



**BALTIMORE CITY COUNCIL
ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

The Honorable Sharon Green Middleton

PUBLIC HEARING

February 13, 2024

1:59 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

24-0474

Acquisition of Property - Block 6990, Lots 1-7, and Block 6991, Lots 1-26, and the bed of Woodhouse Avenue

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BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 24-0474

Acquisition of Property - Block 6990, Lots 1 - 7, and Block 6991, Lots 1 - 26, and the bed of Woodhouse Avenue

Sponsor: City Council President (Administration)

Introduced: January 8, 2024

Purpose:

For the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue needed for the purpose of laying out or extending a public road and the widening of Ralls Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation; and providing for a special effective date.

BY authority of

Article I - General Provisions

Section 4

and

Article II - General Powers

Sections 2, 34, and 35

Baltimore City Charter

(1996 Edition)

Effective: On the Date it is enacted

Agency Reports

City Solicitor	Approve for form and Sufficiency
Dept of Finance	
Dept of Housing & Community Development	Favorable
Planning Commission	
Dept of Transportation	Favorable
Dept of Real Estate	Favorable
Board of Estimates	

Analysis

Background

This bill if enacted would authorize the department of real estate or other designated person or agency to negotiate on behalf of the City to acquire private property so that the City can participate in a joint transportation project with Baltimore County called the Center Place Roadway Extension Project. If negotiations with property owners fail it empowers the City Solicitor to acquire the property by condemnation.

The Center Place Roadway Extension Project is a joint project between Baltimore City and County to extend a public roadway and widen Ralls Avenue between Baltimore City and Dundalk.

State Law

The bill expressly notes that all proceedings for condemnation and the rights of all parties involved will be in accordance with Title 12 of the Real Property Article of the Maryland Code.

Title 12 titled Eminent Domain describes the process of condemnation, how to determine properties that can be condemned, how to determine their value, and an appeals process.

Notifications

According to the Law Department Article 5 Sections 18-01 & 02 the City is required to provide notice to property owners whose properties may be condemned of this public hearing. The Department of Real Estate has sent to the Department of Transportation a list of properties and the Department of Transportation has sent a notice to the owners of these properties.

Additional Information

Fiscal Note: Not Available

Information Source(s): Maryland Code (West Law reference

[https://govt.westlaw.com/mdc/Browse/Home/Maryland/MarylandCodeCourtRules?guid=NA353DE609CC311DB9BCF9DAC28345A2A&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/mdc/Browse/Home/Maryland/MarylandCodeCourtRules?guid=NA353DE609CC311DB9BCF9DAC28345A2A&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))) Reporting Agencies, Bill 24-0474.

Analysis by: Anthony Leva

Direct Inquiries to: 410-396-1091

Analysis Date: February 1, 2024

CITY OF BALTIMORE
COUNCIL BILL 24-0474
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Department of Real Estate)
Introduced and read first time: January 8, 2024
Assigned to: Economic and Community Development Committee

Referred to the following agencies: City Solicitor, Department of Finance, Department of Housing and Community Development, Planning Commission, Department of Transportation, Department of Real Estate, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Acquisition of Property – Block 6990, Lots 1 – 7, and Block 6991, Lots 1 – 26,**
3 **and the bed of Woodhouse Avenue**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase
5 or condemnation, the fee simple or other interests in certain property known as Block 6990,
6 Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue
7 needed for the purpose of laying out or extending a public road and the widening of Ralls
8 Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation; and
9 providing for a special effective date.

10 BY authority of
11 Article I - General Provisions
12 Section 4
13 and
14 Article II - General Powers
15 Sections 2, 34, and 35
16 Baltimore City Charter
17 (1996 Edition)

18 **Recitals**

19 **WHEREAS**, the Mayor and City Council of Baltimore and Baltimore County are working
20 together on a project, known as the Center Place Roadway Extension Project; and

21 **WHEREAS**, the Center Place Roadway Extension Project will provide a new transportation
22 connection from Baltimore City to Historic Dundalk in Baltimore County; and

23 **WHEREAS**, certain parcels needed for the Center Place Roadway Extension Project are on
24 private properties located in Baltimore City; and

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

Council Bill 24-0474

1 **WHEREAS**, the Mayor and City Council of Baltimore and Baltimore County entered into a
2 Memorandum of Understanding approved by the Board of Estimates on April 5, 2023, providing
3 for the acquisition of the private properties and the bed of Woodhouse Avenue located in
4 Baltimore City.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That it is
6 necessary to acquire, for the purpose of laying out or extending a public road and the widening of
7 Ralls Avenue, the fee simple or other interests that the Director of Transportation considers
8 needed or sufficient in the land and improvements known as Block 6990, Lots 1, 2, 3, 4, 5, 6, and
9 7, and Block 6991, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
10 23, 24, 25, and 26, together with all right, title, and interest in the bed of Woodhouse Avenue
11 from the Baltimore City Boundary Line to Ralls Avenue.

12 Together with all right, title, interest and estate that the owner of the property has in all
13 streets, alleys, ways, or lanes, public or private, contained within or abutting the property.

