

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)

Prepared by: Department of Legislative Reference **Date:** September 12, 2018

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0284

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – Former Bed of a 10-Foot Alley Bounded by
North Howard Street, West 24th Street, Mace Street, and West 23rd Street**

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

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

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

_____ Other: _____
_____ Other: _____
_____ Other: _____
_____ Wage Commission
_____ Planning Commission
_____ Parking Authority Board
_____ Labor Commissioner
_____ Fire & Police Employees' Retirement System
_____ Environmental Control Board

Boards and Commissions

_____ Other: _____
_____ Other: _____
_____ Police Department
_____ Office of the Mayor
_____ Mayor's Office of Information Technology
_____ Mayor's Office of Human Services
_____ Mayor's Office of Employment Development
_____ Health Department
_____ Fire Department
_____ Department of Transportation
_____ Department of Recreation and Parks
_____ Department of Real Estate
_____ Department of Public Works

Agencies

_____ Other: _____
_____ Other: _____
_____ Other: _____
_____ Employees' Retirement System
_____ Commission on Sustainability
_____ Comm. for Historical and Architectural Preservation
_____ Board of Municipal and Zoning Appeals
_____ Board of Ethics
_____ Board of Estimates

_____ Other: _____
_____ Other: _____
_____ Other: _____
_____ Department of Planning
_____ Department of Human Resources
_____ Department of Housing and Community Development
_____ Department of General Services
_____ Department of Finance
_____ Department of Audits
_____ Comptroller's Office
_____ City Solicitor
_____ Baltimore Development Corporation
_____ Baltimore City Public School System



CITY OF BALTIMORE
ORDINANCE **19-237**
Council Bill 18-0284

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: September 17, 2018
Assigned to: Taxation, Finance and Economic Development Committee

Committee Report: Favorable
Council action: Adopted
Read second time: March 11, 2019

AN ORDINANCE CONCERNING

1 **Sale of Property – Former Bed of a 10-Foot Alley Bounded by**
2 **North Howard Street, West 24th Street, Mace Street, and West 23rd Street**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
4 or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot
5 alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street,
6 and no longer needed for public use; and providing for a special effective date.

7 BY authority of
8 Article V - Comptroller
9 Section 5(b)
10 Baltimore City Charter
11 (1996 Edition)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in**
13 **accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either**
14 **public or private sale, all the interest of the Mayor and City Council of Baltimore in a certain**
15 **parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West**
16 **24th Street, Mace Street, and West 23rd Street, and more particularly described as follows:**

17 Beginning for Parcel No. 1 at the point formed by the intersection of the east side
18 of North Howard Street 66 feet wide, and the south side of a 10-foot alley, the
19 point of beginning being distant Northerly 100.0 feet, more or less, measured
20 along the east side of North Howard Street from the point formed by the
21 intersection of the east side of North Howard Street and the north side of West
22 23rd Street 66 feet wide; thence crossing the 10-foot alley, Northerly 10.0 feet;
23 thence departing from the east side of North Howard Street and binding on the
24 north side of the 10-foot alley, Easterly 150.0 feet, more or less, to intersect the
25 west side of Mace Street 20 feet wide; thence crossing the 10-foot alley, Southerly
26 10.0 feet; thence departing from the west side of Mace Street and binding on the
27 south side of the 10-foot alley, Westerly 150.0 feet, more or less, to the point of
28 beginning.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 18-0284

1 Containing 1,500 square feet or 0.034 acres of land, more or less.

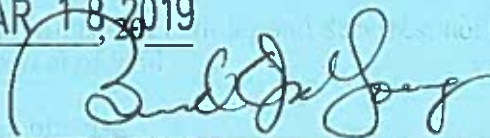
2 Subject to full width Perpetual Easements for all Municipal Utilities and Services, not to be
3 abandoned, over the entire hereinabove described parcel of land.

