


<b>F R O M</b>	Name & Title	Walter J. Horton Real Estate Officer <i>Walter J. Horton</i>	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 010-0513 Sale of Property- former bed of McElderry Street		

**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:** November 8, 2010

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 a certain parcel of land known as the former bed of McElderry Street, the property being no longer needed for public use. The sale, as proposed, would be subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to be abandoned, over the entire described parcel of land, and provides for a special effective date. Further, the proposed bill stipulates that no deed may pass under this ordinance unless the deed has been approved by the City Solicitor.

The parcel which is the subject of this bill is a 50 foot wide roadbed known as McElderry Street, a traffic artery running east to west between N. Highland Avenue and N. Dean Street, in the Ellwood Park section of eastern Baltimore City. The parcel, which contains 29,625 sq. ft. or 0.68+/- acres, is located south of E. Monument Street, and north of Pulaski Highway. The road bed is situated between two large parcels of land, as shown on City Block Plat 6166, Sheet #1. On the north side of the roadbed is a 4.754 acre parcel, while to the south of the roadbed is a 4.291 acre parcel. Both parcels are currently owned by McElderry, LLC according to SDAT and Land records for Baltimore City. The acreage on both sides of McElderry Street are currently zoned M-3 Industrial, and are currently classified in terms of use as warehouse-distribution. The two parcels are currently operated as the Baltimore plant of Schuster Concrete. The roadbed does not serve any additional properties, businesses, etc. Information provided to the Department of Real Estate indicates that Schuster Concrete has had to deal of vandalism and other criminal activity. Transferring the street bed to the owners of the adjacent lots will allow them to install fencing and gates to enhance security. As this block of McElderry Street serves only the occupants of the two adjacent lots, the closing of the street bed and its transfer to the adjacent lot owners should not result in detrimental conditions to the surrounding neighborhood.

Based on the above, the Department of Real Estate has no objections to the passage to City Council Bill 010-0513, which is to take effect on the date it is enacted.

MFS, Jr.  
cc: Angela Gibson

