



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

9/25/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0079

***Title: Sale of Property – Certain Streets Lying Within the
Area Bounded by Riggs Avenue, N. Payson Street, West
Lafayette Avenue and the Land of National Railroad
Passenger Corporation (Amtrak)***

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0079

Title: Sale of Property – Certain Streets Lying Within the Area Bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the Land of National Railroad Passenger Corporation (Amtrak)

Purpose: 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 and known as portions of certain streets lying within the area bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the land of National Railroad Passenger Corporation (Amtrak) as shown on Plat 316-C-5 Group A, and filed within the Department of Transportation; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Department of Planning	Favorable
Department of Finance	Favorable
Department of Real Estate	Favorable
Department of Transportation	Favorable

BACKGROUND

Bill Summary

Council Bill 25-0079 authorizes the City Comptroller, in accordance with Article V, § 5(b) of the City Charter, to sell at either public or private sale all right, title, and interest of the Mayor and City Council of Baltimore in certain parcels of land no longer needed for public use. The parcels are located within the area bounded by Riggs Avenue, North Payson Street, West Lafayette Avenue, and land owned by the National Railroad Passenger Corporation (Amtrak).

The bill identifies two parcels for sale.

1. Parcel A consists of approximately 19,890 square feet (0.457 acres) and is located along the former bed of Mosher Street at its intersection with a ten-foot alley west of North Payson Street. The boundaries extend westward along Mosher Street before turning north along land owned by Amtrak and then returning east to another ten-foot alley.
2. Parcel D contains approximately 12,418 square feet (0.285 acres) and is located at the southwest intersection of Riggs Avenue and North Payson Street, also adjoining Amtrak property. Importantly, Parcel D remains subject to a full-width perpetual easement for all municipal utilities and services, ensuring that existing utility rights are preserved even after the sale.

The bill requires that any deed transferring ownership of these parcels must first be reviewed and approved by the City Solicitor. This safeguard ensures that the sale complies with legal standards and protects the City's interests.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 25-0079 1st reader.

Analysis by: Juliane Jemmott
Analysis Date: 8/22/2025

Direct Inquiries to: 410 –396 - 1268

**CITY OF BALTIMORE
COUNCIL BILL 25-0079
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: The Administration (Department of Transportation)

Introduced and read first time: June 16, 2025 at 5:00 p.m.

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Real Estate, Department of Planning,
Department of Finance, Department of Transportation

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – Certain Streets Lying Within the Area Bounded by Riggs Avenue,
N. Payson Street, West Lafayette Avenue and the Land of National Railroad Passenger
Corporation (Amtrak)**

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 portions of certain streets lying within the area bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the land of National Railroad Passenger Corporation (Amtrak) as shown on Plat 316-C-5 Group A, and filed with the Department of Transportation; and providing for a special effective date.

BY authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore certain parcels of land known as portions of certain streets lying within the area bounded by Riggs Avenue, N. Payson Street, W. Lafayette Avenue and the land of National Railroad Passenger Corporation (Amtrak), this property being no longer needed for public use, and more particularly described as follows:

All that land known as Parcel A and contained within the following metes and bounds:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0079

Beginning on the south side of the former bed of Mosher Street, 66 feet wide, as condemned and opened under Ordinance No. 87, approved June 9, 1886, at its intersection with the west side of a 10 foot wide Alley lying parallel to and 80 feet westerly of N. Payson Street, thence leaving said Alley and binding on the south side of the former bed of Mosher Street, with all courses of this description referred to the meridian established by the Baltimore City Survey Control System, South 87 degrees 27 minutes 45 seconds West 305.72 feet to intersect the outlines of the land which by deed dated December 7, 2021 and recorded among the Land Records of Baltimore City, Maryland in Liber M.B. 24953, Folio 246 was granted and conveyed by National Railroad Passenger Corporation to National Railroad Passenger Corporation, thence leaving the south side of the former bed of Mosher Street and running and binding on the outlines of said conveyance, the three following courses and distances, viz: North 02 degrees 40 minutes 51 seconds West 33.00 feet, North 87 degrees 27 minutes 45 seconds East 2.62 feet and North 18 degrees 58 minutes 31 seconds East 35.47 feet to the north side of the former bed of Mosher Street aforesaid, thence binding thereon North 87 degrees 27 minutes 45 seconds East 290.48 feet to the west side of another 10 foot wide Alley there situate, thence leaving the north side of the former bed of Mosher Street, South 02 degrees 16 minutes 08 seconds East 66.00 feet to the place of beginning.

Containing 19,890 sq. ft. or 0.457 acres, more or less.

