

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

Prepared by: Department of Legislative Reference

Date: March 20, 2018

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0208

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property –
Former Bed of Eastbourne Avenue and a 10-Foot Alley**

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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

No. _____

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<p>_____ Baltimore City Public School System</p> <p>_____ Baltimore Development Corporation</p> <p>_____ City Solicitor</p> <p>_____ Comptroller's Office</p> <p>_____ Department of Audits</p> <p>_____ Department of Finance</p> <p>_____ Department of General Services</p> <p>_____ Department of Housing and Community Development</p> <p>_____ Department of Human Resources</p> <p>_____ Department of Planning</p> <p>_____ Other: _____</p> <p>_____ Other: _____</p>	<p>_____ Department of Public Works</p> <p>_____ Department of Real Estate</p> <p>_____ Department of Recreation and Parks</p> <p>_____ Department of Transportation</p> <p>_____ Fire Department</p> <p>_____ Health Department</p> <p>_____ Mayor's Office of Employment Development</p> <p>_____ Mayor's Office of Human Services</p> <p>_____ Mayor's Office of Information Technology</p> <p>_____ Office of the Mayor</p> <p>_____ Police Department</p> <p>_____ Other: _____</p> <p>_____ Other: _____</p>
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Boards and Commissions

<p>_____ Board of Estimates</p> <p>_____ Board of Ethics</p> <p>_____ Board of Municipal and Zoning Appeals</p> <p>_____ Comm. for Historical and Architectural Preservation</p> <p>_____ Commission on Sustainability</p> <p>_____ Employees' Retirement System</p> <p>_____ Other: _____</p> <p>_____ Other: _____</p>	<p>_____ Environmental Control Board</p> <p>_____ Fire & Police Employees' Retirement System</p> <p>_____ Labor Commissioner</p> <p>_____ Parking Authority Board</p> <p>_____ Planning Commission</p> <p>_____ Wage Commission</p> <p>_____ Other: _____</p> <p>_____ Other: _____</p>
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CITY OF BALTIMORE
ORDINANCE 18-157
Council Bill 18-0208

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: March 26, 2018
Assigned to: Taxation, Finance and Economic Development Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: June 4, 2018

AN ORDINANCE CONCERNING

**Sale of Property –
Former Bed of Eastbourne Avenue and a 10-Foot Alley**

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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly ~~284~~ 183 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in certain parcels of land known as the former bed of Eastbourne Avenue, extending Westerly ~~284~~ 183 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street, and more particularly described as follows:

Beginning for Parcel No. 1 at the point formed by the intersection of the west side of a 10-foot alley and the north side of Eastbourne Avenue 40 feet wide, the point of beginning being distant Westerly 135 feet measured along the north side of Eastbourne Avenue from the west side of Elrino Street 50 feet wide, thence leaving the north side of Eastbourne Avenue Southerly 40 feet to intersect the south side of Eastbourne Avenue, thence binding on the south side of Eastbourne Avenue Westerly ~~279~~ 178 feet, more or less, to the westernmost extremity of Eastbourne Avenue, thence binding on the westernmost extremity of Eastbourne

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 18-0208

Avenue Northwesterly 40 feet, more or less, to the north side of Eastbourne Avenue, and thence binding on the north side of Eastbourne Avenue Easterly ~~284~~ 183 feet, more or less, to the place of beginning.

Containing ~~11,264~~ 7,227 square feet or ~~0.259~~ 0.166 acres, more or less.

Beginning for Parcel No. 2 at the point formed by the intersection of the west side of Elrino Street 50 feet wide, and the south side of a 10-foot alley, the point of beginning being distant Northerly 125 feet measured along the west side of Elrino Street from the north side of Holabird Avenue 70 feet wide, thence binding on the south side of the 10-foot alley Westerly 56.4 feet, more or less, to the westernmost extremity of the 10-foot alley, thence binding on the westernmost extremity of the 10-foot alley Northerly 10 feet to the north side of the 10-foot alley, thence binding on the north side of the 10-foot alley Easterly 56.4 feet, more or less, to intersect the west side of Elrino Street and thence binding on the west side of Elrino Street Southerly 10 feet to the place of beginning.

Containing 564 square feet or 0.0129 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 parcels of land.

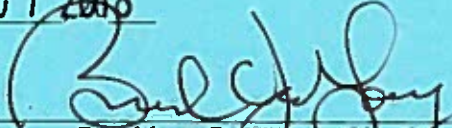
The parcels of land being no longer needed for public use.

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.

Council Bill 18-0208

Certified as duly passed this _____ day of JUN 07 2018



President, Baltimore City Council


Certified as duly delivered to Her Honor, the Mayor,

this _____ day of JUN 07 2018



Chief Clerk


Approved this 20 day of June, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 19th Day of June 2018



Chief Solicitor

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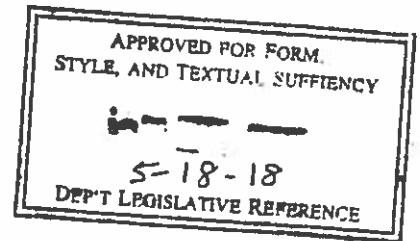
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AMENDMENTS TO COUNCIL BILL 18-0208
(1st Reader Copy)



By: Taxation, Finance and Economic Development Committee

Amendment No. 1

ADOPTED

On page 1, in lines 6 and 18, and on page 1, in line 1, in each instance, strike “284” and substitute “183”; and on page 1, in line 28, strike “279” and substitute “178”.

Amendment No. 2

On page 2, in line 3, strike “11,264” and substitute “7.227”, and, in the same line, strike “0.259” and substitute “0.166”.

CITY COUNCIL BILLS: - cont'd

a unit therein as their primary residence. The Authority, with the approval of the Board of Estimates, shall adopt regulations setting forth the documentation needed to prove primary residency on the property and ownership of the business establishment on the property.

THE LAW DEPARTMENT IS FAVORABLE WITH THE AMENDMENT.

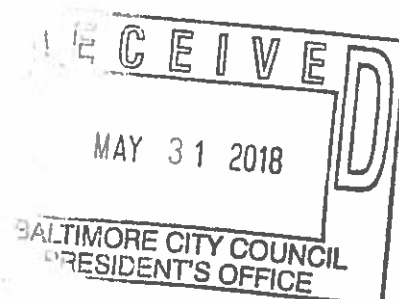
THE DEPARTMENT OF PLANNING DEFERS TO THE BALTIMORE DEVELOPMENT CORPORATION.

ALL OTHER REPORTS RECEIVED WERE FAVORABLE.

18-0208 - An Ordinance concerning Sale of Property - Former Bed of Eastbourne Avenue and 10-foot Alley 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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

The Law Department has reviewed City Council Bill 18-0208 for form and legal sufficiency. The bill would allow the City to sell its interest in Eastbourne Avenue and a 10-Foot Alley, declaring them no longer needed for public use. The sale will be subject to a full width perpetual easement for utilities and services.

Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell any interest in property that the Mayor and City Council deems, by Ordinance, no longer needed for public use, if that sale is approved by the Board of Estimates.



CITY COUNCIL BILLS: - cont'd

Law Department Amendment

There was a typographical error: "284 feet" should be changed to "184 feet" in every instance.

THE LAW DEPARTMENT IS FAVORABLE, WITH THE AMENDMENT.

ALL OTHER REPORTS RECEIVED WERE FAVORABLE.

After NOTING AND CONCURRING in all favorable reports received, the Board approved the aforementioned City Council Bills and referred them to the City Council with the recommendation that they be approved and passed by that Honorable Body.

The President **ABSTAINED** from voting.

Sincerely,



Bernice H. Taylor

Clerk to the Board of Estimates

MAY 31 2018

BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
VOTING RECORD

DATE: 5/17/2018

BILL#: 18-0208

BILL TITLE: Sale of Property – Former Bed of Eastbourne Avenue and a 10-Foot Alley

MOTION BY: Pinkett SECONDED BY: Costello

☐ FAVORABLE

☒ FAVORABLE WITH AMENDMENTS

☐ UNFAVORABLE


☐ WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>5</u>			

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Samuel Johnson, Initials: JS

Quac

FROM	NAME & TITLE	Robert Cennamo, Chief	CITY of BALTIMORE MEMO	
	AGENCY MAIL & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #18-0208		

