


FROM	Name & Title	Walter Horton, Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE  <b>MEMO</b>  
	Agency Name & Address	Department of Real Estate 100 N. Holliday St., Room 304 Baltimore MD 21202	
	Subject	City Council Bill 08-0191 – Sale of Property Former Bed Brexton Street.	

**To:** Honorable President and Members  
of the City Council  
c/o Karen Randle, Executive Secretary

**Date:** March 27, 2009

Room 409 – City Hall

As requested, the Department of Real Estate has reviewed City Council Bill 08-0191 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 parcels of land known as the former bed of Brexton Street and no longer needed for public use.

The area of former public way to be authorized for sale measure approximately 80 feet by 20 feet by 62.3 feet by 26.5 feet. The alley bed abuts the southerly property line of the Brexton building site, between Park Avenue and Tyson Street. RWN Brexton Hotel, LLC is renovating the former Brexton Apartment building located at 868 Park Avenue into a 22 unit apartment-hotel facility. The building is an historic structure of six stories that will be renovated to the guidelines of the Commission for Historic and Architectural Preservation, a requirement of the Mount Vernon Historic District Designation. Additional space is needed to provide areas for refuse pick-up, van parking, and a Café. The Department of Public Works has noted that utilities are present in the portion of Brexton Street proposed for closure. Language in the legislation protects any City utilities that are not to be abandoned by requiring a full width easement for continued access to the facilities. The proposed uses of this area will not result in any permanent structures being built to interfere with City utility access (prohibited under section 4 of companion City Council Bill 08-0190).

Therefore, the Department of Real Estate is recommending the passage of City Council Bill 08-0191 for the sale of the above referenced parcel.

WH/dde

CC: Ms. Angela C. Gibson

