



F R O M	Name & Title	 Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill No. 14-0405 Sale of Property 700 N. Eutaw Street (Block 500, Lot 9)		

To: Honorable President and Members
Of the City Council
c/o Karen Randle
Office of the President
400 City Hall

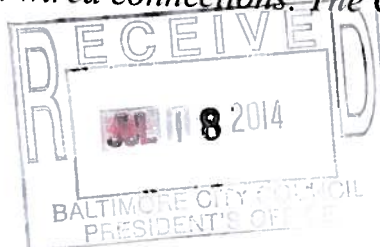
Date: July 17, 2014

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel known as 700 N. Eutaw Street (Block 500, Lot 9) and is no longer needed for public use and providing for a special effective date.

This property is located in the Seton Hill neighborhood it consists of 0.055 acres which housed the former Fire Engine #7. The Baltimore Development Corporation (BDC) issued a Request for Proposal (RFP), selected a developer who will convert this vacant building into six (6) artists' studios, with retail on the first floor, offices on the 2nd floor.

While the subject property is no longer needed for public use, we may want to install a Water meter antenna at the subject site. Therefore, the Department of Real Estate recommends that any sale will be subject to an easement and the following language be included in any Land Disposition Agreement.

"The deed conveying the Property from the City to the Developer shall provide for a reservation of an easement in favor of the City as follows: "Grantor reserves for itself an easement to install, inspect, maintain and replace a wireless communication device on the roof/exterior [SPECIFY LOCATION] that is part of Baltimore City's system for remote reading and data transmission of water meters (the "Wireless Device"). At no cost to Grantor, the Grantee shall permit the Grantor to connect the Wireless Device to, and to draw power from, the Grantee's electrical power distribution system and from time to time as needed to inspect, repair and/or upgrade such wired connections. The Grantee shall not



No obj.

interfere with the proper functioning of the Wireless Device by obstruction, electrical system overload, disconnection or any other manner whatsoever. If at any time the Grantee desires to have the Wireless Device moved in order to effect any repair, renovation or other improvement to the Property, Grantee shall give a least sixty (60) days' prior notice to Grantor, during which time the parties shall cooperate in good faith to accommodate a relocation of the Wireless Device in respect of Grantee's needs to the extent reasonable and practical."

The Department of Real Estate has no objections to the sale, with the recommendation that the easement language be added to the Land Disposition Agreement.

WJH/cbz