



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

25-0140

*City Property – 414 North Calvert Street – Grant of
Easement*

City Council Committees

BUDGET AND APPROPRIATIONS

Danielle McCray - Chair
Isaac “Yitzy” Schleifer – Vice Chair
Sharon Green Middleton
Paris Gray
Antonio Glover

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

PUBLIC SAFETY

Mark Conway - Chair
Zac Blanchard – Vice Chair
Danielle McCray
Isaac “Yitzy” Schleifer
Paris Gray
Phylicia Porter
Antonio Glover

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

HOUSING AND ECONOMIC DEVELOPMENT

James Torrence – Chair
Odette Ramos – Vice Chair
Zac Blanchard
Jermaine Jones
Antonio Glover

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

PUBLIC HEALTH AND ENVIRONMENT

Phylicia Porter - Chair
Mark Conway - Vice Chair
Mark Parker
Ryan Dorsey
James Torrence
John Bullock
Odette Ramos

*Staff: Marguerite Currin
(Marguertie.Currin@baltimorecity.gov)*

LEGISLATIVE INVESTIGATIONS

Isaac “Yitzy” Schleifer - Chair
Antonio Glover – Vice Chair
Ryan Dorsey
Sharon Green Middleton
Paris Gray

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

LAND USE AND TRANSPORTATION

Ryan Dorsey – Chair
Sharon Green Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

LABOR AND WORKFORCE

Jermaine Jones – Chair
James Torrence – Vice Chair
Danielle McCray
Ryan Dorsey
Phylicia Porter

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

EDUCATION, YOUTH AND OLDER ADULT

John Bullock – Chair
Mark Parker – Vice Chair
Sharon Green Middleton
James Torrence
Zac Blanchard
Jermaine Jones
Odette Ramos

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

CHARTER REVIEW SPECIAL COMMITTEE

Ryan Dorsey - Chair
John Bullock - Vice Chair
Zac Blanchard
Jermaine Jones
Odette Ramos

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

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey
CHAIR****Bill Hearing***25-0140*City Property – 414 North Calvert Street – Grant of Easement

Sponsor: City Council President (Administration)

Purpose: FOR the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement to Vicinity Energy Baltimore Cooling, LLP, for cold water lines through the property of the Mayor and City Council of Baltimore addressed as 414 North Calvert Street, also known as Ward 4, Section 1, Block 583, Lot 21, as shown on plat RW 20-36466 dated November 19, 2024, filed in the Department of Transportation; and providing for a special effective date.

REPORTING AGENCIES

Department of Finance	Does not oppose
Department of Planning	Favorable
Department of Transportation	Favorable
Department of Public Works	Defers to DOT

BACKGROUND

This bill, if enacted, would allow the Comptroller to authorize an easement for the company known as Vicinity Energy to have cold water lines through the property 414 North Calvert Street. According to the memo from the Department of Planning, this is to supply chilled water to Mercy Medical Center's Bunting Building. The location is in midtown Baltimore and is sited at the Department of Transportation's Transportation Management Center. In exchange for the easement, Vicinity Energy will repave the DOT lot, this will happen in lieu of any payment to the City.

FISCAL NOTEMinimal fiscal impact on the City or City Agencies

CITY OF BALTIMORE
COUNCIL BILL 25-0140
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: December 4, 2025
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Finance, Department of Planning,
Department of Transportation, Department of Public Works

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Property – 414 North Calvert Street – Grant of Easement**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual
4 Easement to Vicinity Energy Baltimore Cooling, LLP, for cold water lines through the
5 property of the Mayor and City Council of Baltimore addressed as 414 North Calvert Street,
6 also known as Ward 4, Section 1, Block 583, Lot 21, as shown on plat RW 20-36466 dated
7 November 19, 2024, filed in the Department of Transportation; and providing for a special
8 effective date.

9 BY authority of
10 Article V - Comptroller
11 Section 5(b)
12 Baltimore City Charter
13 (Edition 1996)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
15 Comptroller of Baltimore City is hereby authorized to grant a Perpetual Easement to Vicinity
16 Energy Baltimore Cooling, LLP, for cold water lines through the property of the Mayor and City
17 Council of Baltimore addressed as 414 North Calvert Street, also known as Ward 4, Section 1,
18 Block 583, Lot 21, as shown on plat RW 20-36466 dated November 19, 2024, filed in the
19 Department of Transportation, and described as follows:

20 Beginning for the same at a point along the west side of North Calvert, approximately
21 248.74' from Pleasant Street, having a coordinate value of S 1,134.25, E. 817.24 based on
22 the Baltimore City Grid Coordinate System, thence;

- 23 1. South 03° 03' 26" East 16.00 feet to a point on the southeast side of the Perpetual
24 Easement for Cold Water Lines;
- 25 2. Thence binding on the southwest side of said easement South 86° 40' 16" West
26 65.00 feet, thence;

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

Council Bill 25-0140

1 3. Binding on the northwest side of said easement North 03° 19’ 44” West 16.00
2 feet, thence;

3 4. Binding North 86° 40’ 16” East 65.08 feet, to the place of beginning.

