



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

2/26/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0104

Sale of Property – 2405 Linden Avenue

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**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey
CHAIR****Bill Hearing***25-0104**Sale of Property – 2405 Linden Avenue*

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 located at 2405 Linden Avenue (Block 3463A, Lot 008A) and no longer needed for public use; and providing for a special effective date.

Sponsor – City Council President – at the request of the Comptroller

REPORTING AGENCIES

• Planning Department	• Favorable
• Department of Finance	• Does not oppose
• Baltimore City Department of Recreation and Parks	• Favorable
• Department of Real Estate	• Favorable
• Baltimore Development Corporation	• Favorable

BACKGROUND

This property was acquired by the City in 1995. It is irregularly shaped and is neither improved nor in use. The sale of the property would allow for a land swap between St. Francis Neighborhood Center and BCRP so that St. Francis can build a driveway and drop-off for students. The City will be able to solve an encroachment issue from German Park, where part of the sidewalk leading into the park was built on a portion of St. Francis's land.

FISCAL NOTE

**CITY OF BALTIMORE
COUNCIL BILL 25-0104
(First Reader)**

Introduced by: The Council President

At the request of: Office of the Comptroller (Department of Real Estate)

Introduced and read first time: October 20, 2025

Assigned to: Land Use and Transportation Committee

Referred to the following agencies: Department of Real Estate, Department of Finance,
Baltimore Development Corporation, Planning Department, Department of Recreation and Parks

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 2405 Linden Avenue**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
4 or private sale, all its interest in certain property located at 2405 Linden Avenue
5 (Block 3463A, Lot 008A) and no longer needed for public use; and providing for a special
6 effective date.

7 BY authority of

8 Article V - Comptroller

9 Section 5(b)

10 Baltimore City Charter

11 (1996 Edition)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
13 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property
15 located at 2405 Linden Avenue (Block 3463A, Lot 008A), and more particularly described as
16 follows:

17 **Description of**
18 **Block 3463A, Lot 8A**
19 **Ward 13, Section 10**

20 Beginning for the same at a point on the Northwesterly side of Whitelock Street, 60 feet
21 wide, said point being in and distant South 52 degrees 42 minutes 25 seconds West 68.42
22 feet from the end of the first line described in a deed conveyed from Henry Herling and
23 Irving Herling, Co-Partners, T/A H & H Realty to The Mayor & City Council of
24 Baltimore, dated April 18, 1995 and recorded among the Land Records of Baltimore City
25 in Liber 4843, page 217, running thence and binding on the Northwesterly side of
26 Whitelock Street, as now surveyed, viz; 1) South 52 degrees 42 minutes 25 seconds West
27 81.46 feet, thence leaving Whitelock Street 2) North 37 degrees 17 minutes 35 seconds
28 West 6.00 feet, thence 3) North 36 degrees 18 minutes 36 seconds East 76.99 feet, thence
29 for a new line of division through and across the lands of the herein above-named

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

Council Bill 25-0104

1 grantors 4) South 52 degrees 37 minutes 48 seconds East 28.76 feet to the point of
2 beginning Containing 1351.0 square feet or 0.031 acres more or less.

3 The subject parcel, Block 3463A, Lot 8A, is an unimproved lot, containing 1,351 square feet,
4 more or less.

5 This property being no longer needed for public use.

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

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

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0104

Sale of Property – 2405 Linden Avenue

Agency Reports



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: October 31st, 2025

Re: 25-0104 – Land Exchange – Block 3463A, Lot 8A

Position

Favorable

The Department of Real Estate is responding to the request for a report on the Sale Ordinance regarding Block 3463A, Lot 8A, which is for the purpose of authorizing the Mayor and City Council of Baltimore to exchange property for a parcel owned by St. Francis Neighborhood Center, located at 2405 Linden Avenue, Baltimore, MD 21217.

Background

In October 2022, the St. Francis Neighborhood Center submitted an initial inquiry for the use of Block 3463A, Lot 8A. The request is intended to facilitate the creation of a driveway/parking pad for the drop-off and delivery of students.

The transaction will involve a land swap. During a review of the property, it was discovered that when the City constructed the new entrance to German Park, the sidewalk was inadvertently built on a portion of the St. Francis Neighborhood Center's land.

Block 3463A, Lot 8A, is part of an inner-block park (German Park) owned by the Mayor and City Council of Baltimore and is under the jurisdiction of Baltimore City Recreation and Parks (BCRP). BCRP has determined that this parcel is surplus property and no longer serves any functional purpose.

The St. Francis Neighborhood Center property and the newly subdivided Lot 8A will be consolidated to enhance the Center's functionality and address the encroachment issue.

Ordinance

A City ordinance is required to authorize the land exchange between the Mayor and City Council of Baltimore and the St. Francis Neighborhood Center.

The Department of Real Estate respectfully requests a favorable report on City Council Bill 25-0104.

CC:

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



BRANDON M. SCOTT
MAYOR

100 Holliday Street, Room 250
Baltimore, Maryland 21202

TO	Council President Cohen & Members of the Baltimore City Council
FROM	Baltimore City Recreation & Parks, Dr. Reginald Moore, Executive Director 
DATE	November 19, 2025
SUBJECT	25-0104
REQUEST TOPIC	Sale of Property - 2405 Linden Avenue

Baltimore City Recreation & Parks (BCRP) is reporting on City Council Bill 25-0104.

PURPOSE

Sale of Property - 2405 Linden Avenue 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 located at 2405 Linden Avenue (Block 3463A, Lot 008A) and no longer needed for public use; and providing for a special effective date.

