


F R O M	Name & Title	Walter Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 010-0612 Sale of Property- 1119 Poplar Grove Street		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Hall

Date: November 11, 2010

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council to sell, at either public or private sale, all its interest in certain property known as 1119 Poplar Grove Street, (Block 2388, lot 030), and no longer needed for public use, and providing for a special effective date. Further, the proposed bill stipulates that no deed may pass under this ordinance unless the deed has been approved by the City Solicitor.

In the City Council Bill as proposed, the subject property is said to be located within the Sandtown-Winchester Urban Renewal Area, which is incorrect. The property is located within the Winchester neighborhood, situated to the west of Sandtown-Winchester

The subject property consists of a 1,540 square foot, R-06 zoned site. The site is improved with a two story inside-row townhouse which contain 1, 448 +/- square feet of gross dwelling area, along with a covered front porch, all of which is constructed on a full, unfinished basement. The property has reportedly been vacant since 1998 and has been condemned and is deemed unsafe to enter at this time. The sale and subsequent rehabilitation of the subject property would not only help eliminate a sources of neighborhood blight and stir interest in further neighborhood renewal, but would enhance the City's property tax revenue base.

Based on the above, the Department of Real Estate has no objections to the passage to City Council Bill 010-0612, which is to take effect on the date it is enacted.

MFS, Jr.
cc: Angela Gibson