4 This parcel of land being no longer needed for public use.

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

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

Certified as duly passed this _____ day of MAR 18, 2019



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of MAR 18, 2019



Chief Clerk

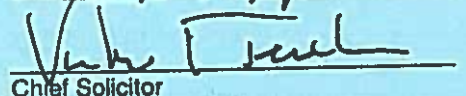
Approved this _____ day of _____, 20____

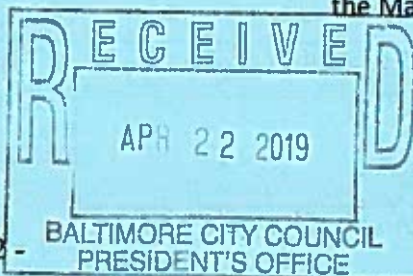
Mayor, Baltimore City

Pursuant to City Charter
Article IV, Section 5 (c),
this bill became law on
April 22, 2019, without
the Mayor's signature.

Approved For Form and Legal Sufficiency

This 17th Day of April 2019



Chief Solicitor

BALTIMORE CITY COUNCIL

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

VOTING RECORD

DATE: February 28, 2019

BILL#: 18-0284

BILL TITLE: Sale of Property – Former Bed of a 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street

MOTION BY: Stokes SECONDED BY: Costello

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reisinger, Edward	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS				

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Samuel Johnson, Initials: _____



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: February 25, 2019

Re: **City Council Bill 18-0284, Sale of Property – Former Bed of a 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street**

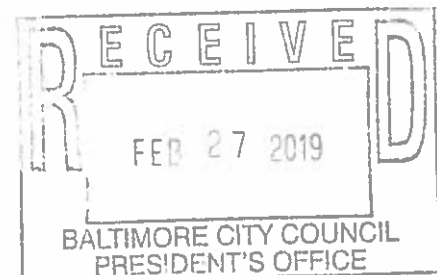
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0284, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

There has been a private gate around the alley for at least 7 years, meaning it has effectively been functioning as private property for at least that long. The Planning Commission determination that this portion of the right-of-way is no longer needed for public purposes, and the owner of the abutting properties has expressed interest in possibly redeveloping the site.

HCD agrees with the Planning Commission's determination and supports the passage of City Council Bill 18-0284.

MB:td

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*



P

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

February 25, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 18-0284- Sale of Property— Former Bed of a 10-Foot Alley Bounded by
3 North Howard Street, West 24th Street, Mace Street, and West 23rd Street

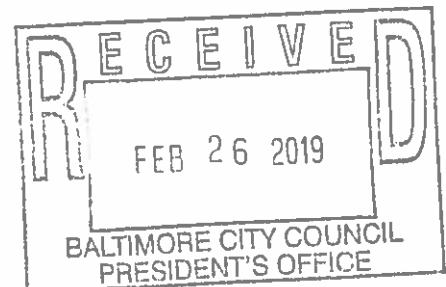
President and City Council Members:

The Law Department has reviewed City Council Bill 18-0284 for form and legal sufficiency. The bill would allow the Mayor and City Council of Baltimore to sell its interest in the properties known as Former Bed of a 10-Foot Alley Bounded by 3 North Howard Street, West 24th Street, Mace Street, and West 23rd Street, subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to be abandoned, over the entire parcel of land and declaring it no longer needed for public use. The bill also provides for a special effective date.

Article V, Section 5(b) of the Baltimore City Charter grants the Department of Real Estate in the Comptroller's Office the power to arrange for the disposition of any building or parcel of land no longer needed by the City for public use, if that sale is approved by the Board of Estimates. Assuming the agency reports reveal that the property is no longer needed for public use, this is the appropriate ordinance to authorize disposition of the subject property. Therefore, the Law Department approves the bill for form and legal sufficiency.


Sincerely,

Elena R. DiPietro
Chief Solicitor
Division Chief



cc: **Andre Davis, City Solicitor**
Karen Stokes, Director, Mayor's Office of Government Relations
Jeff Amoros, Mayor's Legislative Liaison
Ashlea Brown, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalva, Chief Solicitor

DMAC

FROM	NAME & TITLE	Robert Cename, Chief	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941		
	SUBJECT	City Council Bill #18-0284 – Sale of Property, Former Bed of 10-Foot Alley		

DATE:

TO

The Honorable President and
Members of the City Council
Room 400, City Hall

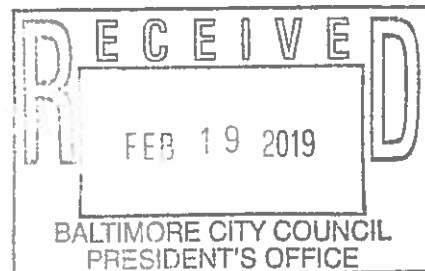
September 27, 2018

City Council Bill #18-0284 is being introduced for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot Alley bounded by four streets: North Howard Street, West 24th Street, Mace Street, and West 23rd Street.


