted by the Baltimore Survey Control System.

33 Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

34 Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and
37 running thence for new lines of division through Lot 12 of the Department of
38 Housing and Community Development Madison Park North Renewal Project and
39 calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30"
40 East parallel with said North Avenue and all courses having bearings of North
41 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue
42 the four following courses and distances; namely, South 86°-51'-30" West 20.00
43 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and
44 South 03°-08'-30" East 90.00 feet to the place of beginning.

Council Bill 17-0059

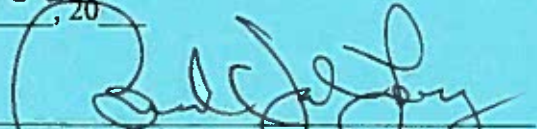
1 All courses and distances in the above description are referred to the true
2 meridian as adopted by the Baltimore Survey Control System.

3 This property being no longer needed for public use.

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

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

Certified as duly passed this _____ day of MAY 15 2017, 2017



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAY 15 2017



Chief Clerk

Approved this 17 day of May, 2017



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 17 Day of May 2017



Chief Solicitor

Approved For Form and Legal Sufficiency
This Day of _____

Chief Solicitor

CITY COUNCIL BILLS - cont'd

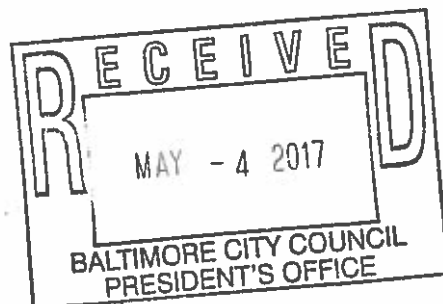
- 17-0041 - A Resolution concerning the Downtown Management District and Downtown Management Authority for the purpose of renewing and continuing the Downtown Management District and Downtown Management Authority, subject to certain conditions, for an additional 5 years; generally relating to the activities and authority of the Downtown Management District and Downtown Management Authority; and providing for a special effective date.
- 17-0059 - An Ordinance concerning the Sale of Property - Block 3434, Lots 2 and 1 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

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 5/3/2017
Bernice H. Taylor
Clerk to the Board of Estimates



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT VOTING RECORD

DATE: April 27, 2017

BILL#: 17-0059

BILL TITLE: Ordinance -Sale of Property - Block 3434, Lots 2 and 1

MOTION BY: Pinkett SECONDED BY: Costello

- 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"/>
Pinkett, Leon, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTALS	3	0	2	0

CHAIRPERSON: *Sharon Middleton*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

April 26, 2017

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

Re: City Council Bill 17-0059 - Sale of Property — Block 3434, Lots 2 and 1

President and City Council Members:

The Law Department has reviewed City Council Bill 17-0059 for form and legal sufficiency. The bill would allow the Commissioner of Housing and Community Development to sell at public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1 declaring it no longer needed for public use. The bill also provides for a special effective date.

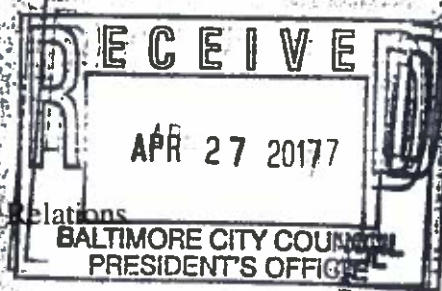
Art. 13, Sec. 2-7 of the City Code and Article II, Section 15(c) of the Baltimore City Charter grants the Department of Housing and Community the power to arrange for the disposition of any building or parcel of land for development or redevelopment and no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.


Sincerely,

Elena R. DiPietro

Elena R. DiPietro
Division Chief

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Jennifer Landis, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalva, Chief Solicitor



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0059 / SALE OF PROPERTY – 800 W. NORTH AVENUE – Block 3434, Lots 2 & 1		

TO

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

DATE: April 25, 2017

The Department of Planning has been asked to review City Council Bill #17-0059, 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

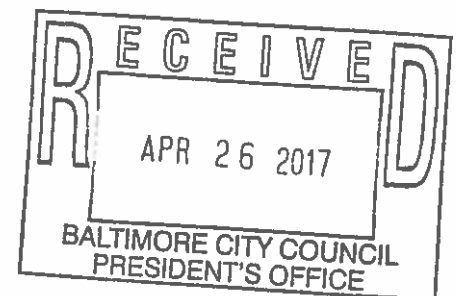
The subject parcels are part of the Madison Park North Neighborhood. According to Baltimore Department of Housing the lots are part of the old Madison Park North Apartment complex and former school sites which are scheduled for demolition for possible mixed use development. The subject properties are no longer needed for public use. The Department of Planning has no objection to the sale of these parcels and recommends the passage of City Council Bill #17-0059.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Kyron Banks, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Department
Ms. Natawna Austin, Council Services



No objection, Fav



BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MBR*

Date: April 24, 2017

Re: City Council Bill 17-0059 Sale of Property - Block 3434, Lots 2 and 1

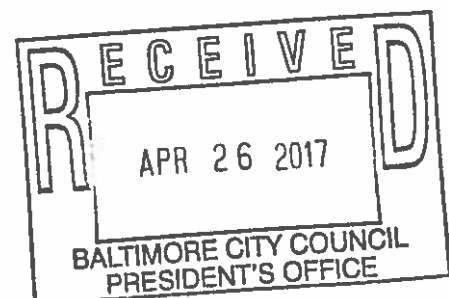
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0059, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.


If enacted, this bill would allow for the consolidation of Lots 1 and 2 (800 W. North Avenue) in the Madison Park Neighborhood that would result in an approximately 8 acre lot. The two lots were part of the old Madison Park North Apartment Complex and a former school site. The consolidation of the two lots would eliminate the air rights associated with the former school site to support the redevelopment of a mixed use project on the lot.

The Department of Housing and Community Development encourages the passage of City Council Bill 17-0059.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



FROM	Name & Title	Walter J. Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0059 Sale of Property – Block 3434, Lots 2 and 1		

To: Honorable President and Members
of the City Council
Attn: Ms. Natawana Austin
City Hall, Room 409

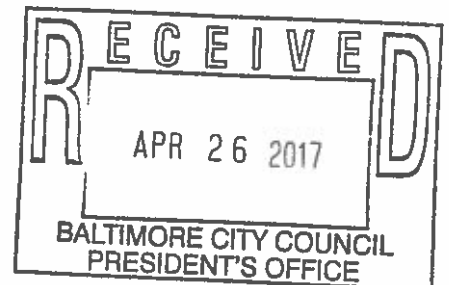
Date: April 26, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0059, 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 Block 3434, Lots 2 and 1 and no longer needed for public use and providing for a special effective date.

The subject parcels are in the Madison Park North neighborhood. Lot 1 contains certain easements that the City no longer needs and is willing to relinquish. Lot 2 is the site of a former school site. This legislation would eliminate the air rights associate with the former school site. The sites are part of a planned mixed use development which will reinvigorate the neighborhood.


The Department of Real Estate has no objections to the passage of City Council Bill 17-0059.

Cc: Mr. Kyron Banks



*no
ohj*

Andrew Klein

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0059 – Sale of Property – Block 3434		

TO

DATE:

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

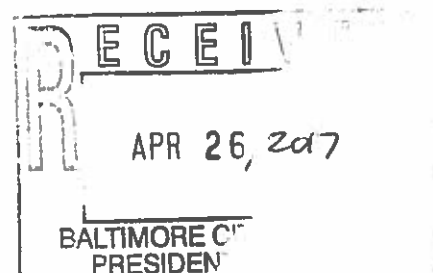
April 26, 2017

City Council Bill #17-0059 was created 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

The subject lots, in the Madison Park Neighborhood, if consolidated, would result in an 8 acre lot. Per the Housing Department, the lots formerly housed an apartment complex and a school. The consolidation of the lots would eliminate the air rights of the former school site and support the development of the lot.

