


F R O M	Name & Title	Walter J. Horton, Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202		
	Subject	City Council Bill 14-0357 Sale of Property – 1220 E. Oliver Street		

To: Honorable President and Members
of the City Council
c/o Karen Randle, Executive Secretary
Room 409 – City Hall

Date: May 7, 2014

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel known as 1220 E. Oliver St (Block 1123, Lot 017) and is no longer needed for public use and providing for a special effective date.

The subject property is the former Fire Engine # 05, it was declare surplus on August 7, 2001 and assigned to the Department of Housing and Community Development for disposition. This two story building contains approximately 7,755 square feet has been vacant since 2000 and is a blighting influence on the Oliver community. The sale and the redevelopment of this building could have a major impact on encouraging future development in the Oliver community.

While the subject property is no longer needed for public use, we may want to install a water meter antenna at the subject site. Therefore, the Department of Real Estate recommends that any sale will be subject to an easement and the following language be included any land disposition agreement:

“The deed conveying the Property from the City to the Developer shall provide for a reservation of an easement in favor of the City as follows: “Grantor reserves for itself an easement to install, inspect, maintain and replace a wireless communication device on the roof/exterior [SPECIFY LOCATION] that is part of Baltimore City’s system for remote reading and data transmission of water meters (the “Wireless Device”). At no cost to Grantor, the Grantee shall permit the Grantor to connect the Wireless Device to, and to draw power from, the Grantee’s electrical power distribution system and from time to time as needed to inspect, repair and/or upgrade such wired connections. The Grantee shall not interfere with the proper functioning of the Wireless Device by obstruction, electrical system overload, disconnection or any other manner whatsoever. If at any time the Grantee desires to have the Wireless Device moved in order to effect any repair, renovation or other improvement to the Property, Grantee shall give a least sixty (60) days’ prior notice to Grantor, during which time the parties shall cooperate in good faith to accommodate a relocation of the Wireless Device in respect of Grantee’s needs to the

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extent reasonable and practical.”

The Department of Real Estate support to the passage of this legislation with the above noted easement language.

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CC: Ms. Angela C. Gibson