


FROM	Name & Title	Walter Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 – City Hall 100 N. Holliday Street		
	Subject	CITY COUNCIL BILL 09-0411 Sale of Property – 4900 Boston Street Block 6820, Lot 55		

TO: Honorable President and Members
Of the City Council c/o Karen Randle
Mayor's Legislative Liaison to the City Council
Room 400 – City Hall

DATE: November 18, 2009

As requested, The Department of Real Estate has reviewed the subject bill, which if approved, would authorize the Mayor and City Council to sell at either public or private sale, all its interest in a certain parcel of land known as the 4900 Boston Street (Block 6820, Lot 55), consisting of approximately 26,658, located on the northeast corner of Boston and Ponca Streets, which is no longer needed for public use.

In response to an unsolicited proposal from Mr. Onasis the Department of Real Estate issued a public notice on December 8, 2002, giving other interested parties 30 days to submit their proposal. At the end of the 30 day process no other proposal were received, and the property was awarded to Mr. Onasis on February 18, 2003 and the Right of Entry and Exclusive Negotiating Privilege Agreement was signed February 21, 2003

On March 31, 2003 a request for a sale ordinance was submitted. The Sale Ordinance was placed on the Planning Commission Tentative Agenda for May 22, 2003. During the Planning Commission's review it was determined that this site might be needed for public use and the property should not be considered for sale until the Department of Transportation completed its study.

A lease agreement between the Mayor and City Council of Baltimore and Mr. Theodore Onasis, for a 20 year term was approved by the Board of Estimates on December 21, 2005. The lease agreement allows the lessee to erect and operate a Food Court on the premises, subject to applicable Zoning and Urban Renewal Ordinances. This lease was amended on August 29, 2007, to allow for reimbursement to the tenant for improvements in the event that the property was needed for public purpose and to change the commencement date to begin on September 1, 2007 terminating on August 31, 2027.

The Department of Transportation confirmed on July 13, 2009 that the property was no longer needed for public purpose and that we could proceed with the sale, provided that a 20' foot Right of Way is reserved for City use.

The Department of Real Estate supports the sale and passage of City Council Bill 09-0411.

WH/lfw

cc: Angela Gibson