Since this property is no longer needed for public use, since there were no objections from various City agencies regarding the sale of this property, the Department of Finance has no objection to the passage of Council Bill 17-0059.

cc: Henry Raymond
Kyron Banks



No obj

CITY OF BALTIMORE

CATHERINE E. PUGH, 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: 17-0059

Sale of Property - Block 3434, Lots 2 and 1

Committee: Taxation, Finance and Economic Development

Chaired By: Councilmember Sharon Green Middleton

Hearing Date: April 27, 2017
Time (Beginning): 10:10 AM
Time (Ending): 10:15 AM
Location: Clarence "Du" Burns Chamber
Total Attendance:
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [] yes [] no [X] n/a
Certification of advertising/posting notices in the file? [] yes [] no [X] n/a
Evidence of notification to property owners? [] yes [] no [X] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Pinkett
Seconded by: Councilmember Costello
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Hilary Ruley, Department of Law
Sharon DaBoin, Department of Housing and Community Development
Ted Lassiter, Department of Real Estate

- Al Barry, AB Associates

Major Issues Discussed

1. Councilwoman Middleton read the bill and agency reports into the record.
2. The committee discussed sale of the property. The property is situated in the 7th Council District. Councilman Pinkett emphasized how critical the site is to redevelopment and transformation of the area. He stated that the community has been engaged in the redevelopment process.
3. Al Barry provided development history about the site stating that the property was developed in 1970 as a disposition property and at that time the developer was innovative in constructing a school over a supermarket. The school did not do well and the building was later used as a records office by the school system, but has since closed. He also stated that proposed funding for the project is an estimated \$100 million, which would be used for mixed uses to include commercial properties as well as residential housing.
4. Ted Lassiter stated that the Department of Real of Estate had received several bids on the property and that agencies expressed that the property was no longer needed for use.
5. Councilman Costello indicated that he supports the project and that the developer is a resident of the 11th City Council District.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

S. Middleton: Yea
L. Pinkett: Yea
E. Costello: Yea
E. Reisinger: Absent
R. Stokes: Absent

Jennifer L. Coates, Committee Staff

Date: April 27, 2017

cc: Bill File
OCS Chrono File



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairwoman**

PUBLIC HEARING

Thursday, April 27, 2017

10:10 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill 17-0059

Sale of Property - Block 3434, Lots 2 and 1

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Jennifer Coates

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Murray

LAND USE AND TRANSPORTATION

Edward Reisinger - Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Marshall Bell

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, 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 17-0059

Sale of Property - Block 3434, Lots 2 and 1

Sponsor: Council President (Administration) * Department of Housing and Community Development
Introduced: April 24, 2017

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 known as Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: April 27, 2017/10:10 a.m. /Clarence "Du" Burns Chambers

Agency Reports

City Solicitor	*
Department of Planning	No Objection/Favorable
Department of Housing and Community Development	Favorable
Department of Real Estate	No Objection
Department of Finance	No Objection
Board of Estimates	*

ANALYSIS

Current Law

Article II – General Powers; Section 15(c); Baltimore City Charter; (1996 Edition)

Background

If enacted, Bill 17-0059 would authorize the sale of property known as Block 3434, Lots 2 and 1 (800 W. North Avenue). The following easements are no longer needed for public use:

- air space (Block 3434, Lot 2)
- air space for a pedestrian walkway (part of Block 3434, Lot 1)
- air space for stairs and a ramp (part of Block 3434, Lot 1)
- air space for a playground (part of Block 3434, Lot 1) and
- air space for a parking lot (part of Block 3434, Lot 1).

The property is located in the Madison Park North Neighborhood and is zoned C-2 commercial. The lots are part of the old Madison Park North Apartment complex. Lot 1 contains easements that the City no longer needs. Lot 2 is the site of a former school. The property is scheduled for demolition. There are plans to consolidate the lots into an 8.186 acre parcel for a proposed mixed use development.

Additional Information

Fiscal Note: Not Available

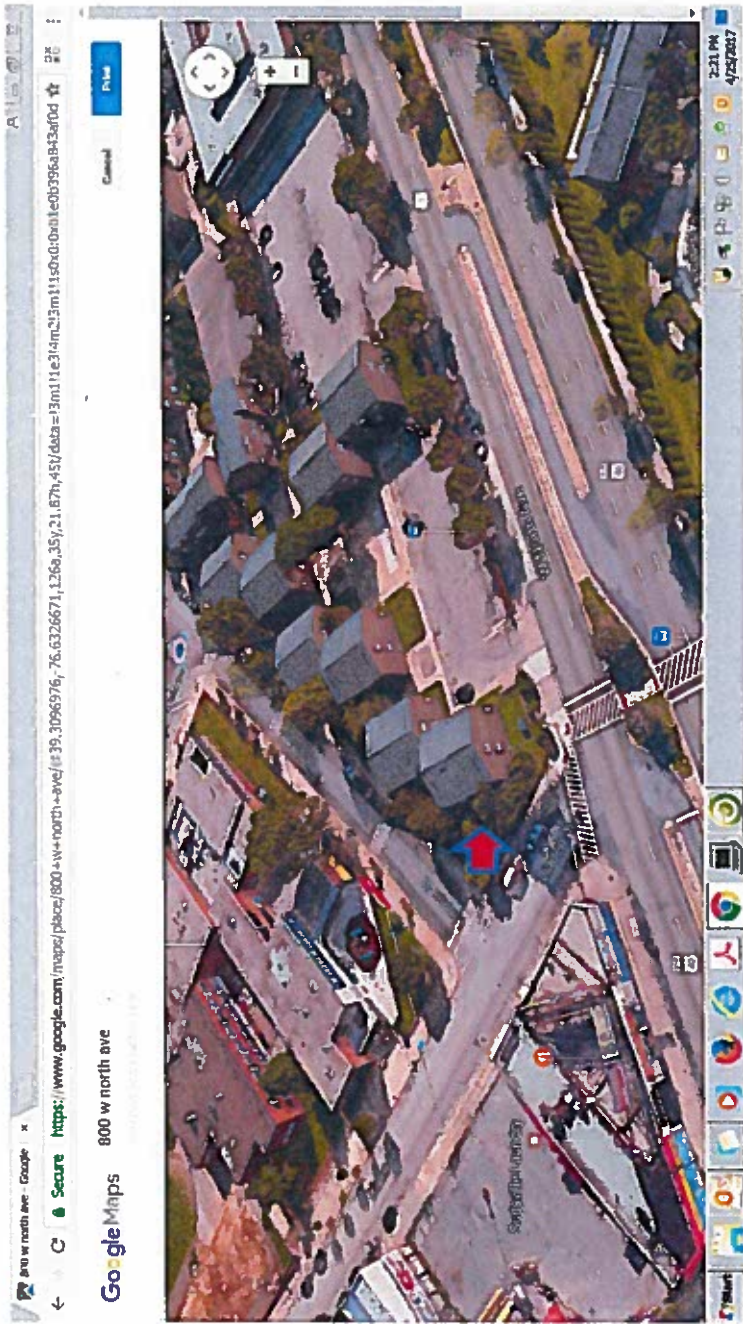
Information Source(s): Department of Housing

Analysis by: Jennifer L. Coates
Analysis Date: April 25, 2017



Direct Inquiries to: (410) 396-1260

Photo: 800 W. North Avenue
 Bill 17-0059



**CITY OF BALTIMORE
COUNCIL BILL 17-0059
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: April 24, 2017

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 Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Block 3434, Lots 2 and 1**

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 known as Block 3434, Lots 2 and 1 and no
5 longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article II - General Powers

8 Section 15(c)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
12 accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and
13 Community Development may sell, at either public or private sale, all the interest of the Mayor
14 and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1, and more
15 particularly described as follows:

16 All of Block 3434, Lot 2, which is an air space described as follows:

17 Beginning for the same at a point distant North 03°-08'-30" West 14.58 feet,
18 measured from a point on the north side of North Avenue, 125 feet wide, distant
19 North 86°-51'-30" East 523.83 feet from Linden Avenue, 66 feet wide, and at a
20 horizontal plane having an elevation of 172.0 feet, said elevation intending to be
21 the top of a concrete slab to be constructed and extending to a maximum elevation
22 of 197.0 feet, said elevation being or intending to be twenty-five feet above the
23 aforementioned concrete slab and running thence for new lines of division through
24 Lot 12 of the Department of Housing and Community Development Madison Park
25 North Renewal Project and calling all courses having bearings of North 86°-51'-
26 30" East or South 86°-51'-30" West parallel with said North Avenue and all
27 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
28 right angle to said North Avenue the twenty following courses and distances;

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

Council Bill 17-0059

1 namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North
2 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30"
3 East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67
4 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North
5 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North 03°-08'-30"
6 West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50
7 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South
8 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30"
9 East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

10 All courses, distances and elevations referred to in the above description
11 are referred to the True Meridian and Mean Low Tide as adopted by the
12 Baltimore Survey Control System.

13 Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as
14 follows:

15 Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet,
16 measured from a point on the north side of North Avenue, 125 feet wide, distant
17 North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a
18 horizontal plane having an elevation of 169.67 feet, said elevation intending to be
19 the bottom of a concrete slab to be constructed and extending to a maximum
20 elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the
21 bottom of the aforementioned concrete slab and running thence for new lines of
22 division through Lot 12 of the Department of Housing and Community
23 Development Madison Park North Renewal Project and calling all courses having
24 bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to
25 said North Avenue and all courses having bearings of South 86°-51'-30" West or
26 North 86°-51'-30" East parallel with said North Avenue the fourteen following
27 courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-
28 30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West
29 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet,
30 North 03°-08'-30" , West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-
31 08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East
32 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet,
33 and North 86°-51'-30" East 150.00 feet to the place of beginning.