The parcel, containing 1,500 square feet (0.034 acres), is subject to full width Perpetual Easements for all Municipal Utilities and Services, not to be abandoned over the entire parcel of land. The property is no longer needed for public use. There is no anticipated fiscal impact.

The Department of Finance has no objection to the passage of Council Bill 18-0284.

cc: Henry Raymond
Kyron Banks



No obj.

F R O M	Name & Title	Walter J. Horton, <i>Walter Horton</i> Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate Room 304 - City Hall		
	Subject	City Council Bill 18-0284 Sale of Property – Former Bed of a 10-Foot Alley Bounded by North Howard Street, W. 24 th Street, Mace Street and West 23 rd Street		

To: Honorable President and Members
of the City Council
c/o Natawana Austin
400 City Hall

Date: October 16, 2018

As requested, the Department of Real Estate has reviewed the subject bill for the purpose of requesting that the Baltimore City Council to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-Foot Alley bounded by North Howard Street, W. 24th Street, Mace Street and West 23rd Street and no longer needed for public use.

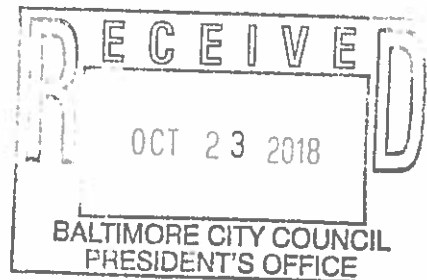
The owner of the abutting parcels has sole ownership and is in the process of investigating future redevelopment of the site, which would include the consolidation of the subject 10 foot alley with the remaining parcels.

City Council Bill 18-0284, if approved, would authorize the sale of the above property to be sold, subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to be abandoned, over the entire above described parcel of land.


The Department of Real Estate does support the passage of this legislation so that it can further enhance the development activities for this area.

WJH/smk

cc: Kyron Banks
Karen Stokes



P

FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0284		

TO Mayor Catherine E. Pugh

DATE: 10/2/18

TO: Respective City Council Housing and Urban Affairs Committee
 FROM: Department of Transportation
 POSITION: Support
 RE: Council Bill - 18-0284

INTRODUCTION – Sale of Property – A 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street

PURPOSE/PLANS – For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

AGENCY/DEPARTMENT POSITION –

The Department of Transportation Supports City Council 18-0284.

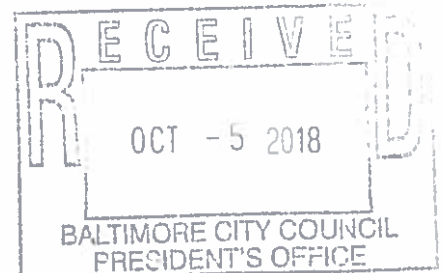
If you have any questions, please do not hesitate to contact Josh Taylor at josh.taylor@baltimorecity.gov, 443-604-3352.


Sincerely,



Michelle Pourciau
 Director

Favorable



FROM	NAME & TITLE	Laurie Feinberg, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0284/ CITY STREETS – CLOSING – A 10-FOOT ALLEY BOUNDED BY NORTH HOWARD STREET, WEST 24 TH STREET, MACE STREET, AND WEST 23 RD STREET		

TO

DATE:

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

October 1, 2018

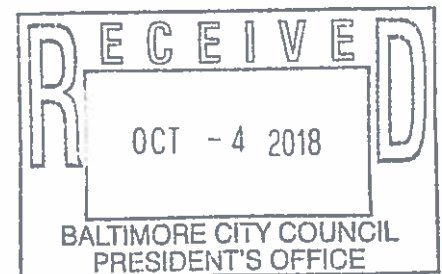
The Department of Planning is in receipt of City Council Bill #18-0284, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

The Department of Planning recommends approval of City Council Bill #18-0284, as the Planning Commission determined that this portion of the right-of-way is no longer needed for public purposes in their meeting of February 1, 2018.

