

**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 Housing and Community
Development, Planning Commission, Department of Transportation, Department of Real Estate

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.

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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.