14 As delineated on Plat No. 240-A-56-A, prepared by the Survey Section, and filed on
15 December 7, 2023 in the Office of the Department of Transportation.

16 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Department of Real Estate, or any
17 other person or agency that the Board of Estimates designates, may negotiate and acquire on
18 behalf of the Mayor and City Council of Baltimore the fee simple or other interests in the land
19 and improvements described in this Ordinance as needed or sufficient for the purposes described
20 in this Ordinance. If the Department of Real Estate, or the person or agency otherwise
21 designated by the Board of Estimates, is unable to agree with the owner on the purchase price for
22 the property, it shall promptly notify the City Solicitor, who shall institute the necessary legal
23 proceedings to acquire by condemnation the fee simple or other interests needed or sufficient for
24 the purposes described in this Ordinance.

25 **SECTION 3. AND BE IT FURTHER ORDAINED**, That proceedings for the acquisition by
26 condemnation of the property described in this Ordinance and all rights of all parties interested or
27 affected shall be in accordance with Title 12 of the Real Property Article of the Maryland Code.

28 **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
29 enacted.

Economic and Community Development Committee

Agency Reports

24-0474

**Acquisition of Property – Block 6990, Lots 1 –7,
and Block 6991, Lots 1 – 26, and the bed of
Woodhouse Avenue**



MEMORANDUM

To: The Honorable President and Members of the City Council
From: Eric Evans, Real Estate Officer, Department of Real Estate & Christine Griffin, Deputy Director Policy and Government Relations, Office of the Comptroller
Date: January 23, 2024
Re: CCB 24-0474 Acquisition of Property – Block 6990, Lots 1 – 7, and Block 6991, Lots 1 – 26, and the bed of Woodhouse Avenue needed for laying out or extending a public road and the widening of Ralls Avenue

Position: Favorable

The Department of Real Estate is reporting on City Council bill 0474 Acquisition of Property – Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue needed for the purpose of laying out or extending a public road and the widening of Ralls Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation.

Center Place Roadway Extension Project Purpose

Baltimore County (henceforth known as the County) is working to extend the road known as Center Place to provide a direct vehicular connection from the County's Main Street Commercial District in Dundalk to Broening Highway in Baltimore City. Creating a more direct connection between Baltimore City and the core of the Main Street commercial district will revitalize the historic Main Street in Dundalk. The connection will also fulfill a longstanding commitment to improving the quality of life for Baltimore City residents in St. Helena by diverting truck traffic and eliminating heavy commercial use adjacent to this residential area. Most of the land upon which the extension will be built is on County-owned parkland, but parcels, namely, the link and junction to Broening Highway, are on private properties in the City.

Currently, Center Place dead ends approximately a third of a mile before Broening Highway near the Dundalk Marine Terminal. Most of the extension will be built on 33 properties and a paper road, Woodhouse Avenue, located in the Holabird Industrial Park of Baltimore City. The properties are Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue. Acquisition of these properties, located on the border between Baltimore City and the County, will allow the County to extend Center Place through the private properties to Broening Highway. The connection between Dundalk Avenue and Broening Highway will highlight Dundalk's industrial heritage and create a clear path from Baltimore City to Dundalk that leads travelers directly to the town's historic core and Main Street.

On April 5th, 2023, the Board of Estimates approved a memorandum of understanding (MOU) between Baltimore City and Baltimore County, providing for the acquisitions and delineating each entity's responsibilities for the project.

The City's role is limited to the (i) acquisition of the properties, (ii) support for the County in obtaining required permits and/or approvals for the Project, and (iii) assisting the County as needed in obtaining support from other stakeholders, including the Maryland Port Administration. The City agreed to pursue and acquire the private properties directly from the owner through direct negotiation and/or condemnation for the abovementioned purposes. The County has agreed to provide the funding for the acquisition, development, and construction of the Project, including but not limited to the purchase price, consulting costs, condemnation litigation expenses, environmental assessments and remediation, appraisals, and relocation. Furthermore, the County has agreed to indemnify and hold the City harmless for any environmental matters.

Purchase Process

Two independent appraisals are obtained to determine the fair market value for the acquisition of the private properties. Under the MOU, the County is responsible for obtaining the two independent appraisals. The City's offer to the owner will be based on the fair market value as determined by the highest appraisal obtained by the County. In the event through direct negotiation, the owner and the City enter into an option agreement, the City will assign such option to the County subject to Board of Estimates approval.


If the negotiations with the owner are unsuccessful, the City will file a condemnation action in the Circuit Court for Baltimore City to acquire the private properties. The County has agreed pursuant to the MOU to provide the City funds for the acquisition and the litigation expenses for condemnation, including but not limited to, the expenses for mediation, updated appraisals, if any, experts' preparation and testimony for trial, transportation of jury, and post judgment interest. In the event the City obtains title through condemnation, the City will transfer title to the County upon approval of the Board of Estimates.

A trucking company currently occupying the properties must be relocated as part of the acquisition. The County has agreed to incur the relocation expense and the costs for the relocation consultant.