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

LF/ewt

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Josh Taylor, DOT
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services
Ms. Caroline Hecker, Attorney for Applicant



Meeting Minutes - Final

Taxation, Finance and Economic Development Committee

Thursday, February 28, 2019

10:05 AM

Du Burns Council Chamber, 4th floor, City Hall

18-0284

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 5 - Member Sharon Green Middleton, Member Leon F. Pinkett III, Member Eric T. Costello, Member Edward Reisinger, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0284

Sale of Property - Former Bed of a 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

Sponsors: City Council President (Administration)

A motion was made by Member Stokes, Sr., seconded by Member Costello, that bill 18-0284 be Recommended Favorably to the Taxation, Finance and Economic Development Committee. The motion carried by the following vote:

Yes: 5 - Member Middleton, Member Pinkett III, Member Costello, Member Reisinger, and Member Stokes Sr.

ADJOURNMENT



HEARING NOTES

Bill: 18-0284

**Sale of Property – Former Bed of a 10-Foot Alley Bounded by
North Howard Street, West 24th Street, Mace Street, and West 23rd Street**

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember Sharon Green-Middleton

Hearing Date: February 28, 2019
Time (Beginning): 10:12 a.m.
Time (Ending): 10:16 a.m.
Location: Clarence “Du” Burns Chambers
Total Attendance: Approximately 25 - 30
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello
Edward Reisinger
Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Attendance sheet in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Agency reports read?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Hearing televised or audio-digitally recorded?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Certification of advertising/posting notices in the file?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Evidence of notification to property owners?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Final vote taken at this hearing?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Motioned by:	Councilmember Stokes		
Seconded by:	Councilmember Costello		
Final Vote:	Favorable		

Major Speakers

(This is not an attendance record.)

- Elena DePietro, Law Department
- Eric Tiso, Department of Planning
- Sharon Kempa, Department of Real Estate
- Pedro Aponte, Department of Finance

- David Framm, Department of Transportation
- Caroline Hecker, Rosenberg, Martin, Greenberg LLP.

Major Issues Discussed

1. Councilwoman Middleton read the bill into the record and introduced committee members.
2. Eleana DiPietro – Read agency report into the record.
3. Eric Tiso – Read agency report into the record.
4. Sharon Kempa – Read agency report into the record.
5. Pedro Aponte – Read agency report into the record.
6. David Framm – Read agency report into the record.
7. Caroline Hecker spoke on behalf of her client, and stated the purpose for them purchasing the property.
8. Councilwoman Middleton made a motion that the bill be moved favorably. It was moved by Stokes and seconded by Costello.
9. Approximately 25 – 30 people were in attendance.
10. This hearing was adjourned, the final bill will be presented at the March 11, 2019 City Council meeting.

Further Study

Was further study requested?

Yes No

If yes, describe. N/A

Committee Vote:

S. Middleton: Yea
 L. Pinkett: Yea
 E. Costello: Yea
 E. Reisinger: Yea
 R. Stokes: Yea

Samuel Johnson , Committee Staff
 (410) 396-1091
 cc: Bill File
 OCS Chrono File

Date: February 28, 2019



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Taxation, Finance, and Economic Development Chairperson: Sharon Green-Middleton
 Date: February 28, 2019 Time: 10:00 a.m. Place: Clarence "Du" Burns Council Chambers
 Subject: Sale of Property – Former Bed of Dillon Street CC Bill Number: 18-0280

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	St. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Caroline</i>	<i>Hecker</i>	<i>25</i>	<i>S. Charles St.</i>	<i>21201</i>	<i>hecker@prospectheights.net</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Taxation, Finance and Economic Development Committee

Thursday, February 28, 2019

10:05 AM

Du Burns Council Chamber, 4th floor, City Hall

18-0284

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0284

Sale of Property - Former Bed of a 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

Sponsors:

City Council President (Administration)

Attachments:

[18-0284~1st Reader](#)

[Planning 18-0284](#)

[DOT 18-0284](#)

[Real Estate 18-0284](#)

[Finance 18-0284](#)

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 18-0284

Sale of Property – Former Bed of a 10-Foot Alley Bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street

Sponsor: *President Young (The Administration)*

Introduced: *September 17, 2018*

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 a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; and providing for a special effective date.