34 All courses, distances, and elevations referred to in the above description
35 are referred to the True Meridian and Mean Low Tide as adopted by the
36 Baltimore Survey Control System.

37 Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp
38 described as follows:

39 Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet
40 measured from a point on the north side of North Avenue, 125 feet wide, distant
41 North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a
42 horizontal plane having an elevation of 155.0 feet and extending to a maximum
43 elevation of 197.0 feet, and running thence for new lines of division through Lot
44 12 of the Department of Housing and Community Development Madison Park

Council Bill 17-0059

1 North Renewal Project and calling all courses having bearings of North 86°-51'-
2 30" East or South 86°-51'-30" West parallel with said North Avenue and all
3 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
4 right angle to said North Avenue the four following courses and distances;
5 namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South
6 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of
7 beginning.

8 Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet
9 measured from a point on the north side of North Avenue, 125 feet wide, distant
10 North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a
11 horizontal plane having an elevation of 152.0 feet and extending to a maximum
12 elevation of 197.0 feet, and running thence for new lines of division through Lot
13 12 of the Department of Housing and Community Development Madison Park
14 North Renewal Project and calling all courses having bearings of North 86°-51'-
15 30" East or South 86°-51'-30" West parallel with said North Avenue and all
16 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
17 right angle to said North Avenue the four following courses and distances;
18 namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet,
19 South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the
20 place of beginning.

21 Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet
22 measured from a point on the north side of North Avenue, 125 feet wide, distant
23 North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a
24 horizontal plane having an elevation of 155.0 feet and extending to a maximum
25 elevation of 197.0 feet, and running thence for new lines of division through Lot
26 12 of the Department of Housing and Community Development Madison Park
27 North Renewal Project and calling all courses having bearings of North 86°-51'-
28 30" East or South 86°-51'-30" West parallel with said North Avenue and all
29 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
30 right angle to said North Avenue the four following courses and distances;
31 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
32 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
33 place of beginning.

34 Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a
37 horizontal plane having an elevation of 157.0 feet and extending to a maximum
38 elevation of 197.0 feet, and running thence for new lines of division through Lot
39 12 of the Department of Housing and Community Development Madison Park
40 North Renewal Project and calling all courses having bearings of North 86°-51'-
41 30" East or South 86°-51'-30" West parallel with said North Avenue and all
42 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
43 right angle to said North Avenue the four following courses and distances;
44 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
45 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
46 place of beginning.

Council Bill 17-0059

1 Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet
2 measured from a point on the north side of North Avenue, 125 feet wide, distant
3 North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a
4 horizontal plane having an elevation of 164.0 feet and extending to a maximum
5 elevation of 197.0 feet, and running thence for new lines of division through Lot
6 12 of the Department of Housing and Community Development Madison Park
7 North Renewal Project and calling all courses having bearings of North 86°-51'-
8 30" East or South 86°-51'-30" West parallel with said North Avenue and all
9 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
10 right angle to said North Avenue the four following courses and distances;
11 namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,
12 South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the
13 place of beginning.

14 All courses, distances and elevations referred to in the above description
15 are referred to the True Meridian and Mean Low Tide as adopted by the
16 Baltimore Survey Control System.

17 Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

18 Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet,
19 measured from a point on the north side of North Avenue, 125 feet wide, distant
20 North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and
21 running thence binding on a line drawn parallel with said North Avenue, North
22 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of
23 the Department of Housing and Community Development Madison Park North
24 Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line
25 drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to
26 intersect a line drawn parallel with and distant 92.33 feet northerly, measured at
27 right angles from the first line of this description; thence binding on last said line
28 so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn
29 at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the
30 place of beginning.

31 All courses and distances in the above description are referred to the true
32 meridian as adopted by the Baltimore Survey Control System.

33 Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

34 Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and
37 running thence for new lines of division through Lot 12 of the Department of
38 Housing and Community Development Madison Park North Renewal Project and
39 calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30"
40 East parallel with said North Avenue and all courses having bearings of North
41 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue
42 the four following courses and distances; namely, South 86°-51'-30" West 20.00
43 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and
44 South 03°-08'-30" East 90.00 feet to the place of beginning.

Council Bill 17-0059

1 All courses and distances in the above description are referred to the true
2 meridian as adopted by the Baltimore Survey Control System.

3 This property being no longer needed for public use.

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

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

**TAXATION, FINANCE &
ECONOMIC DEVELOPMENT
COMMITTEE**

**AGENCY
REPORTS**

Andrew Kleine

FROM

NAME & TITLE	Andrew Kleine, Chief
AGENCY, MAIL & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941
SUBJECT	City Council Bill #17-0059 – Sale of Property – Block 3434

CITY OF
BALTIMORE
MEMO



DATE:

TO

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

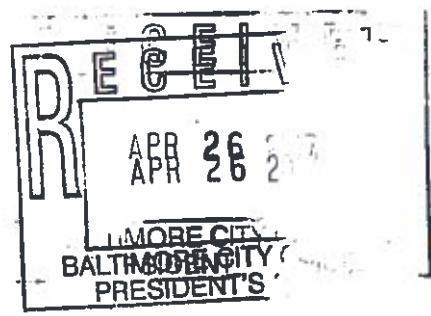
April 26, 2017

City Council Bill #17-0059 was created 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.


The subject lots, in the Madison Park Neighborhood, if consolidated, would result in an 8 acre lot. Per the Housing Department, the lots formerly housed an apartment complex and a school. The consolidation of the lots would eliminate the air rights of the former school site and support the development of the lot.

Since this property is no longer needed for public use, since there were no objections from various City agencies regarding the sale of this property, the Department of Finance has no objection to the passage of Council Bill 17-0059.

cc: Henry Raymond
Kyron Banks



No obj

FROM	Name & Title	Walter J. Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0059 Sale of Property – Block 3434, Lots 2 and 1		

To: Honorable President and Members
of the City Council
Attn: Ms. Natawana Austin
City Hall, Room 409

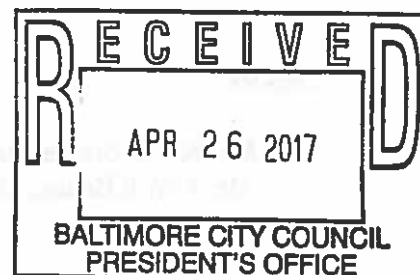
Date: April 26, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0059, 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 Block 3434, Lots 2 and 1 and no longer needed for public use and providing for a special effective date.

The subject parcels are in the Madison Park North neighborhood. Lot 1 contains certain easements that the City no longer needs and is willing to relinquish. Lot 2 is the site of a former school site. This legislation would eliminate the air rights associate with the former school site. The sites are part of a planned mixed use development which will reinvigorate the neighborhood.

The Department of Real Estate has no objections to the passage of City Council Bill 17-0059.

Cc: Mr. Kyron Banks



No obj.



BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MBR*

Date: April 24, 2017

Re: City Council Bill 17-0059 Sale of Property - Block 3434, Lots 2 and 1

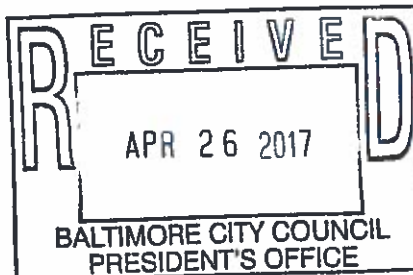
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0059, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

If enacted, this bill would allow for the consolidation of Lots 1 and 2 (800 W. North Avenue) in the Madison Park Neighborhood that would result in an approximately 8 acre lot. The two lots were part of the old Madison Park North Apartment Complex and a former school site. The consolidation of the two lots would eliminate the air rights associated with the former school site to support the redevelopment of a mixed use project on the lot.

