



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

4/30/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0131

Sale of Property – A Portion of Remington Avenue

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*Staff: Ethan Navarre
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*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

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Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey**
CHAIR**Bill Hearing***25-0131**Sale of Property – A Portion of Remington Avenue*

Sponsor: City Council President (Administration)

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 no longer needed for public use known as the former bed of a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue; and providing for a special effective date.

REPORTING AGENCIES

Department of Real Estate	Favorable
Department of Finance	Supports
Baltimore Development Corporation	Favorable
Department of Planning	Favorable
Department of Housing & Community Development	Favorable

BACKGROUND

This bill, if enacted, would sell the City's interest in the property indicated (see attached plat). The sale of this property would support a proposed commercial redevelopment. The property is to be sold at a fair market value, and the funds would be moved into the Surplus Property Fund, which is used to maintain city-owned properties and to cover expenses related to real estate transactions.

FISCAL NOTE

No significant fiscal impact from this sale is expected.

**CITY OF BALTIMORE
COUNCIL BILL 25-0131
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: November 25, 2025
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Real Estate, Department of Finance,
Baltimore Development Corporation, Department of Planning, Department of Housing and
Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – A Portion of Remington Avenue**

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 no longer needed for public use known as the
5 former bed of a portion of Remington Avenue bounded by West 27th Street, Remington
6 Avenue, West 28th Street, and Cresmont Avenue; and providing for a special effective date.

7 BY authority of

8 Article V - Comptroller
9 Section 5(b)
10 Baltimore City Charter
11 (1996 Edition)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
13 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at known as the former bed of a Portion of Remington Avenue, bounded by West 27th
16 Street, Remington Avenue, West 28th Street, and Cresmont Avenue, located in the City of
17 Baltimore, and more particularly described as follows:

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

Council Bill 25-0131

**Description of
A Portion of Remington Avenue
Bounded by West 27th Street, Remington Avenue,
West 28th Street, and Cresmont Avenue**

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Beginning for Parcel 1 at the point formed by the intersection of the southeast side of West 28th Street 66 feet wide, and the northeast side of Remington Avenue 96 feet wide, said point of beginning being distant Northeasterly 126.96 feet, measured along the southeast side of said West 28th Street from the west side of Cresmont Avenue 56.83 feet wide; thence binding on the northeast side of said Remington Avenue Southeasterly 233.96 feet more or less, to intersect the west side of said Cresmont Avenue and the southeasternmost extremity of portion of Remington Avenue; thence binding on the southernmost extremity of said portion of Remington Avenue, Southwesterly 14 feet more or less, to the west side of said portion of Remington Avenue, to be closed; thence binding on the west side of said portion of Remington Avenue to be closed, Northwesterly 233.96 feet more or less, to intersect the southeast side of said West 28th Street and thence binding on the southeast side of said West 28th Street Northeasterly 14 feet more or less, to the place of beginning.

Containing 3,275.44 square feet or 0.0752 acres more or less.

Subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to be abandoned, over the entire hereinabove described parcel of land.

Said 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.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0131

Sale of Property – A Portion of Remington Avenue

Agency Reports



MEMORANDUM

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

From: J Hardy, Community & Legislative Affairs Coordinator

Date: December 3rd, 2025

Re: 25-0131 - Sale of Property – A Portion of Remington Avenue

Position: Favorable

The Department of Real Estate is responding to the request for a report on the Sale of Property regarding A Portion of Remington Avenue, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell all its interest in certain property no longer needed for public use known as the former bed of a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue. This partial street closing will allow for a larger footprint of a multi-use commercial and residential building.

The property consists of approximately 3,275 square feet, or 0.0752 acres, and is subject to a full-width perpetual easement for all municipal utilities and services.


As required by the City Charter, any conveyance under this ordinance must be approved by the City Solicitor prior to the execution of a deed. Additionally, this ordinance provides that it shall take effect on the date it is enacted.

The Department of Real Estate requests a favorable report on City Council Bill 25-0131.

CC:

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

MEMORANDUM

DATE: December 22, 2025
TO: Land Use & Transportation Committee
FROM: Otis Rolley, President and CEO 
POSITION: Favorable
SUBJECT: Council Bill 25-0131

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0131 introduced by the Council President's Office.

PURPOSE

The purpose of this bill is to authorize the Mayor & City Council of Baltimore to sell its interest in the property known as the former bed of a portion of Remington Avenue bounded by West 27th Street, West 28th Street, and Cresmont Avenue.