Effective: Date of enactment

Hearing Date/Time/Location: February 28, 2019 / 10:05 a.m. / Clarence "Du" Burns Chamber

Agency Reports

City Solicitor	Favorable
Department of Planning	Favorable
Department of Transportation	Favorable
Department of Real Estate	Favorable
Department of Finance	Favorable

Analysis

Current Law:

Article V - Comptroller; Section 5(b); Baltimore City Charter; (1996 Edition)

Background

If enacted, Bill 18-0284 would grant the owner of the abutting parcels would gain sole ownership of the property in question. The owner is currently in the process of investigating opportunities for future redevelopment of the site, which would include the consolidation of the subject 10 foot alley with the remaining parcels. The total land mass is approximately 1,500 square feet or 0.034 acres, more or less. This property would be 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.

This bed of land is no longer needed for public use and will not impact any park property, nor a right of way, and it is not accessible or used for other public purposes. No other property owners should be negatively affected by the action.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, Maryland Land Records

Analysis by: Samuel Johnson
Analysis Date: February 26, 2019

Direct Inquiries to: (410) 396-1091

**CITY OF BALTIMORE
COUNCIL BILL 18-0284
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: September 17, 2018

Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Transportation, Department of Real Estate, Department of Finance, Board of Estimates; *HeP*

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Former Bed of a 10-Foot Alley Bounded by**
3 **North Howard Street, West 24th Street, Mace Street, and West 23rd Street**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
5 or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot
6 alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street,
7 and no longer needed for public use; and providing for a special effective date.

8 BY authority of
9 Article V - Comptroller
10 Section 5(b)
11 Baltimore City Charter
12 (1996 Edition)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
14 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
15 public or private sale, all the interest of the Mayor and City Council of Baltimore in a certain
16 parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West
17 24th Street, Mace Street, and West 23rd Street, and more particularly described as follows:

18 Beginning for Parcel No. 1 at the point formed by the intersection of the east side
19 of North Howard Street 66 feet wide, and the south side of a 10-foot alley, the
20 point of beginning being distant Northerly 100.0 feet, more or less, measured
21 along the east side of North Howard Street from the point formed by the
22 intersection of the east side of North Howard Street and the north side of West
23 23rd Street 66 feet wide; thence crossing the 10-foot alley, Northerly 10.0 feet;
24 thence departing from the east side of North Howard Street and binding on the
25 north side of the 10-foot alley, Easterly 150.0 feet, more or less, to intersect the
26 west side of Mace Street 20 feet wide; thence crossing the 10-foot alley, Southerly
27 10.0 feet; thence departing from the west side of Mace Street and binding on the
28 south side of the 10-foot alley, Westerly 150.0 feet, more or less, to the point of
29 beginning.

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

Council Bill 18-0284

1 Containing 1,500 square feet or 0.034 acres of land, more or less.

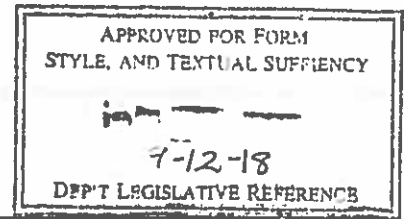
2 Subject to full width Perpetual Easements for all Municipal Utilities and Services, not to be
3 abandoned, over the entire hereinabove described parcel of land.

4 This parcel of land being no longer needed for public use.

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

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: The Council President
At the request of: The Administration (Department of Transportation)

A BILL ENTITLED

AN ORDINANCE concerning

**Sale of Property – Former Bed of a 10-Foot Alley Bounded by
North Howard Street, West 24th Street, Mace Street, and West 23rd Street**

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and no longer needed for public use; 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 in a certain parcel of land known as the former bed of a 10-foot alley bounded by North Howard Street, West 24th Street, Mace Street, and West 23rd Street, and more particularly described as follows:

Beginning for Parcel No. 1 at the point formed by the intersection of the east side of North Howard Street 66 feet wide, and the south side of a 10-foot alley, the point of beginning being distant Northerly 100.0 feet, more or less, measured along the east side of North Howard Street from the point formed by the intersection of the east side of North Howard Street and the north side of West 23rd Street 66 feet wide; thence crossing the 10-foot alley, Northerly 10.0 feet; thence departing from the east side of North Howard Street and binding on the north side of the 10-foot alley, Easterly 150.0 feet, more or less, to intersect the west side of Mace Street 20 feet wide; thence crossing the 10-foot alley, Southerly 10.0 feet; thence departing from the west side of Mace Street and binding on the south side of the 10-foot alley, Westerly 150.0 feet, more or less, to the point of beginning.