The Department of Housing and Community Development encourages the passage of City Council Bill 17-0059.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0059 / SALE OF PROPERTY - 800 W. NORTH AVENUE - Block 3434, Lots 2 & 1

CITY of
BALTIMORE
MEMO



TO

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

DATE: April 25, 2017

The Department of Planning has been asked to review City Council Bill #17-0059, 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

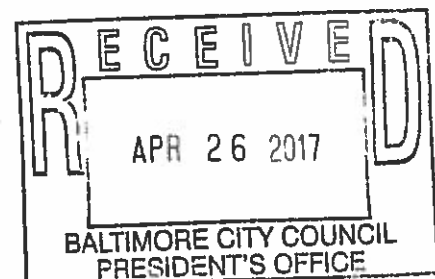
The subject parcels are part of the Madison Park North Neighborhood. According to Baltimore Department of Housing the lots are part of the old Madison Park North Apartment complex and former school sites which are scheduled for demolition for possible mixed use development. The subject properties are no longer needed for public use. The Department of Planning has no objection to the sale of these parcels and recommends the passage of City Council Bill #17-0059.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Kyron Banks, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Department
Ms. Natawna Austin, Council Services



N^o Ord / Fav

**CITY OF BALTIMORE
COUNCIL BILL 17-0059
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: April 24, 2017

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 Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Block 3434, Lots 2 and 1**

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 known as Block 3434, Lots 2 and 1 and no
5 longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article II - General Powers

8 Section 15(c)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
12 accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and
13 Community Development may sell, at either public or private sale, all the interest of the Mayor
14 and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1, and more
15 particularly described as follows:

16 All of Block 3434, Lot 2, which is an air space described as follows:

17 Beginning for the same at a point distant North 03°-08'-30" West 14.58 feet,
18 measured from a point on the north side of North Avenue, 125 feet wide, distant
19 North 86°-51'-30" East 523.83 feet from Linden Avenue, 66 feet wide, and at a
20 horizontal plane having an elevation of 172.0 feet, said elevation intending to be
21 the top of a concrete slab to be constructed and extending to a maximum elevation
22 of 197.0 feet, said elevation being or intending to be twenty-five feet above the
23 aforementioned concrete slab and running thence for new lines of division through
24 Lot 12 of the Department of Housing and Community Development Madison Park
25 North Renewal Project and calling all courses having bearings of North 86°-51'-
26 30" East or South 86°-51'-30" West parallel with said North Avenue and all
27 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
28 right angle to said North Avenue the twenty following courses and distances;

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

Council Bill 17-0059

1 namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North
2 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30"
3 East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67
4 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North
5 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North 03°-08'-30"
6 West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50
7 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South
8 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30"
9 East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

10 All courses, distances and elevations referred to in the above description
11 are referred to the True Meridian and Mean Low Tide as adopted by the
12 Baltimore Survey Control System.

13 Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as
14 follows:

15 Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet,
16 measured from a point on the north side of North Avenue, 125 feet wide, distant
17 North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a
18 horizontal plane having an elevation of 169.67 feet, said elevation intending to be
19 the bottom of a concrete slab to be constructed and extending to a maximum
20 elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the
21 bottom of the aforementioned concrete slab and running thence for new lines of
22 division through Lot 12 of the Department of Housing and Community
23 Development Madison Park North Renewal Project and calling all courses having
24 bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to
25 said North Avenue and all courses having bearings of South 86°-51'-30" West or
26 North 86°-51'-30" East parallel with said North Avenue the fourteen following
27 courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-
28 30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West
29 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet,
30 North 03°-08'-30" , West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-
31 08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East
32 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet,
33 and North 86°-51'-30" East 150.00 feet to the place of beginning.

34 All courses, distances, and elevations referred to in the above description
35 are referred to the True Meridian and Mean Low Tide as adopted by the
36 Baltimore Survey Control System.

37 Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp
38 described as follows:

39 Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet
40 measured from a point on the north side of North Avenue, 125 feet wide, distant
41 North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a
42 horizontal plane having an elevation of 155.0 feet and extending to a maximum
43 elevation of 197.0 feet, and running thence for new lines of division through Lot
44 12 of the Department of Housing and Community Development Madison Park

Council Bill 17-0059

1 North Renewal Project and calling all courses having bearings of North 86°-51'-
2 30" East or South 86°-51'-30" West parallel with said North Avenue and all
3 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
4 right angle to said North Avenue the four following courses and distances;
5 namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South
6 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of
7 beginning.

8 Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet
9 measured from a point on the north side of North Avenue, 125 feet wide, distant
10 North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a
11 horizontal plane having an elevation of 152.0 feet and extending to a maximum
12 elevation of 197.0 feet, and running thence for new lines of division through Lot
13 12 of the Department of Housing and Community Development Madison Park
14 North Renewal Project and calling all courses having bearings of North 86°-51'-
15 30" East or South 86°-51'-30" West parallel with said North Avenue and all
16 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
17 right angle to said North Avenue the four following courses and distances;
18 namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet,
19 South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the
20 place of beginning.

21 Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet
22 measured from a point on the north side of North Avenue, 125 feet wide, distant
23 North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a
24 horizontal plane having an elevation of 155.0 feet and extending to a maximum
25 elevation of 197.0 feet, and running thence for new lines of division through Lot
26 12 of the Department of Housing and Community Development Madison Park
27 North Renewal Project and calling all courses having bearings of North 86°-51'-
28 30" East or South 86°-51'-30" West parallel with said North Avenue and all
29 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
30 right angle to said North Avenue the four following courses and distances;
31 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
32 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
33 place of beginning.

34 Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a
37 horizontal plane having an elevation of 157.0 feet and extending to a maximum
38 elevation of 197.0 feet, and running thence for new lines of division through Lot
39 12 of the Department of Housing and Community Development Madison Park
40 North Renewal Project and calling all courses having bearings of North 86°-51'-
41 30" East or South 86°-51'-30" West parallel with said North Avenue and all
42 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
43 right angle to said North Avenue the four following courses and distances;
44 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
45 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
46 place of beginning.

Council Bill 17-0059

1 Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet
2 measured from a point on the north side of North Avenue, 125 feet wide, distant
3 North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a
4 horizontal plane having an elevation of 164.0 feet and extending to a maximum
5 elevation of 197.0 feet, and running thence for new lines of division through Lot
6 12 of the Department of Housing and Community Development Madison Park
7 North Renewal Project and calling all courses having bearings of North 86°-51'-
8 30" East or South 86°-51'-30" West parallel with said North Avenue and all
9 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
10 right angle to said North Avenue the four following courses and distances;
11 namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,
12 South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the
13 place of beginning.

14 All courses, distances and elevations referred to in the above description
15 are referred to the True Meridian and Mean Low Tide as adopted by the
16 Baltimore Survey Control System.

17 Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

18 Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet,
19 measured from a point on the north side of North Avenue, 125 feet wide, distant
20 North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and
21 running thence binding on a line drawn parallel with said North Avenue, North
22 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of
23 the Department of Housing and Community Development Madison Park North
24 Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line
25 drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to
26 intersect a line drawn parallel with and distant 92.33 feet northerly, measured at
27 right angles from the first line of this description; thence binding on last said line
28 so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn
29 at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the
30 place of beginning.

31 All courses and distances in the above description are referred to the true
32 meridian as adopted by the Baltimore Survey Control System.

33 Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

34 Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and
37 running thence for new lines of division through Lot 12 of the Department of
38 Housing and Community Development Madison Park North Renewal Project and
39 calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30"
40 East parallel with said North Avenue and all courses having bearings of North
41 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue
42 the four following courses and distances; namely, South 86°-51'-30" West 20.00
43 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and
44 South 03°-08'-30" East 90.00 feet to the place of beginning.

Council Bill 17-0059


1 All courses and distances in the above description are referred to the true
2 meridian as adopted by the Baltimore Survey Control System.

3 This property being no longer needed for public use.

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

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

Avery

FROM	NAME & TITLE	Kyron Banks, Legislative Liaison <i>KB (S)</i>	CITY OF BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Mayor's Office of Government Relations City Hall, Room 228		
	SUBJECT	Bill Introduction for the Administration		

TO Avery Aisenstark, Director, Department of Legislative Reference

DATE: April 7, 2017

An Ordinance Concerning:

Sale of Property – 800 W. North Avenue -Block 3434, Lots 2 and 1

Please prepare the attached for introduction at the City Council meeting scheduled for Monday, April 24, 2017. This bill is introduced at the request of the Administration (Department of Housing and Community Development). Please return legislation to this office when completed.

If you have any questions regarding this legislation, please contact Sharon Daboin at 410.361.9015.

Thank you.

KB/sw

Attachment

cc: Karen Stokes, Director, Mayor's Office of Government Relations

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR F
STYLE, AND TEXTUAL S

4-7-17
DEPT LEGISLATIVE REFEREN

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Block 3434, Lots 2 and 1

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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

BY authority of


Article II - General Powers
Section 15(c)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and Community Development may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1, and more particularly described as follows:

All of Block 3434, Lot 2, which is an air space described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 14.58 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 523.83 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 172.0 feet, said elevation intending to be the top of a concrete slab to be constructed and extending to a maximum elevation of 197.0 feet, said elevation being or intending to be twenty-five feet above the aforementioned concrete slab and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the twenty following courses and distances; namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North

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



03°-08'-30" West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30" East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

All courses, distances and elevations referred to in the above description are referred to the True Meridian and Mean Low Tide as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 169.67 feet, said elevation intending to be the bottom of a concrete slab to be constructed and extending to a maximum elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the bottom of the aforementioned concrete slab and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue and all courses having bearings of South 86°-51'-30" West or North 86°-51'-30" East parallel with said North Avenue the fourteen following courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet, North 03°-08'-30" West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet, and North 86°-51'-30" East 150.00 feet to the place of beginning.