All that land known as Parcel D and contained within the following metes and bounds:

Beginning on the south side of Riggs Avenue (formerly Tenant Street), 66 feet wide, as condemned and opened under Ordinance No. 39, approved April 10, 1882, at its intersection with the west side of N. Payson Street, 66 feet wide, thence leaving the west side of N. Payson Street and binding on the south side of Riggs Avenue, with all courses of this description referred to the meridian established by the Baltimore City Survey Control System, South 87 degrees 25 minutes 04 seconds West 195.00 feet to intersect the outlines of the land which by deed dated December 7, 2021 and recorded among the Land Records of Baltimore City, Maryland in Liber M.B. 24953, Folio 246 was granted and conveyed by National Railroad Passenger Corporation to National Railroad Passenger Corporation, thence leaving the south side of Riggs Avenue and running and binding on the outlines of said conveyance, the two following courses and distances, viz: North 02 degrees 38 minutes 56 seconds West 34.95 feet and North 40 degrees 33 minutes 56 seconds East 42.56 feet to the north side of Riggs Avenue, thence binding thereon, North 87 degrees 25 minutes 04 seconds East 165.86 feet to the west side of N. Payson Street, thence binding thereon, South 02 degrees 38 minutes 56 seconds East 66.00 feet to the place of beginning.

Containing 12,418 sq. ft. or 0.285 acres, more or less.

Subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to be abandoned, over the entire hereinabove described parcel of land.

SECTION 2. AND BE IT FURTHER ORDAINED, That no deed may pass under this Ordinance unless the deed has been approved by the City Solicitor.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Baltimore City Council



Land Use & Transportation Committee

Bill: 25-0079

**Title: Sale of Property – Certain Streets Lying Within
the Area Bounded by Riggs Avenue, N. Payson
Street, West Lafayette Avenue and the Land of
National Railroad Passenger Corporation (Amtrak)**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	August 4, 2025
SUBJECT	25-0079 • Sale of Property – Certain Streets Lying Within the Area Bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the Land of National Railroad Passenger Corporation (Amtrak)

Position: Favorable

BILL SYNOPSIS

The Department of Transportation (BCDOT) has requested the introduction of this legislation at Amtrak's request. If passed, contingent on passage of 25-0078, this bill would allow Amtrak to consolidating existing lots by acquiring former right-of-way located between their lots. The land surrounding the portions of City property being sold is Amtrak property. This sale is an important part of Amtrak's Frederick Douglass Tunnel Project and will facilitate work at the southern terminus of the tunnel.

SUMMARY OF POSITION

The roadways being sold are not necessary as they do not connect to any property outside Amtrak ownership. Therefore, BCDOT respectfully requests a favorable bill report on 25-0079.



MEMORANDUM

To: The Honorable President and Members of the City Council
c/o Shamoyia Gardiner Legislative Director, Council President's Office

From: J Hardy, Special Assistant/ Constituent Liaison

Date: June 25, 2025

Re: 25-0079 Sale of Property – Sale of Property – Certain Streets Lying Within the Area
Bounded by Riggs Avenue, N. Payson Street, West Lafayette Avenue and the Land of
National Railroad Passenger Corporation (Amtrak)

Position: Support

The Department of Real Estate submits this report in support of City Council Bill 25-0079, which authorizes the Mayor and City Council to sell all interest in parcels of land known as portions of certain streets within the area bounded by Riggs Avenue, N Payson Street, W Lafayette Avenue, and the land of the National Railroad Passenger Corporation (Amtrak), as shown on Plat 316-C-5 Group A filed with the Department of Transportation.

The property includes two main parcels (Parcel A and Parcel D), totaling approximately 32,308 square feet, which are no longer needed for public use. The parcels are adjacent to active rail infrastructure and as part of the disposition, a full-width Perpetual Easement for all Municipal Utilities and Services will be retained across the described parcels.

This ordinance facilitates the strategic reuse of unused City right-of-way and supports improved coordination between the City and Amtrak, as well as potentially other infrastructure or developments.

The Department supports this action as a practical measure to dispose of surplus land, reduce the City's maintenance responsibilities, and promote long-term planning that aligns with public infrastructure needs.

For the reasons stated above, the Department of Real Estate supports the passage of Bill 25-0079.

CC:

KC Kelleher, Deputy Chief of Staff, Comptroller's Office
Eric Evans, Director of Real Estate, Comptroller's Office



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning
DATE	September 19, 2025
SUBJECT	City Council Bill #25-0079

Position: Favorable

Summary of position: The proposed portions of street and alley beds to be conveyed are completely surrounded by the applicant's properties. The closure and sale of these former street and alley beds will allow the applicant to consolidate those properties, which will enable redevelopment as part of their tunnel project. The Department of Planning recommends approval of this bill. There will be no fiscal impact to our agency.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at eric.tiso@baltimorecity.gov or at 410-396-8358.