Containing 1,500 square feet or 0.034 acres of land, more or less.

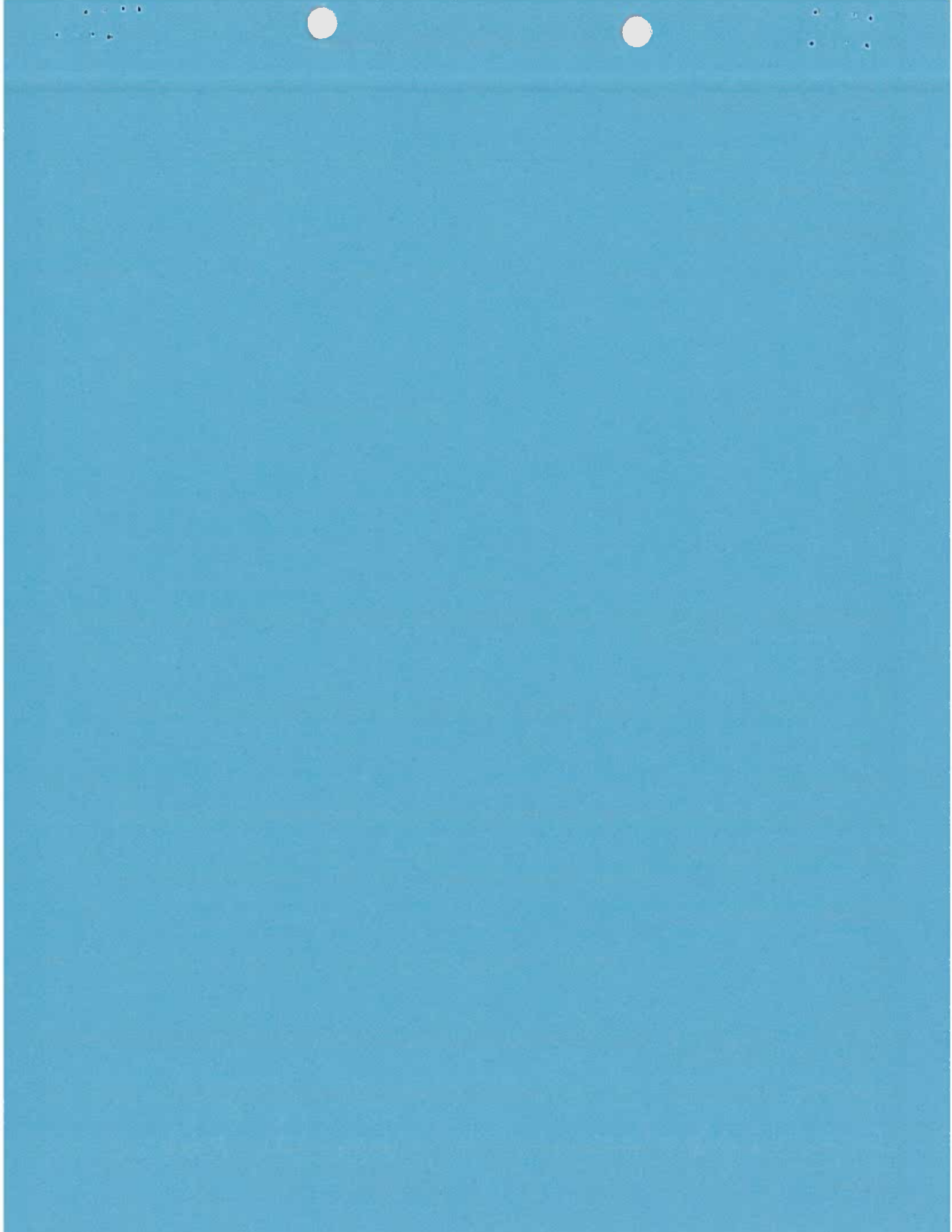
Subject to full width Perpetual Easements for all Municipal Utilities and Services, not to be abandoned, over the entire hereinabove described parcel of land.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

This parcel of land being no longer needed for public use.

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.



ACTION BY THE CITY COUNCIL

SEP 17 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on:

MAR 11 2019

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ MAR 12 2019

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.


THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk