


<b>F R O M</b>	Name & Title	Walter Horton <i>Walter Horton</i> Real Estate Officer	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 08-0192 Sale of Property- 916,1016 and 1018 North Arlington Avenue		

**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:** January 15, 2009

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 916,1016 and 1018 North Arlington Avenue and no longer needed for public use.

The three residentially zoned structures are located on the west side of North Arlington Avenue, and are bordered by West Lafayette Avenue on the south and by Riggs Avenue on the north. The area is located in the southeast corner of the neighborhood known as Sandtown-Winchester. The property known as 916 North Arlington is identified as Block 0079, lot 082, while 1016 and 1018 North Arlington Avenue are identified as Block 0066, lots 042 and 041 respectively. (See attached copies of Baltimore City Block Plats.) The surrounding neighborhood consists of 3 story town homes as well as several vacant lots.

Maryland 25, LLC is a company that renovates structures for the residential rental market. The company has expressed an interest in acquiring these properties with the intention of rehabilitating the dwellings into single family rental homes, reportedly with the option of selling the rehabilitated units to prospective buyers. The company is already in possession of several properties in the immediate area which are presently under renovation. The rehabilitation of these dwellings will return them to Baltimore's usable housing stock, as well as to Baltimore's active tax rolls.

Therefore, the Department of Real Estate has no objection to, and is recommending the passage of City Council Bill 08-0216 for the sale of the above referenced parcel.

MFS, jr

cc: Angela Gibson