4 Containing 1041 square feet or 0.0239 acres, more or less.

5 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deeds or agreements shall pass under
6 this ordinance unless approved by the City Solicitor.

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

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

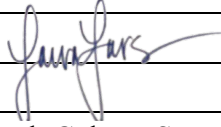
25-0140

*City Property – 414 North Calvert Street – Grant of
Easement*

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	January 27 th , 2026
SUBJECT	25-0140 City Property – 414 North Calvert Street – Grant of Easement

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0140, City Property – 414 North Calvert Street – Grant of Easement, the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement to Vicinity Energy Baltimore Cooling, LLP (Vicinity Energy), for cold water lines through the property of the Mayor and City Council of Baltimore addressed as 414 North Calvert Street, also known as Ward 4, Section 1, Block 583, Lot 21, as shown on plat RW 20-36466 dated November 19, 2024, filed in the Department of Transportation; and providing for a special effective date.

Background

This legislation would allow Vicinity Energy to install chilled water pipes underneath a City owned property, located at 414 North Calvert Street, for the purpose of providing the Mercy Medical Center’s Bunting Building air conditioning needs.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact from this legislation.

Fiscal Analysis

The Department of Finance expects the easement to be granted at no cost to Vicinity Energy. In lieu of payment, Vicinity Energy will repave the City’s parking lot at the Transportation Management Center.

Conclusion

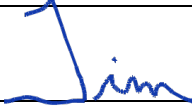
City Council bill 25-0140 will grant an easement to Vicinity Energy to provide Mercy Medical Center’s Bunting Building with its air conditioning needs. The easement will be granted in exchange for Vicinity Energy’s repaving of the Transportation Management Center’s parking lot.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0140.

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 #25-0140

Position: Favorable

Summary of position: We understand that this will grant an easement for the use of Vicinity Energy Baltimore Cooling, LLP, and that the purpose is to provide chilled water service for Mercy Medical Center's Bunting Building. As this easement will not affect potential development or redevelopment in the area, we have no concerns over its passage.

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.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	December 19, 2025
SUBJECT	25-0140 • City Property – 414 North Calvert Street – Grant of Easement

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0140 would allow the Mayor and City Council of Baltimore to grant Vicinity Energy a perpetual easement for the purpose of providing the Mercy Medical Center's Bunting Building with chilled water. The easement would measure 1,041 square feet and extend 65 feet west of Calvert Street toward the property known as 414 N Calvert Street, which is the site of DOT's Transportation Management Center. The easement will be granted at no cost to Vicinity Energy. In lieu of payment, Vicinity Energy has agreed to repave the City's parking lot at the Transportation Management Center.

Vicinity Energy is a national utility provider serving 193 buildings and 35 million combined square feet of conditioned building space in Baltimore. Vicinity Energy supplies buildings with steam, hot water, and chilled water through an underground distribution grid.

SUMMARY OF POSITION

The legislation would support improvements at the Mercy Medical Center while improving site conditions at the City's Transportation Management Center. As such, the Department requests a favorable report on Council Bill 25-0140.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Matthew W. Garbark, Director, Department of Public Works
CC	Mayor's Office of Government Relations
DATE	January 12, 2026
SUBJECT	25-0140 City Property – 414 North Calvert Street – Grant of Easement

Position: Without Recommendation

BILL SYNOPSIS

FOR the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement to Vicinity Energy Baltimore Cooling, LLP, for cold water lines through the property of the Mayor and City Council of Baltimore addressed as 414 North Calvert Street, also known as Ward 4, Section 1, Block 583, Lot 21, as shown on plat RW 20-36466 dated November 19, 2024, filed in the Department of Transportation; and providing for a special effective date.

