



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

26-0156

*Sale of Property – 6325 and 6327 Hudson Street and
South Side Hudson Street, South West Corner, and
Joplin Street*

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Antonio Glover

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

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey****CHAIR****Bill Hearing***26-0156**Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street,
South West Corner, and Joplin Street*

Sponsor: City Council President (Comptroller)

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 that is located at 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40) and is no longer needed for public use; and providing for a special effective date.

REPORTING AGENCIES

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

BACKGROUND

This bill, if enacted, would sell the City's interest in the property indicated (see attached plat) near the Graceland Park O'Donnell Heights Elementary School. The sale of this property would support future redevelopment. The property was originally purchased in the 1960s to be a part of the I-95 highway and has been vacant since. Because the property was purchased with Federal dollars, the property is to be sold at a fair market value, and the proceeds from the sale 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. According to the Department of Real Estate, there are additional lots under the jurisdiction of the Comptroller and have been Journalized by the Council.

FISCAL NOTE

No significant fiscal impact from this sale is expected.

Analysis by: Tony Leva
Analysis Date: 4/20/2026Direct Inquiries to: Anthony.Leva@baltimorecity.gov

**CITY OF BALTIMORE
COUNCIL BILL 26-0156
(First Reader)**

Introduced by: The Council President
At the request of: The Office of the Comptroller
Introduced and read first time: February 23, 2026
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street,**
3 **South West Corner, and Joplin Street**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
5 or private sale, all its interest in certain property that is located at 6325 Hudson Street
6 (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson
7 Street, South West Corner, and Joplin Street (Block 6722, Lot 40) and is no longer needed
8 for public use; and providing for a special effective date.

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

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That, in
15 accordance with Article V, § 5(b) of the City Charter, the Comptroller of Baltimore City may
16 sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in
17 the property located at 6325 Hudson Street (Block 6722, Lot 38), containing 6,000 square feet,
18 more or less, and the property located at 6327 Hudson Street (Block 6722, Lot 39), containing
19 6,000 square feet, more or less, and the property located at South Side Hudson Street, South
20 West Corner, and Joplin Street (Block 6722, Lot 40), containing 4,645.76 square feet, more or
21 less, these properties being no longer needed for public use.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That no deed may pass under this Ordinance
23 unless the deed has been approved by the City Solicitor.

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

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

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

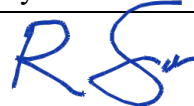
26-0156

*Sale of Property – 6325 and 6327 Hudson Street and
South Side Hudson Street, South West Corner, and
Joplin Street*

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Ren Southard, Acting Director, Department of Planning 
DATE	March 9, 2026
SUBJECT	City Council Bill #26-0156

Position: Favorable

Summary of position: This bill will authorize the sale of three properties, currently zoned R-5 residential, and immediately adjacent to Graceland Park O'Donnell Heights Elementary School. These properties are unimproved and appear to have been so since the late 1960s. Selling these properties will allow them to be developed, and used for a productive purpose.

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.



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: February 27th, 2026

Re: 26-0156 - Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street, South West Corner, and Joplin Street

Position: Favorable

The Department of Real Estate is responding to the request for a report on the Sale of Property regarding 6325 and 6327 Hudson Street, South Side Hudson Street, South West Corner, and Joplin Street.

The purpose of this bill is for the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 6325 Hudson Street, 6327 Hudson Street, and South Side Hudson Street, South West Corner, and Joplin Street. The property contains approximately 2,775 square feet and is subject to a full-width perpetual easement for all municipal utilities and services. For additional context, there were houses on the lots that were demolished and intended for use as part of I-95 in the late 1960s. Since these properties were purchased with Federal Highway Funds, they must be sold at Fair Market Value.

The property consists of three vacant and cleared lots that are adjacent to each other. All three lots contain R-5 zoning, allowing up to two dwelling units per lot by right. The proposed purchaser intends to develop these for residential use as part of a larger project.

There are two additional lots that are under the jurisdiction of the Comptroller. These lots are located NS Dillon St 223-5 Ft W of Dundalk Ave and ES Joplin St 110 ft N of Dillon Street. The lots are under a blanket ordinance, and they have been journalized by City Council.

The Department of Real Estate requests a favorable report on City Council Bill 26-0156.

CC:

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



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	26-0156 Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street, South West Corner, and Joplin Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0156 Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street, South West Corner, and Joplin Street 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 that is located at 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 26-0156 would authorize the Mayor and City Council of Baltimore to sell all of its interest in the property located at 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40). 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 Office of the Comptroller) and required for the disposition of the property. The property is not located within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. It is our understanding that these lots have remained vacant since their prior structures were demolished for use as part of I-95 in the late 1960s. DHCD supports the disposition of the property as the site is no longer needed for public use and this sale may return currently vacant lots back to productive use.

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	Bob Cennane, Deputy Finance Director <i>BC</i>
DATE	April 28 th , 2026
SUBJECT	26-0156 Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street, South West Corner, and Joplin Street

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Support

The Department of Finance is herein reporting on City Council Bill 26-0156, Sale of Property – 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40), the purpose of which is authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in the properties located at 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40).

Background

These properties were purchased by the city in 1967 as part of plans to develop an east-west freeway connecting I-70, I-95, and I-83. They are located in the Graceland Park neighborhood. The lots are presently vacant and are not being used for any purpose. Baltimore Community Lending, Inc has shown interest in buying these properties and the sale price will be determined by the City's Department of Real Estate and Baltimore Community Lending, Inc.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact from the sale of these properties. 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.

