


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 010-0597 Sale of Property- 1301, 1303, 1305, 1307 and 1309 East Lombard 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: September 28, 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 properties known as 1301, 1303, 1305, 1307, and 1309 East Lombard Street, (Ward 03, Section 03, Block 1392, lots 049, 048, 047, 046 and 045) 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.

The Subject property (Block 1392, lots 049, 048, 047, 046, and 045) are located at the southeast corner of the intersection of East Lombard Street and South Central Avenue. The lots vary in terms of frontage along the south side of East Lombard Street, and each is 70 feet in depth. Combined, the lots contain approximately 4,585 square feet or 0.105 +/- acres of land. The five lots were purchased by the City of Baltimore on December 21, 1978, as described in a deed recorded in the Land records for Baltimore City, Liber WA 3709, folio 284. The lots are currently unimproved, with the exception of asphalt paving, and appear to be used for parking purposes.

The subject lots, along with additional lots located on Granby Street and South Central Avenue, were part of a Request for Proposals (RFP) announced by the Baltimore Development Corporation in August of 2008. The parcels are located in the Central Avenue corridor, representing a heavily traveled north-south artery offering access to the Inner Harbor East, Little Italy, Jonestown and Washington Hill neighborhoods. East Lombard Street also carries significant vehicular traffic westbound into the Downtown/Inner Harbor sections of Baltimore City. These lots are adjacent to the Albermarle Square redevelopment project, consisting of townhouses and apartments representing both market rate and affordable for-sale and rental housing. The development of the parcels is expected to create employment opportunities and generate new tax revenues for Baltimore City in a manner consistent with and complementary to surrounding existing and planned land uses.

Based on the above, the Department of Real Estate has no objections to the passage to City Council Bill 010-0597, which is to take effect on the date it is enacted.

MFS, Jr.
cc: Angela Gibson