Ordinance

A City ordinance is necessary to authorize the acquisition of the 33 lots and the bed of Woodhouse Avenue by negotiation or condemnation.

The Department of Real Estate respectfully requests a favorable report enabling this ordinance.

F R O M	NAME & TITLE	Corren Johnson, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0474		

DATE: 2/8/2024

TO: Mayor Brandon Scott
TO: Economic and Community Development Committee
FROM: Department of Transportation
POSITION: **Support**
SUBJECT: Council Bill 24-0474

INTRODUCTION - Acquisition of Property - Block 6990, Lots 1 - 7, and Block 6991, Lots 1 - 26, and the bed of Woodhouse Avenue

PURPOSE/PLANS - For the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue needed for the purpose of laying out or extending a public road and the widening of Ralls Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation; and providing for a special effective date.

COMMENTS – Council Bill (CB) 24-0474 is the result of a Baltimore City and Baltimore County joint effort to extend the road known as Center Place to provide a direct vehicular connection from the County’s Main Street Commercial District in Dundalk to Broening Highway in Baltimore City. The extension of Center Place will divert truck traffic and eliminate a heavy commercial use to the adjacent residential area of St. Helena in Baltimore City and a nearby Baltimore County park. At present, Center Place dead ends approximately a third of a mile before Broening Highway near the Port of Baltimore. Most of the extension will be built on a portion of 33 properties and a paper road known as Woodhouse Avenue.

The City and County executed a MOU regarding the project. Under the agreement, Baltimore County has agreed to provide the funding for the acquisition, development, and construction for the Project, including but not limited to the purchase price, consulting costs, condemnation litigation expenses, environmental assessments and remediation, appraisals, and relocation. In the MOU, the County has agreed to indemnify and hold the City harmless for any environmental matters.

After several conversations between the Law Department, BCDOT, the County and the owner of the lots addressed in the Council Bill, no-amendable terms were able to be reached, hence the introduction of this bill allowing for the condemnation and acquisition of property. The lot owner will be offered a fair market value for the property as assessed by the County. The Acquisition of the property and any funds will be subject to Board of Estimates Approval.

AGENCY/DEPARTMENT POSTION – For these reasons, the Baltimore City Department of Transportation supports the advancement of Council Bill 24-0474.

If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207

Sincerely,

Corren Johnson,
Director



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: February 13th, 2024

Re: Council Bill 24-0474 Acquisition of Property – Block 6990, Lots 1 – 7, and Block 6991, Lots 1 – 26, and the bed of Woodhouse Avenue

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0474 for the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue needed for the purpose of laying out or extending a public road and the widening of Ralls Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation; and providing for a special effective date.

If approved by the City Council, this bill would allow the City to acquire, by purchase or condemnation, several properties and the bed of Woodhouse Avenue all located within Holabird Industrial Park. These acquisitions are for the purpose of laying out or extending a public road and the widening of Ralls Avenue to connect Dundalk's Center Place to Broening Highway. If this bill is approved it will become effective the day it is enacted.

DHCD Analysis

The acquisition of Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue would extend the road known as Center Place would provide a direct vehicular connection from Baltimore County's Main Street Commercial District in Dundalk to Broening Highway in Baltimore City. In addition to potentially benefiting the historic Main Street in Dundalk, this new connection would also fulfill commitments to improving the quality of life for Baltimore City residents in St. Helena by diverting truck traffic and eliminating heavy commercial use adjacent to this neighborhood.

The subject properties are not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. As all of these sites are located within an industrial area, there is a low likelihood of negative impacts to any nearby

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

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residents. The Bill does not have an operational or fiscal impact on DHCD and the acquisition and repurposing of the properties would not endanger public health, safety or welfare.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0474.

AK/jw

cc: Ms. Nina Themelis, Mayor's Office of Government Relations

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

February 12, 2024

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 24-0474 – Acquisition of Property-Block 6990, Lots 1-7,
and Block 6991, Lots 1-26, and the bed of Woodhouse Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 24-0474 for form and legal sufficiency. The bill authorizes the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1-7, and Block 6991, Lots 1-26, and the bed of Woodhouse Avenue, which is needed for the purpose of laying out or extending a public road and for the widening of Ralls Avenue. The bill provides for a special effective date.

Whenever the City shall condemn any land for public or municipal purpose, the City is empowered to authorize by ordinance the acquisition of said property, by condemnation or otherwise, pursuant to the City Charter. *See*, Baltimore City Charter, Art. I, §4, Art. II, §2. In addition, Article I, §4 and Article II, §2, §34(a) and §35 of the City Charter grants the Mayor and City Council the power to acquire by purchase or condemnation any property, or interest therein, in order to “construct, open, extend, widen, straighten or close streets, bridges, tunnels or approaches to them and other public ways of every kind within the bounds of the City.” *See*, Baltimore City Charter, Art. I, §4, Art. II, §2, §34(a), §35. Therefore, City Council Bill 24-0474 is the requisite acquisition of property ordinance.

Assuming the procedural requirements are met, the Law Department approves the bill for form and legal sufficiency as drafted.