TO

DATE:

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

May 9th, 2018

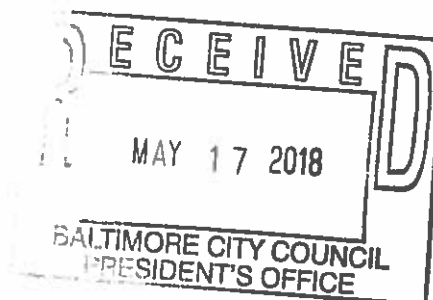
City Council Bill #18-0208 was created for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in two parcels of land known as the former bed of Eastbourne Avenue and an Elrino Street alley, which are no longer needed for public use.

The boundaries of the first parcel are formed by the west side of a 10 foot alley and the north side of Eastbourne Avenue beginning on the west side of Elrino Street. It contains 11,264 square feet.


The second parcel is bounded by the west side of Elrino Street from the north side of Holabird Avenue, and the south side of the 10 foot alley. The second parcel contains 564 square feet. Both properties are subject to a full width, perpetual easement for all municipal utilities and services.

Since these properties are no longer needed for public use, and there were no objections from various city agencies to declare the properties as surplus, and since there is not a significant fiscal impact, the Department of Finance has no objection to the passage of Council Bill 18-0208.

cc: Henry Raymond
Kyron Banks





F R O M	Name & Title	<i>Walter Horton</i> Walter Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 18-0208 Sale of Former Bed of Eastbourne Avenue and A 10 foot Unnamed Alley		

To: Honorable President and Members
Of the City Council
c/o Natawana Austin
Mayor's Legislative Liaison to the City Council
400 City Hall

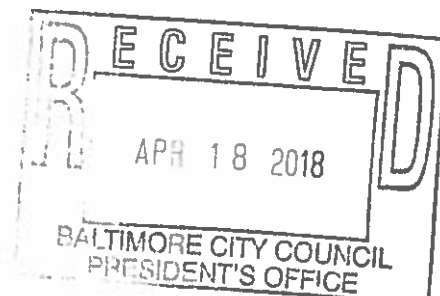
Date: April 13, 2018

As requested, we have reviewed the subject bill for the purpose of requesting that the Baltimore City Council to sell, at either public or private sale, all interests in certain parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

The Developer, Two Farms, Inc. desires to incorporate the roadbed and alley into their redevelopment of the Royal Farms store located at 6100 Holabird Avenue. The developer currently owns the properties abutting the subject parcels.

The Department of Real Estate recommends passage of City Council Bill 18-0208.

cc: Kyron Banks



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

April 17, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 18-0208 – Sale of Property – Eastbourne Avenue and a
10-Foot Alley

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0208 for form and legal sufficiency. The bill would allow the City to sell its interest in Eastbourne Avenue and a 10-Foot Alley, declaring them no longer needed for public use. The sale will be subject to a full width perpetual easement for utilities and services.

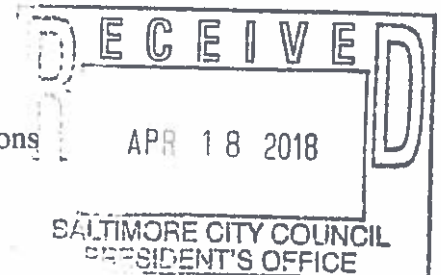
Section 5(b) of Article V of the City Charter grants the Department of Real Estate in the Comptroller's Office the power to sell any interest in property that the Mayor and City Council deems by ordinance no longer needed for public use, if that sale is approved by the Board of Estimates.


There was a typographical error: "284 feet" should be changed to "184 feet" in every instance. Subject to this amendment, the Law Department approves the bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor
Avery Aisenstark



FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527			
	SUBJECT	City Council Bill Report 18-0208			

TO Mayor Catherine E. Pugh

DATE: April 6, 2018

TO: Respective City Council Taxation, Finance and Economic Development Committee

FROM: Department of Transportation

POSITION: Support

RE: City Council Bill 18-0208 - Sale of Property - Former Bed of Eastbourne Avenue and a 10-Foot Alley

INTRODUCTION – Former Bed of Eastbourne Avenue and a 10-Foot Alley 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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

PURPOSE/PLANS – The intent of this bill is to allow for the developer, Two Farms (The parent organization of Royal Farms), to consolidate lots and renovate an existing Royal Farms Store.

BRIEF HISTORY – The street and alley have been opened and closed. The former bed is currently being used by an existing business, Two Farms, for the expansion of their business to promote economic development.

FISCAL IMPACT – Not applicable at this time.

AGENCY/DEPARTMENT POSITION –

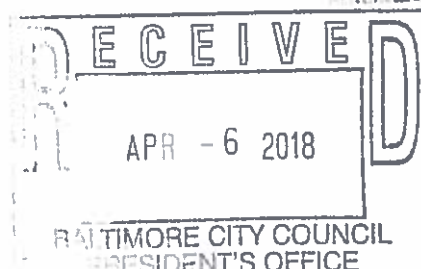
The Department of Transportation **supports** City Council Bill 18-0208.

If you have any questions, please do not hesitate to contact Mr. David Framm, he may be reached at david.framm@baltimorecity.gov or 410-396-5023.

Sincerely,




Michelle Pourciau
Director



F

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	City Council Bill #18-0208 - Sale of Property – Former Bed of Eastbourne Avenue and a 10-Foot Alley		

TO

DATE:

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

April 2, 2018

The Planning Department is in receipt of City Council Bill 18-0208, which is 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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

The petitioner, Two Farms, Inc., requested the opening, closing, and sale of the subject parcels to incorporate them into the redevelopment of the Royal Farms store located at 6100 Holabird Avenue. Together, the street beds abut 6100 Holabird Avenue, 6110 Holabird Avenue, 1617 Broening Highway and Block 6809, lots 8 and 9, which are also a part of the redevelopment project. Since the petitioner owns all of the properties abutting the subject parcels, the parcels are no longer needed to provide access to adjacent properties or right-of-ways. No other property owner should be negatively affected by the action.

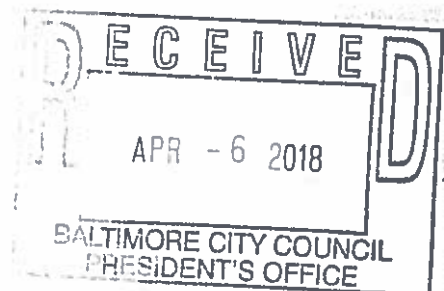
The Planning Commission considered this request at a preliminary hearing on April 13, 2017 and voted in support of action. For this reason, the Planning Department has no objection to City Council Bill 18-0208 and request that favorable consideration is given by City Council.

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

TJS/ewt

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA



No obj, Fav

Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Ms. Caroline Hecker, Esq., RGM, Petitioner's representative

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Taxation, Finance and Economic Development Committee

Thursday, May 17, 2018

10:05 AM

Du Burns Council Chamber, 4th floor, City Hall

18-0208

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 5 - Member Sharon Green Middleton, Member Leon F. Pinkett III, Member Eric T. Costello, Member Edward Reisinger, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0208

Sale of Property - Former Bed of Eastbourne Avenue and a 10-Foot Alley

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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

Sponsors: City Council President (Administration)

A motion was made by Member Pinkett, III, seconded by Member Costello, that Bill 18-0208 be recommended favorable with amendments. The motion carried by the following vote:

Yes: 5 - Member Middleton, Member Pinkett III, Member Costello, Member Reisinger, and Member Stokes Sr.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0208

Sale of Property –Former Bed of Eastbourne Avenue and a 10-Foot Alley

Committee: Taxation, Finance and Economic Development

Chaired By: Councilwoman Sharon Green Middleton

Hearing Date: May 17, 2018

Time (Beginning): 10:35a.m.

Time (Ending): 10:40a.m.

Location: Clarence "Du" Burns Chamber

Attendance: 25

Committee Members in Attendance:

Sharon Green Middleton, Committee Chair

Leon Pinkett, Committee Vice Chair

Eric Costello

Edward Reisinger

Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Attendance sheet in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Agency reports read?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Hearing televised or audio-taped?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Certification of advertising/posting notices in the file?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Evidence of notification to property owners?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Final vote taken at this hearing?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Motioned by:	Councilmember Pinkett		
Seconded by:	Councilmember Costello		
Final Vote:	5-0 Favorable		

Major Speakers

(This is not an attendance record.)