SUMMARY OF POSITION

The Department of Public Works defers to DOT on this bill, as it has no operational impact on DPW.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

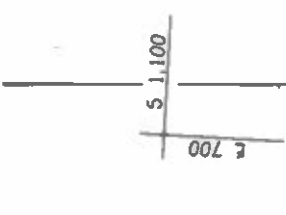
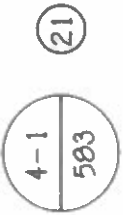
25-0140

*City Property – 414 North Calvert Street – Grant of
Easement*

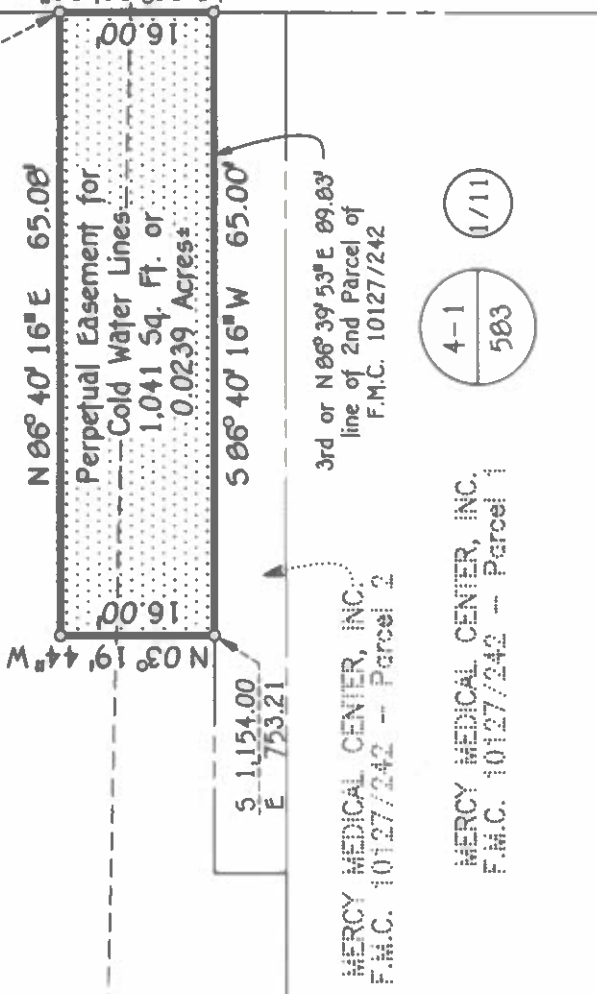
Additional Materials

ORLEANS STREET VIADUCT
 (See Ordinance No. 902, approved December 23, 1929)
 (Bath Street below overhead viaduct)

**Mayor and City Council
 of Baltimore**
 S.C.L. 5160/381
 S.C.L. 5699/458



HARGROVE ALLEY



I hereby certify that this plat and the surveying work upon which it is based were prepared under my responsible charge, in accordance with the requirements set forth in C.O.M.A.R. Section 09.13.06.12. My license expires on December 30, 2024.

Joel M. Leining
 Joel M. Leining, Registered
 Property Line Surveyor No. 467

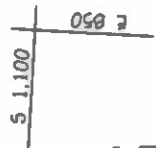
S.J. Martenet & Co. Inc.
 Land Surveyors since 1849
 14 West Franklin Street
 Baltimore, Maryland 21201
 Telephone: 410-539-4263
 www.martenet.com

Notes

- Bearings shown on this plat are referred to the system of coordinates established in the Baltimore City Survey Control System and based on the following station and bearing:
 28695: S: 361.965 E: 830.257
 Bearing to X-931: North 09° 30' 43" West
- A field-run boundary survey was conducted on this property by this firm in June, 2006.

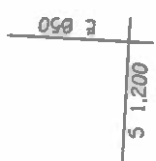
STREET

CALVERT



Condemnation Line of
 Orleans Street Viaduct

(Variable Width)



John S. ...
 CHIEF, SURVEY SECTION
 2/25/25

Prime D01A-315/25
 CHIEF, TRANSPORTATION ENGINEERING AND
 CONSTRUCTION DIVISION

Ken ...
 DIRECTOR, DEPARTMENT OF TRANSPORTATION

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 OFFICE OF ENGINEERING AND CONSTRUCTION
 PERPETUAL EASEMENT PLAT FOR
 COLD WATER LINES
 THROUGH THE PROPERTY OF THE
 MAYOR AND CITY COUNCIL
 OF BALTIMORE
 Known as: No. 414 North Calvert Street,
 Ward 4, Section 1, Block 583, Lot 21
 Scale: 1" = 20' Date: November 19, 2024
 UTILITY ENGINEERING SECTION SHEET 1 OF 1