BRIEF HISTORY

This parcel refers to a piece of undeveloped land located adjacent to the current 7-11 location on Remington Ave. This site has been identified as a prospect for redevelopment, which would require acquisition of the land referenced in this bill in order to be completed successfully.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0131. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

[TW]



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	April 22, 2026
SUBJECT	25-0131 Sale of Property – A Portion of Remington Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0131 Sale of Property – A Portion of Remington Avenue 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 no longer needed for public use known as the former bed of a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue; and providing for a special effective date.

If enacted, City Council Bill 25-0131 would sell all of its interest in the property known as the former bed of a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

This sales ordinance is at the request of the Administration (The Department of Transportation) and is required for the disposition of this property. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. It is our understanding that the portion of the right-of-way (ROW) to be sold is mostly grass and landscaping and will assist in the redevelopment of the triangular-shaped parcel located at 211 W. 28th Street. DHCD supports the disposition of the property as the site is no longer needed for public use. This Bill is a companion to City Council Bill 25-0130 *City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue.*

FISCAL IMPACT

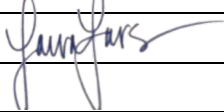
As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	December 8 th , 2015
SUBJECT	25-0131 Sale of Property – A Portion of Remington Avenue

Position: Supports

The Department of Finance is herein reporting on City Council Bill 25-0131, Sale of Property – A Portion of Remington Avenue, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the property known as the former bed of a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue; and providing for a special effective date.

Background

The portion of right-of-way (ROW) to be closed is located on the northeast side of Remington Avenue, between its intersections with West 28th Street and both West 27th Street and Cresmont Avenue. The ROW to be closed consists mostly of grass and landscaping that already appears to function as part of 211 West 28th Street; the property until recently operated as a 7-Eleven. This site lies in the northern portion of the Remington neighborhood, an area characterized by a mix of residential, commercial, and institutional uses. Remington Row is located on the west side of the street, and R House is one block to the north.

A commercial redevelopment is proposed for 211 West 28th Street. The redevelopment is constrained by a large storm drain easement bisecting the triangular parcel, significantly limiting its practical use. The proposed street closing would increase the parcel's buildable area to accommodate a seven-story mixed-use building.

The Planning Commission determined that this portion of the ROW is no longer needed for public use, acting under its authority over the City's master plan, which includes the street network. In this case, the ROW already appears to function as part of the adjacent site, and there is no need to expand the width or capacity of Remington Avenue.

Fiscal Impact Analysis

The Department of Finance anticipates that the Department of Transportation will be obtaining an appraisal after the road is closed and will seek fair market value for the closed portion of the ROW. Funds from the sale would be deposited into the Surplus Property Fund. This fund is used to maintain surplus city property and can be used to cover real estate transaction related expenses. The sale of this property will enable future private redevelopment efforts in the Remington neighborhood, helping to revitalize a key commercial corridor, promote job creation, and increase tax revenue for the City.

While the sale of the ROW is expected to have a minimal fiscal impact, the Department of Finance does expect an increase in revenues once the proposed mixed-development project is completed. This includes revenues from various revenue streams such as property taxes, income taxes from residents, as well as personal property taxes from commercial tenants.

Conclusion

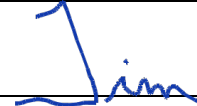
This legislation is a sale of property ordinance providing for the sale of the property located at 211 West 28th Street to 211 W. 28th Street, LLC, c/o Drew Tildon, Esq. Finance anticipates minimal fiscal impact from this legislation in the short term, however over the long term, Finance expects increased revenues across several revenue streams.

For the reasons stated above, the Department of Finance supports City Council Bill 25-0131.

cc: Michael Mocksten
Nina Themelis



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Tim Keane, Director, Department of Planning 
DATE	January 9, 2026
SUBJECT	City Council Bill #25-0131

Position: Favorable

Summary of position: This proposal was reviewed and approved by the Planning Commission in their meeting of April 18, 2024. The portion of right-of-way (ROW) to be closed is located on the northeast side of Remington Avenue, between the intersections with West 28th Street and both West 27th Street and Cresmont Avenue. The ROW to be closed is mostly grass and landscaping that already appears to be part of 211 West 28th Street, which is currently improved with 7-Eleven store. This closure will allow for better redevelopment of the site.

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