Major Issues Discussed

1. Councilwoman Middleton read the bill into the record and introduced agency representatives.
2. Councilwoman Middleton opened up the floor for agency reports. All agencies stood by their reports as favorable.



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

3. Councilwoman Middleton opened up the floor for members of the committee to ask the agency representatives any questions. There were no questions asked by the committee members.
4. Councilwoman Middleton took a vote on the two proposed amendments provided by the Law Department. Both amendments moved favorably.
5. Councilwoman Middleton then took a vote on Bill 18-0208 and it passed 5-0 and is scheduled to be heard by the Board of Estimates on May 30, 2018, and will be heard at the City Council meeting on June 4, 2018.

Further Study

Was further study requested?

☐ YES ☒ NO

If yes, describe.

Samuel Johnson, Committee Staff
(410) 396-1091

Date: 05/18/2018

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: * Taxation, Finance and Economic Development

Chairperson: * Sharon Green-Middleton

Date: May 17, 2018

Time: 10:05am

Place: * Clarence “Du” Burns Chambers

Subject: * - Sale of Property – Former Bed of Eastbourne Avenue and a 10-Foot Alley

CC Bill Number: 18-0208

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

[illegible]

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: * Taxation, Finance and Economic Development		Chairperson: * Sharon Green-Middleton
Date: May 17, 2018	Time: 10:05am	Place: * Clarence "Du" Burns Chambers
Subject: * - Sale of Property – Former Bed of Eastbourne Avenue and a 10-Foot Alley		CC Bill Number: 18-0208

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

[illegible]

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City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Taxation, Finance and Economic Development Committee

Thursday, May 17, 2018

10:05 AM

Du Burns Council Chamber, 4th floor, City Hall

18-0208

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0208

Sale of Property - Former Bed of Eastbourne Avenue and a 10-Foot Alley
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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

Attachments:

[18-0208~1st Reader](#)

[DOT 18-0208](#)

[Planning 18-0208](#)

[Law 18-0208](#)

[Real Estate 18-0208](#)

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



BALTIMORE CITY COUNCIL TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Taxation, Finance and Economic Development Committee of the Baltimore City Council is to legislate policy that will deter unnecessary tax burdens while seeking and supporting projects and initiatives that will generate and increase our tax base. Reviewing and considering financing tools that impact the retention and sustainability of our economic base is essential. Introducing and enhancing legislation that perpetuates equal access to economic development for African Americans/Minorities/Women and other members of our community that will result in an improved quality of life for all citizens of Baltimore is a critical component of Baltimore's success.

**The Honorable Sharon Green Middleton
Chairman**

PUBLIC HEARING

Thursday, May 17, 2018

10:05 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

City Council Bill 18-0208

***Sale of Property - Former Bed of Eastbourne Avenue
and a 10-Foot Alley***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

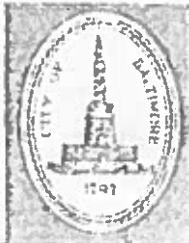
Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)

**BILL SYNOPSIS****Committee: Taxation, Finance and Economic Development****Bill 18-0208**

Sale of Property – Former Bed of Eastbourne Avenue and a 10-Foot Alley

Sponsor: *President Young (The Administration)***Introduced:** *March 26, 2018***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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

Effective: Date of enactment**Hearing Date/Time/Location:** May 17, 2018 / 10:05 a.m. / Clarence "Du" Burns Chamber

Agency Reports

City Solicitor	Favorable
Department of Planning	Favorable
Department of Transportation	Favorable
Department of Real Estate	Favorable
Department of Finance	
Board of Estimates	

Analysis

Current Law:

Article V - Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

Background

If enacted, Bill 18-0208 would grant the developer Two Farms, Inc. (The parent organization of Royal Farms), to consolidate a former bed of land at Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street.