All courses, distances, and elevations referred to in the above description are referred to the True Meridian and Mean Low Tide as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp described as follows:

Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 155.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of beginning.

Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 152.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet, South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the place of beginning.

Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 155.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet, South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the place of beginning.

Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 157.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet, South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the place of beginning.

Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 164.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,

South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the place of beginning.

All courses, distances and elevations referred to in the above description are referred to the True Meridian and Mean Low Tide as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and running thence binding on a line drawn parallel with said North Avenue, North 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to intersect a line drawn parallel with and distant 92.33 feet northerly, measured at right angles from the first line of this description; thence binding on last said line so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the place of beginning.

All courses and distances in the above description are referred to the true meridian as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

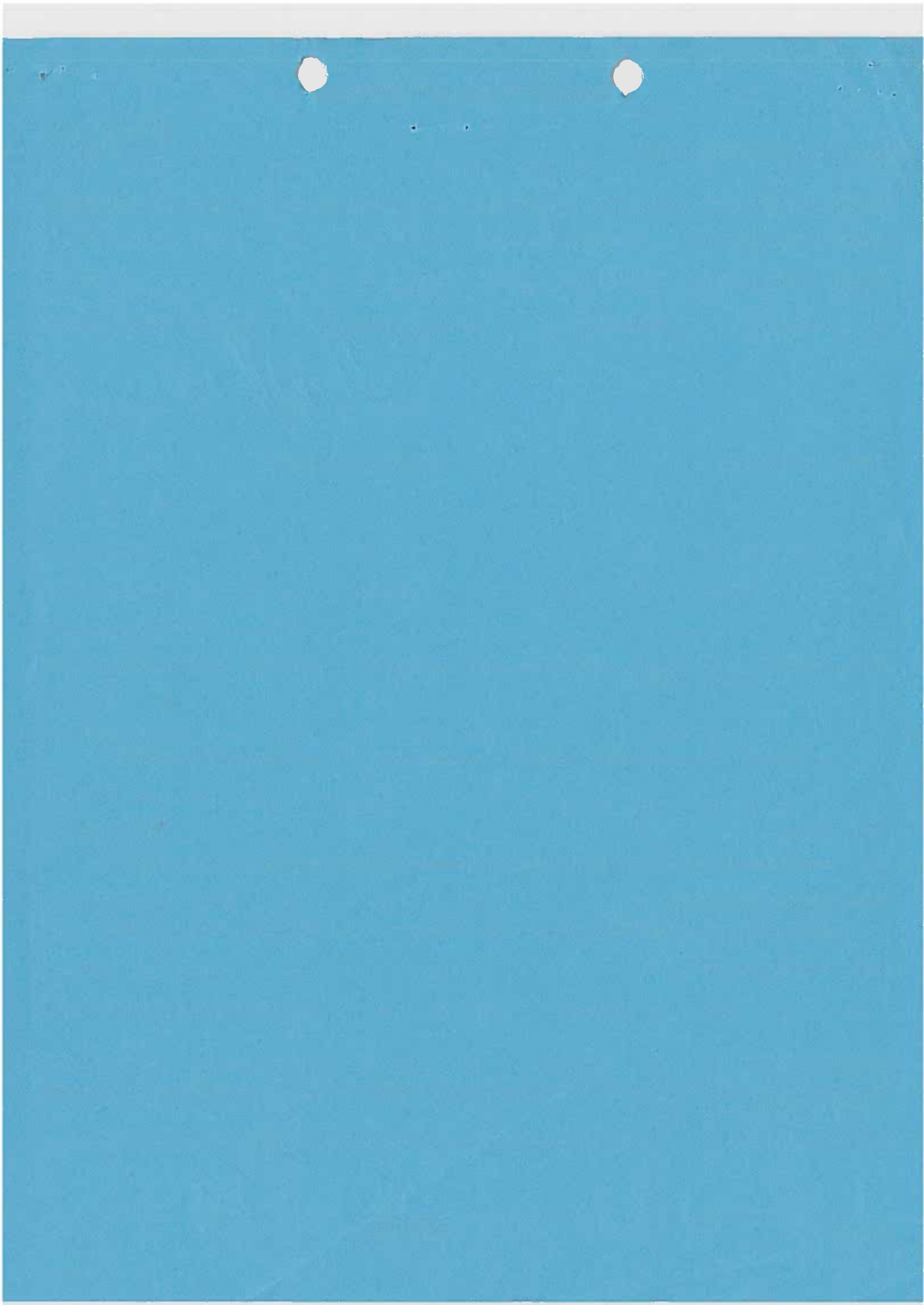
Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30" East parallel with said North Avenue and all courses having bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue the four following courses and distances; namely, South 86°-51'-30" West 20.00 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and South 03°-08'-30" East 90.00 feet to the place of beginning.

All courses and distances in the above description are referred to the true meridian as adopted by the Baltimore Survey Control System.

This property being no longer needed for public use.

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

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



ACTION BY THE CITY COUNCIL

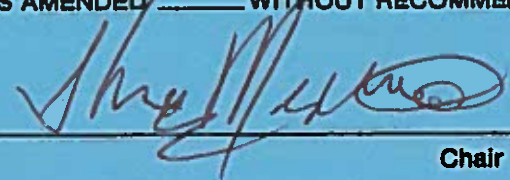
APR 24 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON April 27, 2017 _____ 20 17

COMMITTEE REPORT AS OF May 8, 2017 _____ 20 17

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


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:

MAY 08 2017
20 _____

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

THIRD READING _____ MAY 15 2017
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.

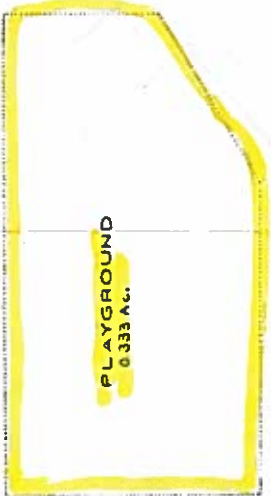

President


Chief Clerk

REVISIONS
LOT 2 PER RECD. C. SM. 692

LENNOX ST.

899' 2 3/4"



PLAYGROUND
0.333 AC.



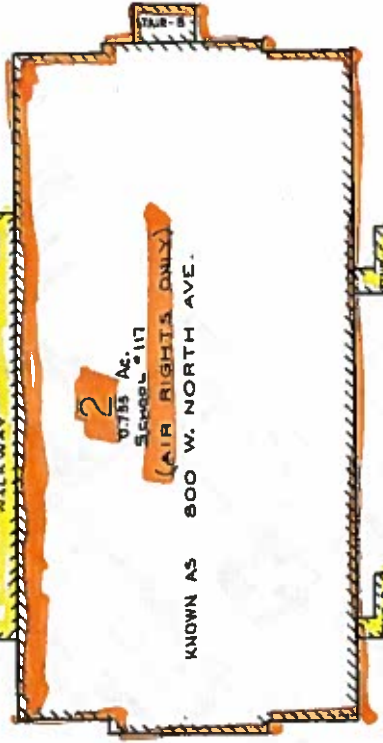
0.186 AC.



RAMP



STAIR A



2
0.785 AC.
SCHOOL #117

(AIR RIGHTS ONLY)

KNOWN AS 800 W. NORTH AVE.



PARKING
0.041 AC.

(TO PARK AVE)

1193' 8"

(TO LINDEN AVE)

W. NORTH AVE.

ACREAGE FOR LOT 2

RAMP	451.700	SQ. FT.
SCHOOL	28680.000	"
WALKWAY	2315.000	"
STAIR A	245.000	"
STAIR B	245.000	"
STAIR C	230.800	"
STAIR D	130.800	"
37905.973		SQ. FT.
		0.7554 AC.