Conclusion

This legislation is a sale of property ordinance providing for the sale of the properties located at 6325 Hudson Street (Block 6722, Lot 38), 6327 Hudson Street (Block 6722, Lot 39), and South Side Hudson Street, South West Corner, and Joplin Street (Block 6722, Lot 40) to Baltimore Community Lending, Inc. Finance anticipates minimal fiscal impact from this legislation.

For the reasons stated above, the Department of Finance supports City Council Bill 26-0156.

cc: Michael Mocksten
Nina Themelis



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	April 14, 2026
SUBJECT	26-0156 • Sale of Property – 6325 and 6327 Hudson Street and South Side Hudson Street, South West Corner, and Joplin Street

Position: Favorable

BILL SYNOPSIS

Council Bill 26-0156 would authorize the sale of three Department-owned vacant lots previously acquired for use as part of I-95 in the 1960s. The lots are no longer needed by the Department or the City and can be returned to productive use.

SUMMARY OF POSITION

Selling the properties in question will generate revenue in the short and long term and will result in a marginal reduction to the Department's ongoing maintenance costs. For these reasons, the Department requests a favorable report on Council Bill 26-0156.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

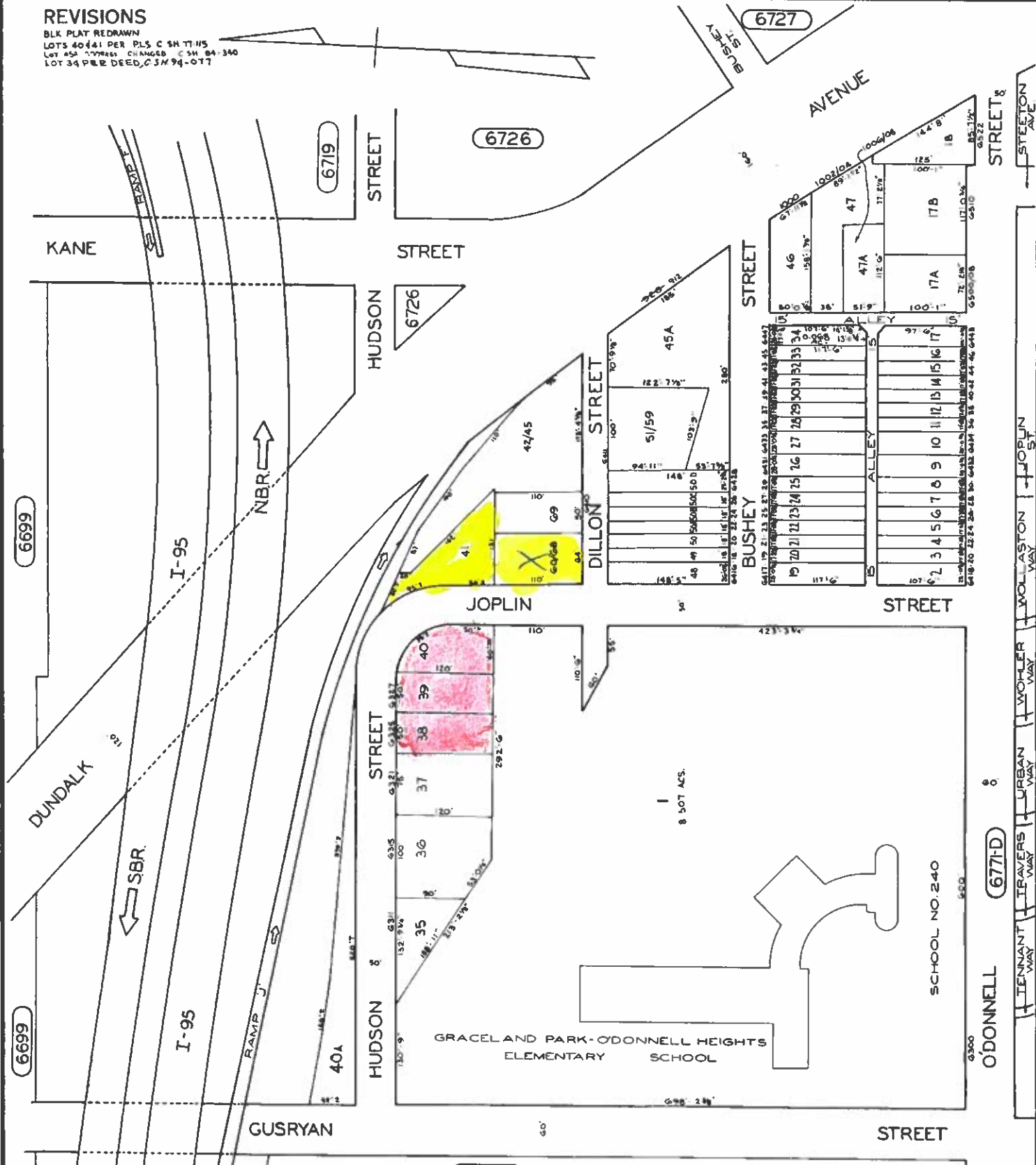
26-0156

*Sale of Property – 6325 and 6327 Hudson Street,
South Side Hudson Street, South West Corner, and
Joplin Street*

Additional Materials

REVISIONS

BLK PLAT REDRAWN
 LOTS 40-41 PER PLS C SH TH'S
 LOT 42 APPROX CHANGED C SH 84-340
 LTO-P6550' DEED, C SH 99-9



6699

6699

6726

6727

6694

6771-D

TRACED BY P. LOCKLEAR
 LETTERED BY LOCKLEAR
 CHECKED BY _____

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD 26 SECTION 1
 BLOCK 6722
 SCALE 1" = 100' DATE SEPT, 1976