Very truly yours,

Teresa Epps Cummings

cc: Ebony M. Thompson, City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Chief Solicitor
Jeffrey Hochstetler, Chief Solicitor
Michelle Toth, Assistant Solicitor

**ECONOMIC AND COMMUNITY
DEVELOPMENT COMMITTEE**

24-0474

ADDITIONAL DOCUMENTS



Order ID: 7500774

Printed: 12/7/2023 10:30:56 AM

Page 1 of 2

* Agency Commission not included

GROSS PRICE * : \$883.96

PACKAGE NAME: BSMG Legal Notices



Order ID: 7500774

Printed: 12/7/2023 10:30:56 AM

Page 2 of 2

* Agency Commission not included

GROSS PRICE * : \$883.96

PACKAGE NAME: BSMG Legal Notices

Product(s): The Baltimore Sun, Affidavit, classified.MDDC.com_TBS

AdSize(s): 1 Column (8BRD)

Run Date(s): Wednesday, December 13, 2023, Friday, December 15, 2023, Wednesday, December 20, 2023, Friday, December 22, 2023

Zone: Full Run

Color Spec. B/W

Preview

CONDEMNATION- ACQUISITION OF PROPERTY – BLOCK 6990, LOTS 1-7, AND BLOCK 6991, LOTS 1-26 AND THE BED OF WOODHOUSE AVENUE

NOTICE: Application will be made to the Mayor and City Council of Baltimore for the acquisition, by purchase or condemnation, of the Fee Simple interest in the property known as Block 6990, Lots 1-7 and Block 6991, Lots 1-26, together with all right, title, and interest in the bed of Woodhouse Avenue from the Baltimore City Boundary Line to Ralls Avenue, for the purpose of laying out or extending a public road with a proposed 50 foot right of way and the widening of Ralls Avenue from Block 6991, Lot 11 to Riverview Avenue from the present width of 20 feet to variable widths up to 50 feet wide in accordance with the plat now on file with the Department of Transportation.

Dec. 13, 15, 20, 22 7500774

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Baltimore, MD, 21202, USA
443-524-8100, <https://thedailyrecord.com>

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Amount Due:	\$361.44
Affidavit Reference:	BLOCK 6990, LOTS 1-7, AND BLOCK 6991, LOTS 1-26 AND THE BED OF WOODHOUSE AVENUE

**CONDEMNATION- ACQUISITION OF PROPERTY - BLOCK
6990, LOTS 1-7, AND BLOCK 6991, LOTS 1-26 AND THE BED
OF WOODHOUSE AVENUE**

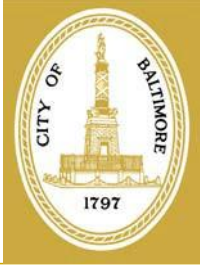
NOTICE: Application will be made to the Mayor and City Council of Baltimore for the acquisition, by purchase or condemnation, of the Fee Simple interest in the property known as Block 6990, Lots 1-7 and Block 6991, Lots 1-26, together with all right, title, and interest in the bed of Woodhouse Avenue from the Baltimore City Boundary Line to Ralls Avenue, for the purpose of laying out or extending a public road with a proposed 50 foot right of way and the widening of Ralls Avenue from Block 6991, Lot 11 to Riverview Avenue from the present width of 20 feet to variable widths up to 50 feet wide in accordance with the plat now on file with the Department of Transportation.

d13,15,20,22 2564055

*** Changes to this order may result in pricing changes ***

CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor
100 N. Holliday Street
Baltimore, Maryland 21202



DEPARTMENT OF TRANSPORTATION

Corren Johnson, Director
417 E. Fayette Street, 5th Floor
Baltimore, Maryland 21202

Notice No. 01

January 31, 2024

James G. Robinson and
Riverview Properties, L.L.C.
10 E Lee St, Suite #2705
Baltimore, Maryland 21202-6003

Dear Property Owner:

This notice is to inform you that under Baltimore City Council Bill No. 24-0474, your property identified below may be subject to acquisition by purchase or condemnation from the City of Baltimore as part of the Center Place Roadway Extension Project.

Property interest to be acquired:

Total Property Acquisition of the following:

Ward 26, Section 1, Block 6990 Lot(s) 1-7 and Ward 26, Section 1, Block 6991 Lot(s) 1-26 and the bed of Woodhouse Avenue as more clearly defined on page 2 of this letter.

The Plat for this Project (Plat No. 240-A-56-A) is on file in the Office of the Department of Transportation, 401 E Fayette Street, Lower Level 1, Baltimore, Maryland 21202, and may be seen by contacting David H. Framm by telephone at (410) 396-5023 or by email at david.framm@baltimorecity.gov.

This is to further notify you that a public hearing concerning this bill has been scheduled where your views may be expressed.

Tuesday, February 13, 2024 –1:59 P.M.