TRACED BY *Rafael P. Hight*
LETTERED BY *Rafael P. Hight*
CHECKED BY

NOTICE
THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

SHEETS IN SET - 2
SHEET - 2

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS

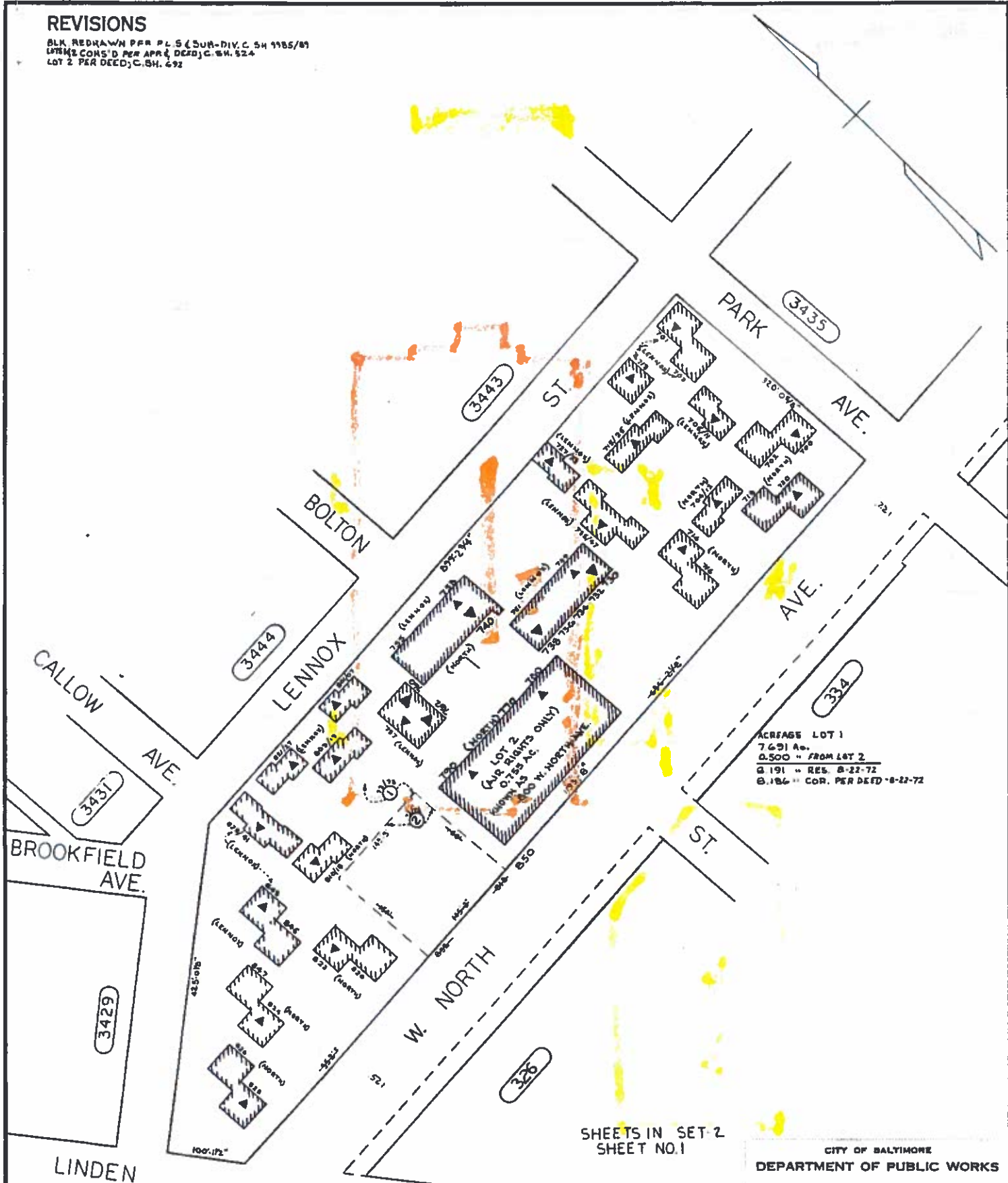
PROPERTY LOCATION DIVISION
WARD **13** SECTION **11**
BLOCK **3434**

SCALE: 1 IN. = 40 FT. DATE MAR 1973

received
4/27/17 JRC

REVISIONS

BLK. REDRAWN PER PL. 5 (SUN-DIV. C. 54 1985/89)
 WITH 2 CORRS'D PER APP. & DEED; C. 54. 524
 LOT 2 PER DEED; C. 54. 692



ACREAGE LOT 1
 7.691 Ac.
 0.500 " FROM LOT 2
 0.191 " RES. 8-22-72
 0.186 " COR. PER DEED 8-22-72

SHEETS IN SET 2
 SHEET NO. 1

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION
 WARD 13 SECTION 11
 BLOCK 3434

SCALE 1" = 100' DATE JAN. 1969

NOTICE

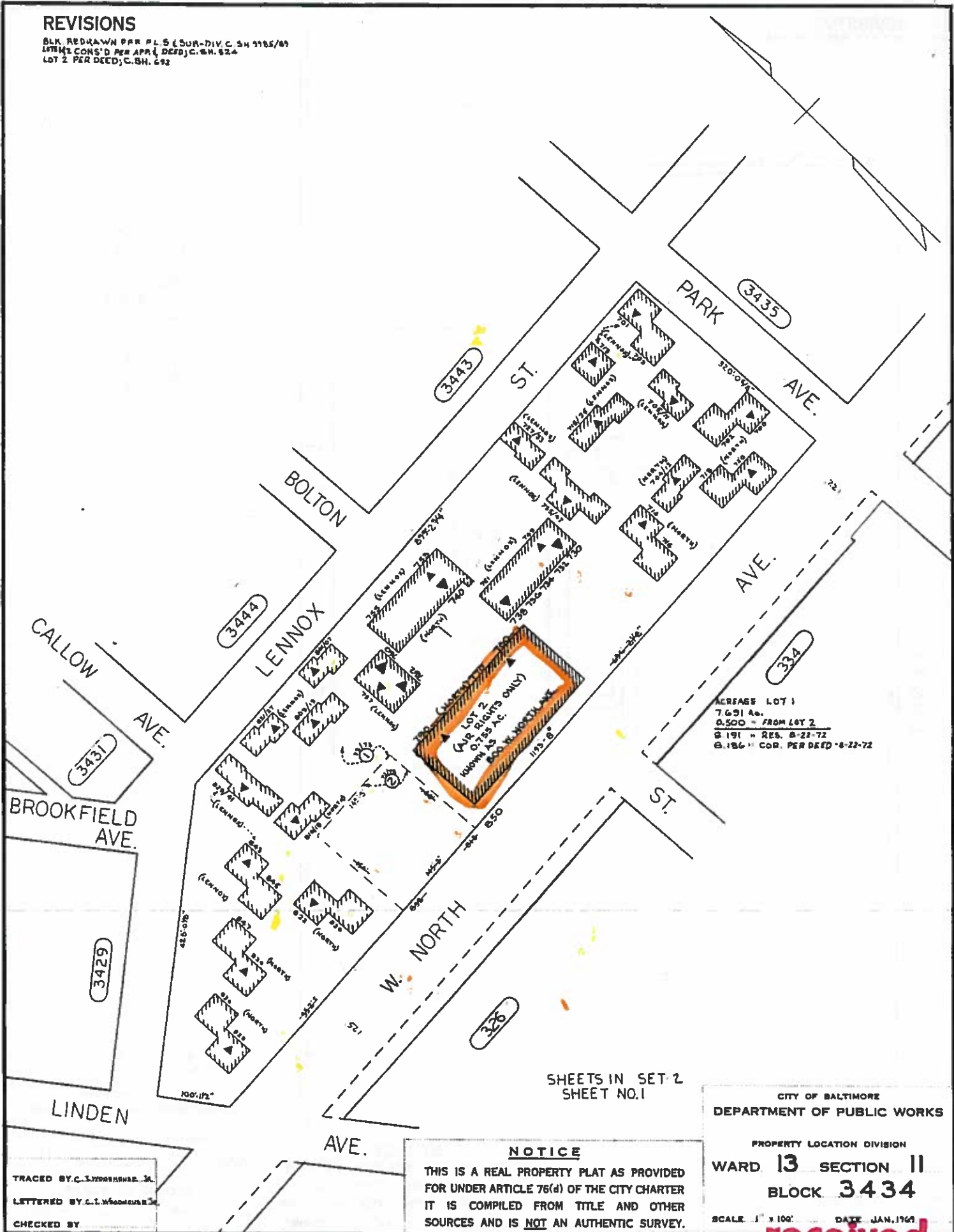
THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

TRACED BY C. I. WOODRIDGE, JR.
 LETTERED BY C. I. WOODRIDGE, JR.
 CHECKED BY

0-3113-2-1
 5-11-69

REVISIONS

BLK. REDRAWN PER P.L.S. (SUR-DIV. C. SH. 1185/69)
 ITEM 2 CONS'D PER APP. (DESD) C. SH. 524
 LOT 2 PER DEED; C. SH. 692



INCREASE LOT 1
 7.631 Ac.
 0.500 - FROM LOT 2
 B. 191 - RES. 8-21-72
 B. 186 - CDR. PER DEED 8-22-72

SHEETS IN SET 2
 SHEET NO. 1

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION
 WARD 13 SECTION 11
 BLOCK 3434

SCALE 1" = 100' DATE JAN. 1969

TRACED BY C. J. WOODWARD, JR.
 LETTERED BY C. J. WOODWARD, JR.
 CHECKED BY

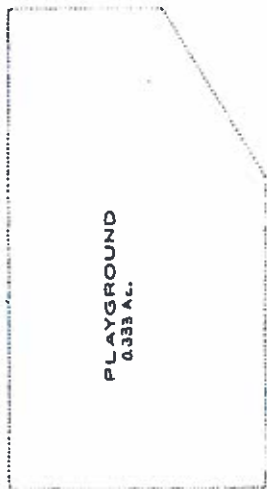
NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

received
 4/27/17 JLC

REVISIONS
 LOT 2 PER DEED; C. SM. 693

LENNOX ST.

