

FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building
	SUBJECT	CITY COUNCIL BILL 15-0592

CITY of
BALTIMORE
MEMO



TO

DATE:
November 20, 2015

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 15-0592 introduced by the Council President on behalf of the Comptroller (Department of Real Estate).

The purpose of the Bill is to authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as NES Pennsylvania Avenue 140'4" N.W. of West Franklin Street (Block 546, Lot 004A) and no longer needed for public use.

The subject property is located on the easterly side of Pennsylvania Avenue, approximately 130 feet from the intersection of Pennsylvania Avenue and West Franklin Street. The property is an unimproved lot that measures approximately 33 feet wide by 86 feet long. The current lessee, Penn Lumber, has been leasing the lot from the City of Baltimore since 1990 and would like to purchase the property. Penn Lumber is located at 601 Pennsylvania Avenue, adjacent to the subject property. Department records show a water main and sanitary sewer extending through the length of the property. These public utilities, if not relocated or abandoned, would require protection under a full width perpetual easement in the deed of sale to ensure the Department's continued access.

Based on these findings, the Department of Public Works supports passage of City Council Bill 15-0592 provided appropriate measures are taken during the sales process to secure continued access to utilities remaining within the subject property.

Sincerely,

Rudolph S. Chow, P.E.

Director

RSC/MMC:ela

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