**Virtual/City Hall, Du Burns Chambers, 100 Holiday Street, 4th Floor
Baltimore, Maryland 21202**

Phone: +1-408-418-9388, Access Code: 2338 375 7265, Password: Public,

Link: <https://bmore.webex.com/bmore/j.php?MTID=m3437f69c127f400ce2815360df070a87>

You may review City Council Bill No. 24-0474 or changes to the hearing date or time online by visiting baltimore.legistar.com then clicking on the legislation tab and entering the Council Bill number.

If you have any additional concerns or questions or require special accommodations to attend the hearing, please contact Sharon Kempa by telephone at 410-396-4767 or by email at sharon.kempa@baltimorecity.gov.

Sincerely,

A handwritten signature in black ink that reads "Corren Johnson".

Corren Johnson
Director
DF/df

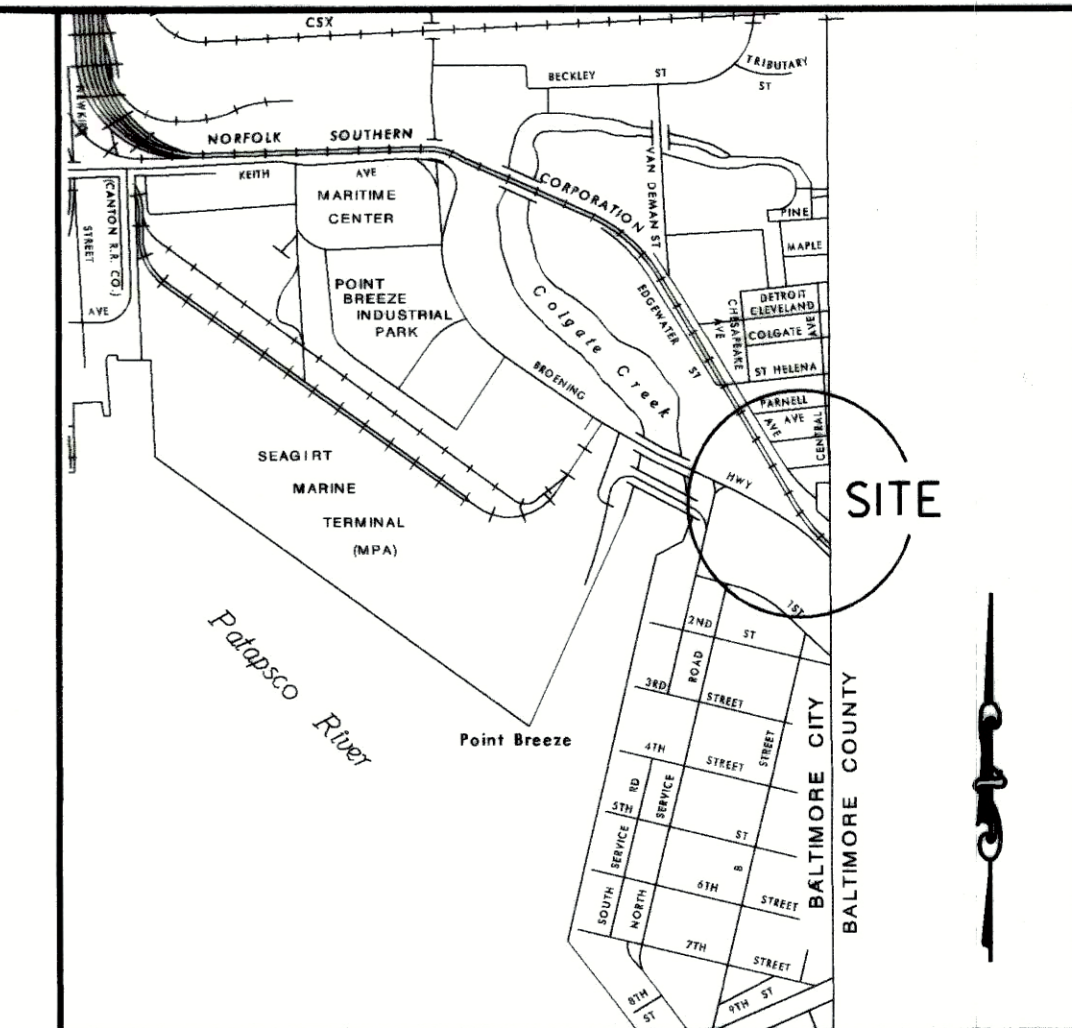
cc: Howard J. Schulman, Esq.
Sharon Kempa, Department of Real Estate