The intent of this bill is to allow Two Farms, Inc. the opportunity to expand their business by consolidating the aforementioned bed of land with the lots that they already own (6100 Holabird Avenue, 6110 Holabird Avenue, 1617 Broening Highway and Block 6809, lots 8 and 9) on this site to renovate an existing Royal Farms Store to promote economic development. The bed of land is no longer needed for public use and does not impact any park property, nor a right of way, and is not accessible or used for other public purposes. No property owner should be negatively affected by the action.

Property Location	Tax Assessment – 7/1/2018
6100 Holabird Avenue	\$577,500
6110 Holabird Avenue	\$1,158,467
1617 Broening Highway	No information available

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, Maryland Land Records

Analysis by: Samuel Johnson
Analysis Date: May 15, 2018

Direct Inquiries to: (410) 396-1091

**CITY OF BALTIMORE
COUNCIL BILL 18-0208
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

Introduced and read first time: March 26, 2018

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Transportation, Department of Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property –
Former Bed of Eastbourne Avenue and a 10-Foot Alley**

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 parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street and no longer needed for public use; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in certain parcels of land known as the former bed of Eastbourne Avenue, extending Westerly 284 feet, more or less, from a 10-foot alley, to the westernmost extremity of it, and a 10-foot alley, extending Westerly 56.4 feet, more or less, from Elrino Street, and more particularly described as follows:

Beginning for Parcel No. 1 at the point formed by the intersection of the west side of a 10-foot alley and the north side of Eastbourne Avenue 40 feet wide, the point of beginning being distant Westerly 135 feet measured along the north side of Eastbourne Avenue from the west side of Elrino Street 50 feet wide, thence leaving the north side of Eastbourne Avenue Southerly 40 feet to intersect the south side of Eastbourne Avenue, thence binding on the south side of Eastbourne Avenue Westerly 279 feet, more or less, to the westernmost extremity of Eastbourne Avenue, thence binding on the westernmost extremity of Eastbourne Avenue Northwesterly 40 feet, more or less, to the north side of Eastbourne

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

Council Bill 18-0208

Avenue, and thence binding on the north side of Eastbourne Avenue Easterly 284 feet, more or less, to the place of beginning.

Containing 11,264 square feet or 0.259 acres, more or less.

Beginning for Parcel No. 2 at the point formed by the intersection of the west side of Elrino Street 50 feet wide, and the south side of a 10-foot alley, the point of beginning being distant Northerly 125 feet measured along the west side of Elrino Street from the north side of Holabird Avenue 70 feet wide, thence binding on the south side of the 10-foot alley Westerly 56.4 feet, more or less, to the westernmost extremity of the 10-foot alley, thence binding on the westernmost extremity of the 10-foot alley Northerly 10 feet to the north side of the 10-foot alley, thence binding on the north side of the 10-foot alley Easterly 56.4 feet, more or less, to intersect the west side of Elrino Street and thence binding on the west side of Elrino Street Southerly 10 feet to the place of beginning.

Containing 564 square feet or 0.0129 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 parcels of land.

The parcels of land 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.

**CITY OF BALTIMORE
COUNCIL BILL 18-0208
(First Reader)**

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At the request of: The Administration (Department of Transportation)

Introduced and read first time: March 26, 2018

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INTRODUCTORY*

**CITY OF BALTIMORE
COUNCIL BILL 18-0208**

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFICIENCY

3-20-18

DEPT LEGISLATIVE REFERENCE

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

A BILL ENTITLED

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* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

