



<b>F R O M</b>	 Name & Title Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>  
	Agency Name & Address Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202	
	Subject City Council Bill 14-0353 Sale of Property – 1511 Ashburton Street	

**To:** Honorable President and Members  
 of the City Council  
 c/o Karen Randle, Executive Secretary  
 Room 409 – City Hall

**Date:** May 7, 2014

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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 1511 Ashburton St (Block 2408, Lot 066) and is no longer needed for public use and providing for a special effective date.

The subject property is the former Lillian M. Jackson, it was declare surplus on August 7, 2001 and assigned to the Department of Housing and Community Development for disposition. While this property was surplusd in 2001 and was no longer needed for public use it is the Department of Real Estate recommendation that we reexamine this site to determine if it is needed today for public use. The demand to find suitable City-owned space for various City agencies that are relocating as a result of the Red Line along with the mandate to reduce our dependence on the use of privately owned space is why we recommend taking another look at this 20,592 square foot building situated on 5 acres of land.

Once it is reexamine and if it is determine 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 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 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 does not support to the passage of this legislation unless a reexamination is performed to determine if it is needed today for public use.

WJH/

CC: Ms. Angela C. Gibson