HISTORY

St. Francis Neighborhood Association (SFNA) inquired about the possibility of an off-street parking driveway for their vans. The City proposed a land swap as it was discovered that the sidewalk entrance to German Park (Baltimore City Department of Recreation and Parks property) transversed SFNC property. SFNC applied to the City in November 2023 for a minor subdivision, which would allow for the transfer of the two parcels. The Planning Commission met in April 2024 and approved the minor subdivision. A sales ordinance was prepared by the Office of Real Estate.

AGENCY POSITION

BCRP supports City Council Bill 25-0104.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Tim Keane, Director, Department of Planning 
DATE	December 8, 2025
SUBJECT	City Council Bill #25-0104

Position: Favorable

Summary of position: The Department of Planning was referred City Council Bill #25-0104, 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 properties known as 2405 Linden Avenue (Block 3463A, Lot 008A) and no longer needed for public use; and providing for a special effective date. The City is requesting approval for the sale of a 1,351-square-foot parcel located along the northwesterly side of Whitelock Street to the St. Francis Neighborhood Center. The property was originally acquired by the City in 1995 through a deed from Henry and Irving Herling, Co-Partners, T/A H & H Realty, and has remained unused since that time. The lot is a small, irregularly shaped remnant parcel. It is not improved and does not serve an active municipal purpose. The sale of this lot to the St. Francis Neighborhood Center will allow the properties to be consolidated to form a more regularly shaped parcel at 2405 Linden Avenue. The Department of Planning has no objection to the proposed sale and recommends approval of City Council Bill 25-0104.

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

DATE: November 19, 2025
TO: Land Use & Transportation Committee
FROM: Otis Rolley, President and CEO 
POSITION: Favorable
SUBJECT: Council Bill 25-0104

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0104 introduced by The Council President's Office.

PURPOSE

The purpose of this bill is to authorize the Mayor and City Council of Baltimore to sell certain property located at 2405 Linden Avenue (Block 3463A, Lot 008A) being no longer needed for public use.

BRIEF HISTORY

The parcel in question is a small piece of land located in German Park, directly abutting the property owned by the St. Francis Neighborhood Center. The sale of this property will allow for the eventual creation of a driveway and parking area intended for student pickup and drop off at the center.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

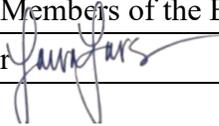
The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0104. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

[TW]



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	December 8 th , 2025
SUBJECT	City Council Bill 25-0104, Sale of Property – 2405 Linden Avenue

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0104, Sale of Property – 2405 Linden Avenue, 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 located at 2405 Linden Avenue (Block 3463A, Lot 008A) and no longer needed for public use; and providing for a special effective date.

Background

In October 2022, the St. Francis Neighborhood Center requested to use Block 3463A, Lot 008A to create a driveway and parking pad for student drop-off and deliveries. The project involves a land swap because part of the City’s sidewalk for German Park was mistakenly built on the Center’s property. Since Lot 008A no longer serves a purpose for Baltimore City Recreation and Parks, it will be transferred and combined with the Center’s land to resolve the encroachment and improve the Center’s operations. St. Francis will give the City Block 3463A Lot 00A.

Fiscal Impact

The Finance Department expects a minimal fiscal impact to the City.

Conclusion

This legislation would permit the land swap between Baltimore City and the St. Francis Neighborhood Center allow the Center to build a driveway and parking pad for student drop-off and deliveries. In exchange, the Center is giving up land to that will be incorporated into German Park. The Department expects a minimal fiscal impact to the City.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0104.

cc: Michael Mocksten
Nina Themelis

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0104

Sale of Property – 2405 Linden Avenue

Additional Materials



Dear President Cohen and Honorable Members of the Baltimore City Council,

On behalf of St. Francis Neighborhood Center (SFNC), we respectfully submit this letter in strong support of City Council Bill 25-0104, which authorizes the Mayor and City Council of Baltimore to exchange property with St. Francis Neighborhood Center related to Block 3463A, Lot 8A, located adjacent to our facility at 2405 Linden Avenue, Baltimore, Maryland 21217.

In October 2022, St. Francis Neighborhood Center submitted an initial inquiry regarding the use of Block 3463A, Lot 8A to fix an encroachment issue. The request is essential to ensuring a clear property line, safety, accessibility, and efficiency of services provided to the children and families we serve.

During the review process, it was discovered that when the City constructed a new entrance to German Park, a portion of the sidewalk was inadvertently built on land owned by St. Francis Neighborhood Center. The proposed land exchange will resolve this encroachment issue while allowing for the consolidation of the Center's property with the newly subdivided Lot 8A, ultimately enhancing the functionality of our site.

Block 3463A, Lot 8A is part of German Park, an inner-block park owned by the Mayor and City Council of Baltimore and under the jurisdiction of Baltimore City Recreation and Parks. We understand that Baltimore City Recreation and Parks has determined this parcel to be surplus property that no longer serves a functional purpose. The consolidation of this parcel with the St. Francis Neighborhood Center property represents a thoughtful and mutually beneficial solution that supports community-serving infrastructure while maintaining responsible stewardship of City-owned land.

St. Francis Neighborhood Center has a long-standing commitment to serving the surrounding community, particularly children and families, through education, support services, and enrichment programs. The proposed land exchange will directly support these efforts by improving safety, accessibility, and operational efficiency.

We are grateful for the collaboration of the Department of Real Estate and Baltimore City Recreation and Parks in advancing this solution, and we respectfully urge the City Council to issue a favorable report on City Council Bill 25-0104.

Thank you for your consideration and continued support of community-based organizations serving the residents of Baltimore.

Sincerely,

St. Francis Neighborhood Center
2405 Linden Avenue
Baltimore, MD 21217

www.stfranciscenter.org