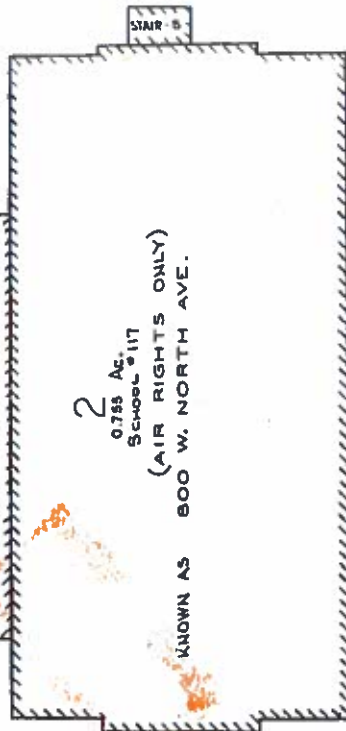
899'-2 3/4"



0.186 AC.



WALKWAY



(TO PARK AVE.)

1193'-8"

(TO LINDEN AVE.)

W. NORTH AVE.

ACREAGE FOR LOT 2

	451,700	SQ. FT.
RAMP	25,682,080	-
SCHOOL	2,525,593	-
WALKWAY	512,000	-
STAIR - A	26,500	-
STAIR - B	130,800	-
STAIR - C	230,860	-
STAIR - D	37,925,973	-
	0.7554	AC.

TRACED BY *D. P. Hight*
 LETTERED BY *D. P. Hight*
 CHECKED BY

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

SHEETS IN SET - 2
 SHEET - 2

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION
 WARD 13 SECTION 11
 BLOCK 3434

SCALE 1 IN. = 40 FT. DATE MAR 1973

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

April 26, 2017

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

Re: City Council Bill 17-0059 - Sale of Property — Block 3434, Lots 2 and 1

President and City Council Members:

The Law Department has reviewed City Council Bill 17-0059 for form and legal sufficiency. The bill would allow the Commissioner of Housing and Community Development to sell at public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1 declaring it no longer needed for public use. The bill also provides for a special effective date.

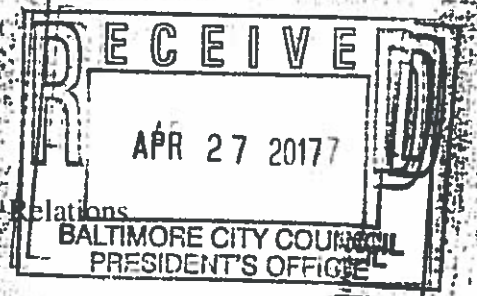
Art. 13, Sec. 2-7 of the City Code and Article II, Section 15(c) of the Baltimore City Charter grants the Department of Housing and Community the power to arrange for the disposition of any building or parcel of land for development or redevelopment and no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

Elena R. DiPietro


Elena R. DiPietro
Division Chief

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyrn Banks, Mayor's Legislative Liaison
Jennifer Landis, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalva, Chief Solicitor



7

Andrew Klein

FROM	NAME & TITLE	Andrew Kleine, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432. City Hall (410) 396-4941		
	SUBJECT	City Council Bill #17-0059 – Sale of Property – Block 3434		

TO

DATE:

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

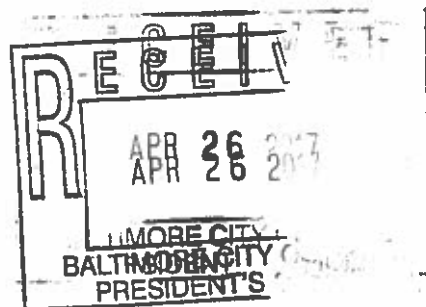
April 26, 2017

City Council Bill #17-0059 was created 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

The subject lots, in the Madison Park Neighborhood, if consolidated, would result in an 8 acre lot. Per the Housing Department, the lots formerly housed an apartment complex and a school. The consolidation of the lots would eliminate the air rights of the former school site and support the development of the lot.


Since this property is no longer needed for public use, since there were no objections from various City agencies regarding the sale of this property, the Department of Finance has no objection to the passage of Council Bill 17-0059.

cc: Henry Raymond
Kyron Banks



No obj



F R O M	Name & Title	Walter J. Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	City Council Bill 17-0059 Sale of Property – Block 3434, Lots 2 and 1		

To: Honorable President and Members
of the City Council
Attn: Ms. Natawana Austin
City Hall, Room 409

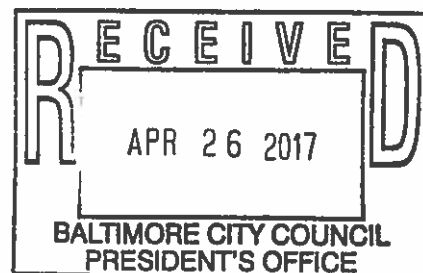
Date: April 26, 2017

As requested, the Department of Real Estate has reviewed City Council Bill #17-0059, 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 Block 3434, Lots 2 and 1 and no longer needed for public use and providing for a special effective date.

The subject parcels are in the Madison Park North neighborhood. Lot 1 contains certain easements that the City no longer needs and is willing to relinquish. Lot 2 is the site of a former school site. This legislation would eliminate the air rights associate with the former school site. The sites are part of a planned mixed use development which will reinvigorate the neighborhood.

The Department of Real Estate has no objections to the passage of City Council Bill 17-0059.

Cc: Mr. Kyron Banks



No obj.

RECEIVED
APR 15 2017
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE



BALTIMORE HOUSING

CATHERINE PUGH
Mayor

MICHAEL BRAVERMAN
Acting Executive Director, HABC
Acting Commissioner, HCD

MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MBR*

Date: April 24, 2017

Re: City Council Bill 17-0059 Sale of Property - Block 3434, Lots 2 and 1

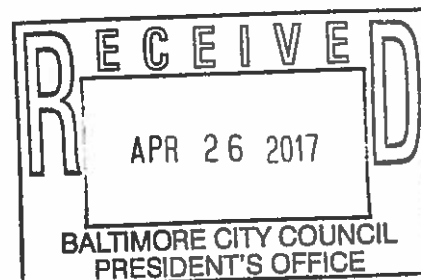
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0059, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.


If enacted, this bill would allow for the consolidation of Lots 1 and 2 (800 W. North Avenue) in the Madison Park Neighborhood that would result in an approximately 8 acre lot. The two lots were part of the old Madison Park North Apartment Complex and a former school site. The consolidation of the two lots would eliminate the air rights associated with the former school site to support the redevelopment of a mixed use project on the lot.

The Department of Housing and Community Development encourages the passage of City Council Bill 17-0059.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0059 / SALE OF PROPERTY – 800 W. NORTH AVENUE – Block 3434, Lots 2 & 1		

TO

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

DATE: April 25, 2017

The Department of Planning has been asked to review City Council Bill #17-0059, 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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

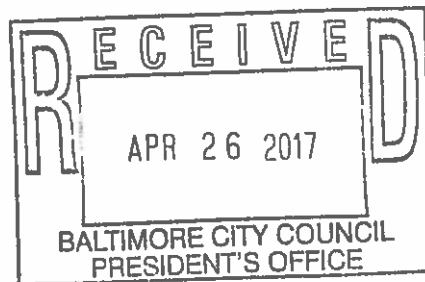
The subject parcels are part of the Madison Park North Neighborhood. According to Baltimore Department of Housing the lots are part of the old Madison Park North Apartment complex and former school sites which are scheduled for demolition for possible mixed use development. The subject properties are no longer needed for public use. The Department of Planning has no objection to the sale of these parcels and recommends the passage of City Council Bill #17-0059.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Kyron Banks, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Department
Ms. Natawna Austin, Council Services



N^o Ord / Fav

**CITY OF BALTIMORE
COUNCIL BILL 17-0059
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Housing and Community Development)

Introduced and read first time: April 24, 2017

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 Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Block 3434, Lots 2 and 1**

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 known as Block 3434, Lots 2 and 1 and no
5 longer needed for public use; and providing for a special effective date.