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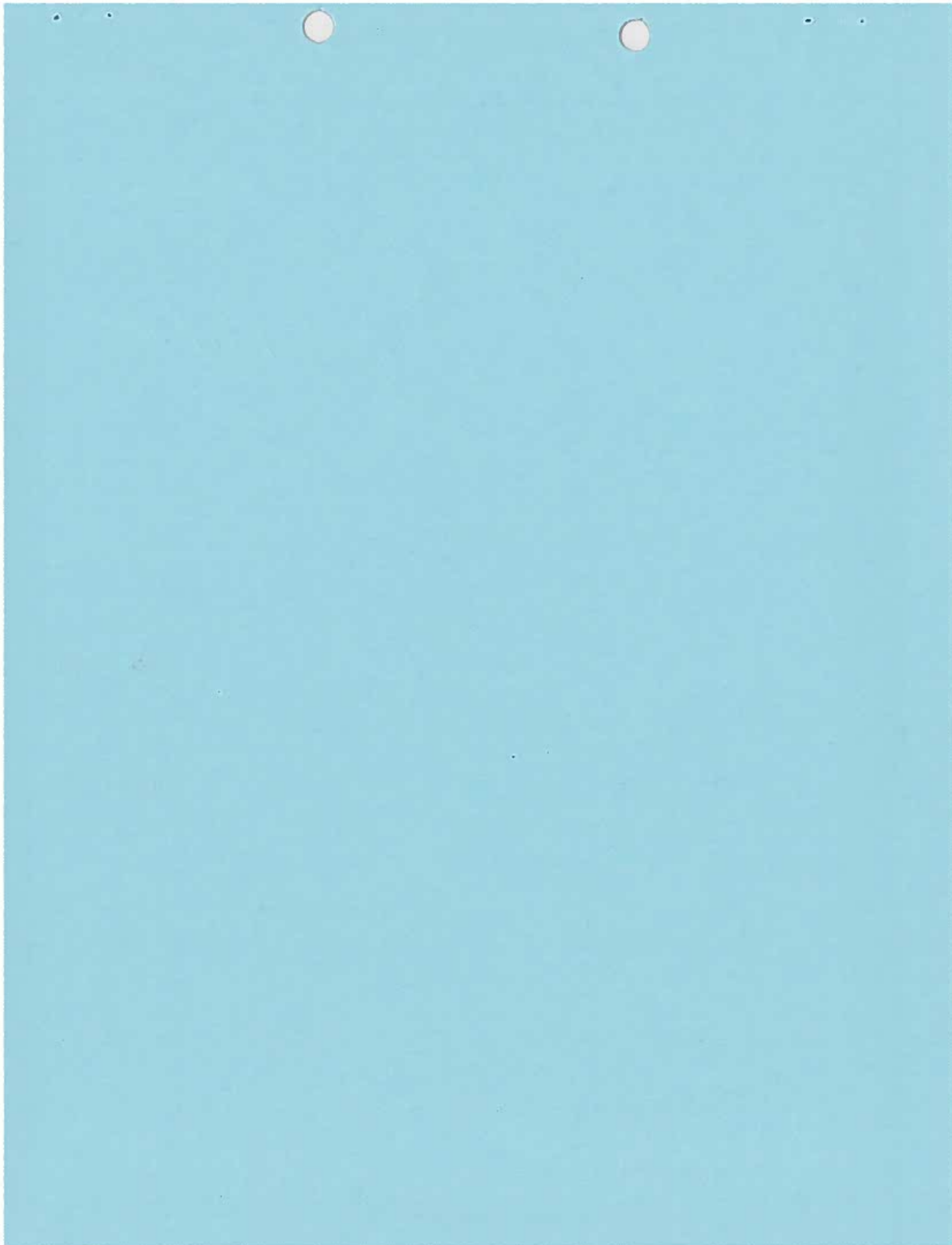
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ACTION BY THE CITY COUNCIL

MAR 26 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ May 17 20 18

COMMITTEE REPORT AS OF _____ June 4 20 18

☒ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on:

JUN 04 2018
20 _____

☒ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ JUN 07 2018
20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

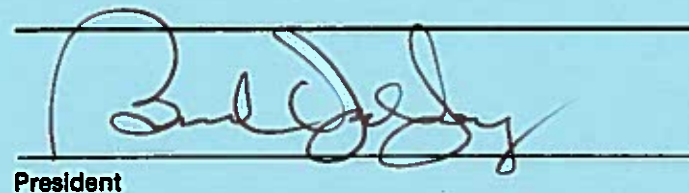
THIRD READING (ENROLLED) _____ 20 _____

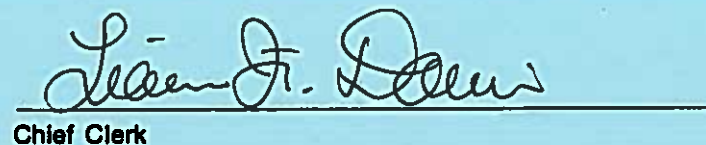
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.


President


Chief Clerk