****THIS IS NOT A NOTICE TO VACATE****

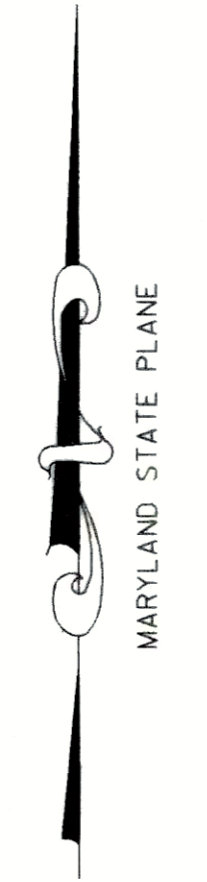
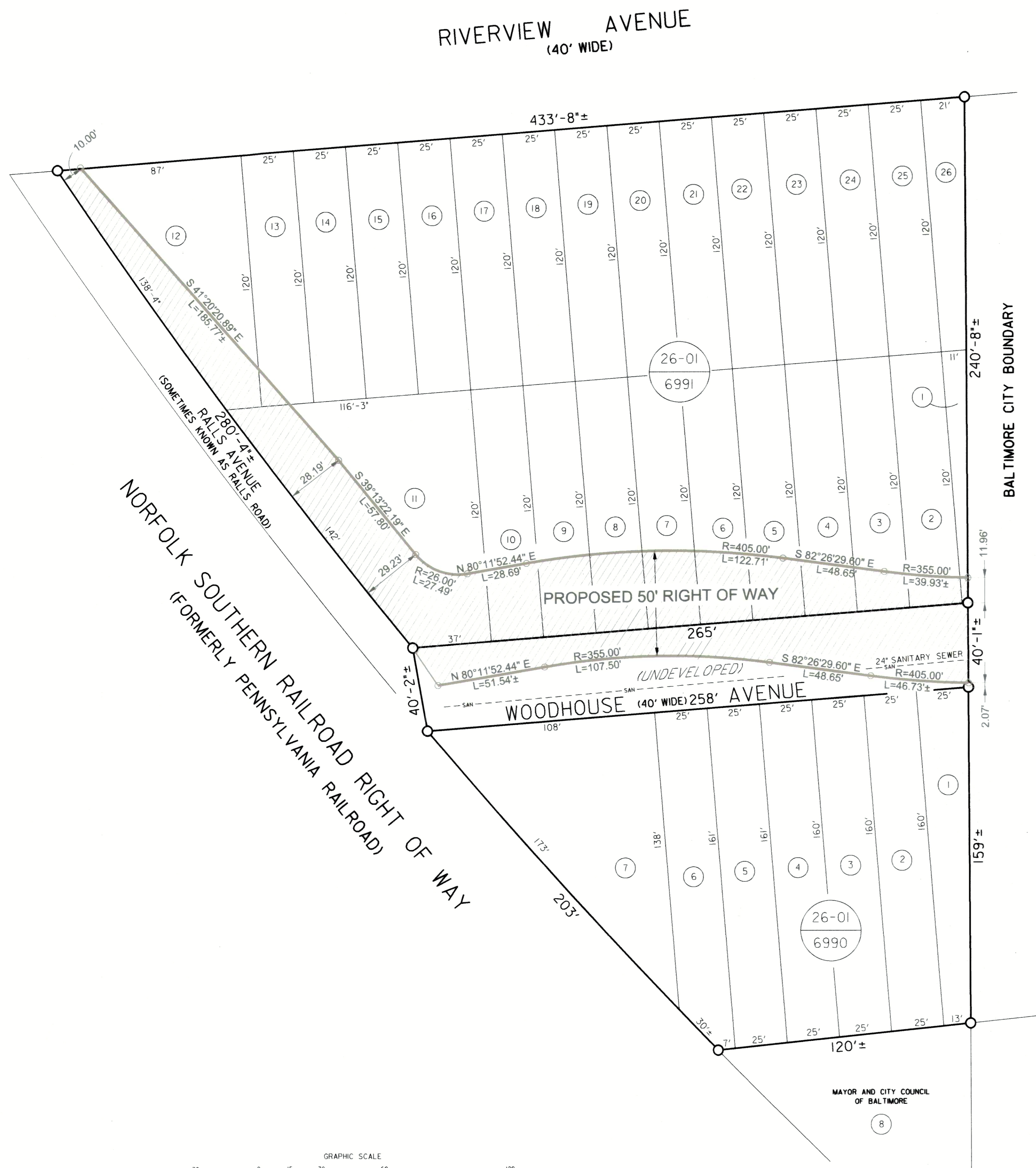
PROPERTY INVOLVED IN THIS PROEJCT

You are the current owner listed on the real property records kept by the Department of Transportation and as disclosed by a title search for the properties known as:

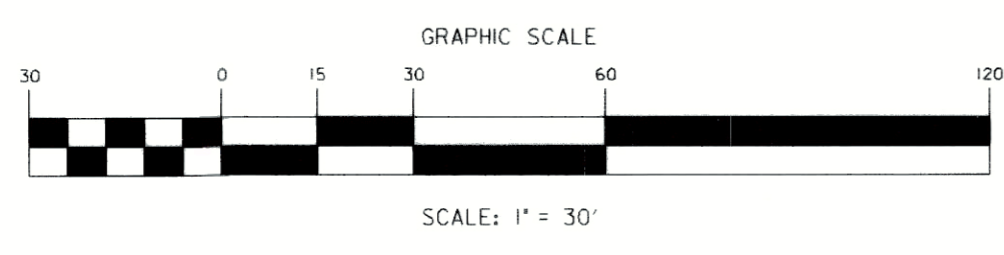
1. SS WOODHOUSE AVE 233 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 001
2. SS WOODHOUSE AVE 208 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 002
3. SS WOODHOUSE AVE 183 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 003
4. SS WOODHOUSE AVE 158 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 004
5. SS WOODHOUSE AVE 133 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 005
6. SS WOODHOUSE AVE 108 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 006
7. SS WOODHOUSE AVE SEC RALLS AVE - Ward 26, Section 1, Block 6990, Lot 007
8. NS WOODHOUSE AVE 262 FT E OF RALLS AVE - Ward 26, Section 1, Block 6691, Lot 001
9. NS WOODHOUSE AVE 237 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 002
10. NS WOODHOUSE AVE 212 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 003
11. NS WOODHOUSE AVE 187 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 004
12. NS WOODHOUSE AVE 162 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 005
13. NS WOODHOUSE AVE 137 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 006
14. NS WOODHOUSE AVE 112 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 007
15. NS WOODHOUSE AVE 87 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 008
16. NS WOODHOUSE AVE 62 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 009
17. NS WOODHOUSE AVE 37 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 010
18. NS WOODHOUSE AVE NEC RALLS AVE - Ward 26, Section 1, Block 6991, Lot 011
19. SS RIVERVIEW AVE SEC RALLS AVE - Ward 26, Section 1, Block 6991, Lot 012
20. SS RIVERVIEW AVE 87 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 013
21. SS RIVERVIEW AVE 112 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 014
22. SS RIVERVIEW AVE 137 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 015
23. SS RIVERVIEW AVE 162 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 016
24. SS RIVERVIEW AVE 187 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 017
25. SS RIVERVIEW AVE 212 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 018
26. SS RIVERVIEW AVE 237 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 019
27. SS RIVERVIEW AVE 262 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 020
28. SS RIVERVIEW AVE 287 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 021
29. SS RIVERVIEW AVE 312 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 022
30. SS RIVERVIEW AVE 337 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 023
31. SS RIVERVIEW AVE 362 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 024
32. SS RIVERVIEW AVE 387 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 025
33. SS RIVERVIEW AVE 412 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 026
34. BED OF WOODHOUSE AVENUE FROM THE BALTIMORE CITY BOUNDARY LINE TO RALLS AVENUE LOCATED IN WARD 26, SECTION 1, BLOCKS 6990 AND 6991



VICINITY MAP
1"=2000'



- GENERAL NOTES**
1. THIS PLAT WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
 2. ANY UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM BALTIMORE CITY UTILITY RECORD DRAWINGS, AND ARE FOR THE CONVENIENCE OF THE USER OF THE DRAWING, AND THE CITY OF BALTIMORE OFFERS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY, CORRECTNESS, COMPLETENESS, EXISTENCE OR NON-EXISTENCE OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAT MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
 3. N/F = NOW OR FORMERLY.
 4. LEGEND:
PROPOSED RIGHT OF WAY:



NO.	REVISIONS	DATE	BY

COMPUTED BY: W. PATTERSON | SCALE: 1" = 30'
 DRAWN BY: W. PATTERSON
 CHECKED BY: P. MACKAY & J. STALEY

John Staley 11/30/23
 CHIEF, SURVEY SECTION

W. B. Wason 12/4/23
 CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION
 for Simal Devkota

Carroll Johnson 12/7/23
 DIRECTOR, DEPARTMENT OF TRANSPORTATION

694-23-080

CITY OF BALTIMORE
 DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

PLAT SHOWING

BLOCK 6990, LOTS 1 THROUGH 7, AND BLOCK 6991, LOTS 1 THROUGH 26, AND THE BED OF WOODHOUSE AVENUE TO BE ACQUIRED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE FOR THE LAYING OUT OR EXTENDING OF A PUBLIC ROAD AND THE WIDENING OF RALLS AVENUE

WARD 26, SECTION 01, BLOCK 6990 AND BLOCK 6991

SURVEY SECTION
 SCALE: 1" = 30' | DATE: NOVEMBER 29, 2023 | SHEET 1 OF 1



City Hall – Room 304
100 Holliday St., Baltimore, MD 21202
410-396-4768
comptroller.baltimorecity.gov

January 10, 2024

Mr. David H. Framm
Real Estate Agent, Supervisor
Land Conveyance Section
Right of Way Services Division
Department of Transportation
401 E Fayette Street, Lower Level 1
Baltimore, MD 21202

Re: Baltimore City Council Bill No. 24-0474

Dear David,

Pursuant to Section 18-1 of Article 5 of the Baltimore City Code, this correspondence serves as notification that Bill No. 24-0474 was introduced into the Baltimore City Council on Monday, January 8, 2024 for the acquisition of properties by purchase or condemnation as part of the Center Place Roadway Extension Project. The following is a complete list of all the properties in the area proposed to be purchased or condemned:

1. SS WOODHOUSE AVE 233 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 001
2. SS WOODHOUSE AVE 208 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 002
3. SS WOODHOUSE AVE 183 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 003
4. SS WOODHOUSE AVE 158 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 004
5. SS WOODHOUSE AVE 133 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 005
6. SS WOODHOUSE AVE 108 FT E OF RALLS AVE - Ward 26, Section 1, Block 6990, Lot 006
7. SS WOODHOUSE AVE SEC RALLS AVE - Ward 26, Section 1, Block 6990, Lot 007
8. NS WOODHOUSE AVE 262 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 001
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18. NS WOODHOUSE AVE NEC RALLS AVE - Ward 26, Section 1, Block 6991, Lot 011
19. SS RIVERVIEW AVE SEC RALLS AVE - Ward 26, Section 1, Block 6991, Lot 012
20. SS RIVERVIEW AVE 87 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 013
21. SS RIVERVIEW AVE 112 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 014
22. SS RIVERVIEW AVE 137 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 015

Mr. David H. Framm
Land Conveyance Section
Right of Way Services Division
Department of Transportation
Page 2

23. SS RIVERVIEW AVE 162 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 016
24. SS RIVERVIEW AVE 187 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 017
25. SS RIVERVIEW AVE 212 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 018
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33. SS RIVERVIEW AVE 412 FT E OF RALLS AVE - Ward 26, Section 1, Block 6991, Lot 026
34. BED OF WOODHOUSE AVENUE FROM THE BALTIMORE CITY BOUNDARY LINE TO RALLS AVENUE LOCATED IN WARD 26, SECTION 1, BLOCKS 6990 AND 6991

Please accept for filing and acknowledge receipt of this correspondence with the complete list of all the properties in the area proposed to be purchased or condemned as part of the Center Place Roadway Extension Project in the Right of Way Services Division of the Department of Transportation.

Please do not hesitate to contact me if you have any questions.

Sincerely,
Eric Evans

Eric Evans
Real Estate Officer
Eric.Evans@baltimorecity.gov

cc: Theresa Desimone
Tony Bedon
Sharon Kempa

**ECONOMIC AND COMMUNITY
DEVELOPMENT COMMITTEE**

**24-0474
PUBLIC COMMENTS
DOCUMENTS**

Desantis, Matthew (DOP)

From: Duane Phillips <phillipsduane1962@icloud.com>
Sent: Saturday, January 27, 2024 5:31 PM
To: Desantis, Matthew (DOP)
Subject: Support for Center Place road acquisition.

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

I support the acquisition of property located at Riverview Rd and Ralls Ave and completing the extension of Center Place Rd. This would help our community by greatly reducing the amount of vehicle traffic thru our neighborhood streets which are very narrow and crowded. The property at issue has not addressed problems associated with the operation of a trucking company in a residential area. Excessive noise and dust are frequent complaints. The lot is unpaved. Acquisition of this property would also add some valuable green space to a densely populated area adjacent to the Port of Baltimore ,Dundalk.



DUNDALK PATAPSCO NECK HISTORICAL SOCIETY & MUSEUM, INC.

P.O. Box 21781 • Dundalk, Maryland 21222
#4 Center Place dundalkhistory@verizon.net (410) 284-2331
FEIN # 80-0096643



Mr. Matthew Desantis
Baltimore City Government
&
testimony@baltimorecity.gov

January 28, 2024

RE: Center Place Extension

Dear Ladies & Gentlemen,

On behalf of the Dundalk Patapsco Neck Historical Society & Museum, I am writing to express our strong support for the Center Place Extension. As you could tell from our letterhead, our address is #4 Center Place. We're hoping that this road extension could help to re-vitalize our historic main street by sheer re-routing of some of the Broening Highway traffic directly into and onto our historic Main Street. Our small museum and gift shop as well as other businesses and many privately owned small businesses could potentially directly benefit. We encourage this roadway extension and welcome the benefit to our community.

Sincerely,

Joseph A. Stadler

Joseph A. Stadler
Corresponding Secy & Gift Shop Mgr at the 'Historical Society'

CC: Ms Jean Walker (President)

Desantis, Matthew (DOP)

From: Ginger Archer <mandm6538@aol.com>
Sent: Friday, January 26, 2024 12:50 PM
To: Desantis, Matthew (DOP)
Subject: In regards to road that goes nowhere in dundalk

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

My name is Virginia Archer I reside at 6538 Riverview Ave Dundalk Md 21222 ..My street has trucking company across from us where the road that needs to be finished needs to go thru that area and remove trucking company. We live in residential area and have no reason have trucks on all night and lights blaring in our windows and alot of men yelling all time . Also the men from Port using our street as racetrack especially lunch and dinner time..They park on our street and take all parkinh spaces and even seen men removing clothing by there car with children on this block.We need the road to nowhere to be somewhere the traffic can use instead our almost one lane street ..Please help our street get peace back from all traffic thank you..

[Sent from AOL on Android](#)

January 28, 2024

To Whom It May Concern:

This letter is in support of the Heritage Trail / Road to Nowhere / Center Place Road. This road is to go from Broening Highway to Dundalk Avenue. Half of the road was completed in 2010, and we would like to see the road completed. Completion of this road will help alleviate the Port of Baltimore Traffic cutting through St. Helena.

Thank You,

The Hughes Family

Lena, Bryan, Lacey, Madison & Cody Hughes

224 St. Helena Avenue

Dundalk, MD 21222