6 BY authority of

7 Article II - General Powers

8 Section 15(c)

9 Baltimore City Charter

10 (1996 Edition)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
12 accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and
13 Community Development may sell, at either public or private sale, all the interest of the Mayor
14 and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1, and more
15 particularly described as follows:

16 All of Block 3434, Lot 2, which is an air space described as follows:

17 Beginning for the same at a point distant North 03°-08'-30" West 14.58 feet,
18 measured from a point on the north side of North Avenue, 125 feet wide, distant
19 North 86°-51'-30" East 523.83 feet from Linden Avenue, 66 feet wide, and at a
20 horizontal plane having an elevation of 172.0 feet, said elevation intending to be
21 the top of a concrete slab to be constructed and extending to a maximum elevation
22 of 197.0 feet, said elevation being or intending to be twenty-five feet above the
23 aforementioned concrete slab and running thence for new lines of division through
24 Lot 12 of the Department of Housing and Community Development Madison Park
25 North Renewal Project and calling all courses having bearings of North 86°-51'-
26 30" East or South 86°-51'-30" West parallel with said North Avenue and all
27 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
28 right angle to said North Avenue the twenty following courses and distances;

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

Council Bill 17-0059

1 namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North
2 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30"
3 East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67
4 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North
5 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North 03°-08'-30"
6 West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50
7 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South
8 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30"
9 East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

10 All courses, distances and elevations referred to in the above description
11 are referred to the True Meridian and Mean Low Tide as adopted by the
12 Baltimore Survey Control System.

13 Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as
14 follows:

15 Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet,
16 measured from a point on the north side of North Avenue, 125 feet wide, distant
17 North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a
18 horizontal plane having an elevation of 169.67 feet, said elevation intending to be
19 the bottom of a concrete slab to be constructed and extending to a maximum
20 elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the
21 bottom of the aforementioned concrete slab and running thence for new lines of
22 division through Lot 12 of the Department of Housing and Community
23 Development Madison Park North Renewal Project and calling all courses having
24 bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to
25 said North Avenue and all courses having bearings of South 86°-51'-30" West or
26 North 86°-51'-30" East parallel with said North Avenue the fourteen following
27 courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-
28 30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West
29 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet,
30 North 03°-08'-30" , West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-
31 08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East
32 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet,
33 and North 86°-51'-30" East 150.00 feet to the place of beginning.

34 All courses, distances, and elevations referred to in the above description
35 are referred to the True Meridian and Mean Low Tide as adopted by the
36 Baltimore Survey Control System.

37 Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp
38 described as follows:

39 Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet
40 measured from a point on the north side of North Avenue, 125 feet wide, distant
41 North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a
42 horizontal plane having an elevation of 155.0 feet and extending to a maximum
43 elevation of 197.0 feet, and running thence for new lines of division through Lot
44 12 of the Department of Housing and Community Development Madison Park

Council Bill 17-0059

1 North Renewal Project and calling all courses having bearings of North 86°-51'-
2 30" East or South 86°-51'-30" West parallel with said North Avenue and all
3 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
4 right angle to said North Avenue the four following courses and distances;
5 namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South
6 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of
7 beginning.

8 Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet
9 measured from a point on the north side of North Avenue, 125 feet wide, distant
10 North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a
11 horizontal plane having an elevation of 152.0 feet and extending to a maximum
12 elevation of 197.0 feet, and running thence for new lines of division through Lot
13 12 of the Department of Housing and Community Development Madison Park
14 North Renewal Project and calling all courses having bearings of North 86°-51'-
15 30" East or South 86°-51'-30" West parallel with said North Avenue and all
16 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
17 right angle to said North Avenue the four following courses and distances;
18 namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet,
19 South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the
20 place of beginning.

21 Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet
22 measured from a point on the north side of North Avenue, 125 feet wide, distant
23 North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a
24 horizontal plane having an elevation of 155.0 feet and extending to a maximum
25 elevation of 197.0 feet, and running thence for new lines of division through Lot
26 12 of the Department of Housing and Community Development Madison Park
27 North Renewal Project and calling all courses having bearings of North 86°-51'-
28 30" East or South 86°-51'-30" West parallel with said North Avenue and all
29 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
30 right angle to said North Avenue the four following courses and distances;
31 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
32 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
33 place of beginning.

34 Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a
37 horizontal plane having an elevation of 157.0 feet and extending to a maximum
38 elevation of 197.0 feet, and running thence for new lines of division through Lot
39 12 of the Department of Housing and Community Development Madison Park
40 North Renewal Project and calling all courses having bearings of North 86°-51'-
41 30" East or South 86°-51'-30" West parallel with said North Avenue and all
42 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
43 right angle to said North Avenue the four following courses and distances;
44 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,
45 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the
46 place of beginning.

Council Bill 17-0059

1 Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet
2 measured from a point on the north side of North Avenue, 125 feet wide, distant
3 North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a
4 horizontal plane having an elevation of 164.0 feet and extending to a maximum
5 elevation of 197.0 feet, and running thence for new lines of division through Lot
6 12 of the Department of Housing and Community Development Madison Park
7 North Renewal Project and calling all courses having bearings of North 86°-51'-
8 30" East or South 86°-51'-30" West parallel with said North Avenue and all
9 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a
10 right angle to said North Avenue the four following courses and distances;
11 namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,
12 South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the
13 place of beginning.

14 All courses, distances and elevations referred to in the above description
15 are referred to the True Meridian and Mean Low Tide as adopted by the
16 Baltimore Survey Control System.

17 Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

18 Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet,
19 measured from a point on the north side of North Avenue, 125 feet wide, distant
20 North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and
21 running thence binding on a line drawn parallel with said North Avenue, North
22 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of
23 the Department of Housing and Community Development Madison Park North
24 Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line
25 drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to
26 intersect a line drawn parallel with and distant 92.33 feet northerly, measured at
27 right angles from the first line of this description; thence binding on last said line
28 so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn
29 at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the
30 place of beginning.

31 All courses and distances in the above description are referred to the true
32 meridian as adopted by the Baltimore Survey Control System.

33 Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

34 Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet
35 measured from a point on the north side of North Avenue, 125 feet wide, distant
36 North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and
37 running thence for new lines of division through Lot 12 of the Department of
38 Housing and Community Development Madison Park North Renewal Project and
39 calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30"
40 East parallel with said North Avenue and all courses having bearings of North
41 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue
42 the four following courses and distances; namely, South 86°-51'-30" West 20.00
43 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and
44 South 03°-08'-30" East 90.00 feet to the place of beginning.

Council Bill 17-0059

1 All courses and distances in the above description are referred to the true
2 meridian as adopted by the Baltimore Survey Control System.

3 This property being no longer needed for public use.

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

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

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL 17-0059

APPROVED FOR FORM STYLE, AND TEXTUAL SUFFICIENCY
4-7-17
DEPT LEGISLATIVE REFERENCE

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning

Sale of Property – Block 3434, Lots 2 and 1

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 Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

BY authority of

Article II - General Powers
Section 15(c)
Baltimore City Charter
(1996 Edition)

TFED
Law
Planning Dept
HCTS
Pea/Es
FinTnc
BoE

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and Community Development may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1, and more particularly described as follows:

All of Block 3434, Lot 2, which is an air space described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 14.58 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 523.83 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 172.0 feet, said elevation intending to be the top of a concrete slab to be constructed and extending to a maximum elevation of 197.0 feet, said elevation being or intending to be twenty-five feet above the aforementioned concrete slab and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the twenty following courses and distances; namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North

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

03°-08'-30" West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30" East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

All courses, distances and elevations referred to in the above description are referred to the True Meridian and Mean Low Tide as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 169.67 feet, said elevation intending to be the bottom of a concrete slab to be constructed and extending to a maximum elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the bottom of the aforementioned concrete slab and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue and all courses having bearings of South 86°-51'-30" West or North 86°-51'-30" East parallel with said North Avenue the fourteen following courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet, North 03°-08'-30" West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet, and North 86°-51'-30" East 150.00 feet to the place of beginning.

All courses, distances, and elevations referred to in the above description are referred to the True Meridian and Mean Low Tide as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp described as follows:

Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 155.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of beginning.

Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 152.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet, South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the place of beginning.

Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 155.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet, South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the place of beginning.

Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 157.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet, South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the place of beginning.

Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 164.0 feet and extending to a maximum elevation of 197.0 feet, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the four following courses and distances; namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,

South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the place of beginning.

All courses, distances and elevations referred to in the above description are referred to the True Meridian and Mean Low Tide as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and running thence binding on a line drawn parallel with said North Avenue, North 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to intersect a line drawn parallel with and distant 92.33 feet northerly, measured at right angles from the first line of this description; thence binding on last said line so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the place of beginning.

All courses and distances in the above description are referred to the true meridian as adopted by the Baltimore Survey Control System.

Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30" East parallel with said North Avenue and all courses having bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue the four following courses and distances; namely, South 86°-51'-30" West 20.00 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and South 03°-08'-30" East 90.00 feet to the place of beginning.

All courses and distances in the above description are referred to the true meridian as adopted by the Baltimore Survey Control System.

This property being no longer needed for public use.

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

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