

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. 8

Resolution No. 104-2016

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive's sale of certain real property known as the "Flier Building" owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

Introduced and read first time \_\_\_\_\_, 2016.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2016.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted \_\_, Adopted with amendments \_\_, Failed \_\_, Withdrawn \_\_, by the County Council on \_\_\_\_\_, 2016.

Certified By \_\_\_\_\_  
Jessica Feldmark, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County is the owner of real property located at 10750 Little Patuxent  
2 Parkway, Columbia known as the “Flier Building” (the “Property”, as shown in the attached  
3 Exhibit) containing approximately 2.159 acres being all of the property acquired from MD-  
4 10750 Little Patuxent Parkway, LLC by deed dated July 2, 2014 and recorded among the Land  
5 Records of Howard County, Maryland in Liber 15721, Folio 350; and

6  
7           **WHEREAS**, the Property was purchased using a line of credit and the intention was to  
8 issue tax exempt bonds to pay off the line of credit; and

9  
10           **WHEREAS**, given the current non-use of the Property and the possible non-public use,  
11 bond and tax counsel have advised against issuing tax exempt bonds to pay off the line of credit  
12 that was used to purchase the Property; and

13  
14           **WHEREAS**, additionally, the Flier Building is recognized as an optimal location to  
15 provide mixed-income housing for residents of Downtown Columbia, and as a result, has been  
16 included as part of the Joint Recommendations for affordable housing in Downtown Columbia;  
17 and

18  
19           **WHEREAS**, the County intends to sell the Property to Howard Research and  
20 Development Corporation (“HRD”), who will in turn convey the Property to the Howard County  
21 Housing Commission; and

22  
23           **WHEREAS**, proceeds of the sale of the Property will benefit the school site acquisition  
24 capital project; and

25  
26           **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
27 authorizes the County Council to declare that property is no longer needed for public purposes  
28 and authorizes the County Council to waive advertising and bidding requirements for an  
29 individual conveyance of property upon the request of the County Executive and after a public  
30 hearing that has been duly advertised; and

1           **WHEREAS**, the County Council has received a request from the County Executive to  
2 waive the advertising and bidding requirements in this instance for the sale of the Property.

3  
4           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
5 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2016, that the Property is no longer needed  
6 by the County for public purposes.

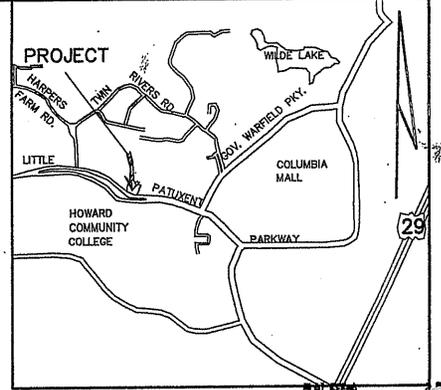
7  
8           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
9 Executive and having held a public hearing that was duly advertised, the County Council  
10 declares that the best interest of the County will be served by authorizing the County Executive  
11 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County  
12 Code for the sale of the Property to HRD.

13  
14           **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the  
15 Property may have a further public use and that the property interest should not be terminated, he  
16 is not bound to sell the Property in accordance with this Resolution.

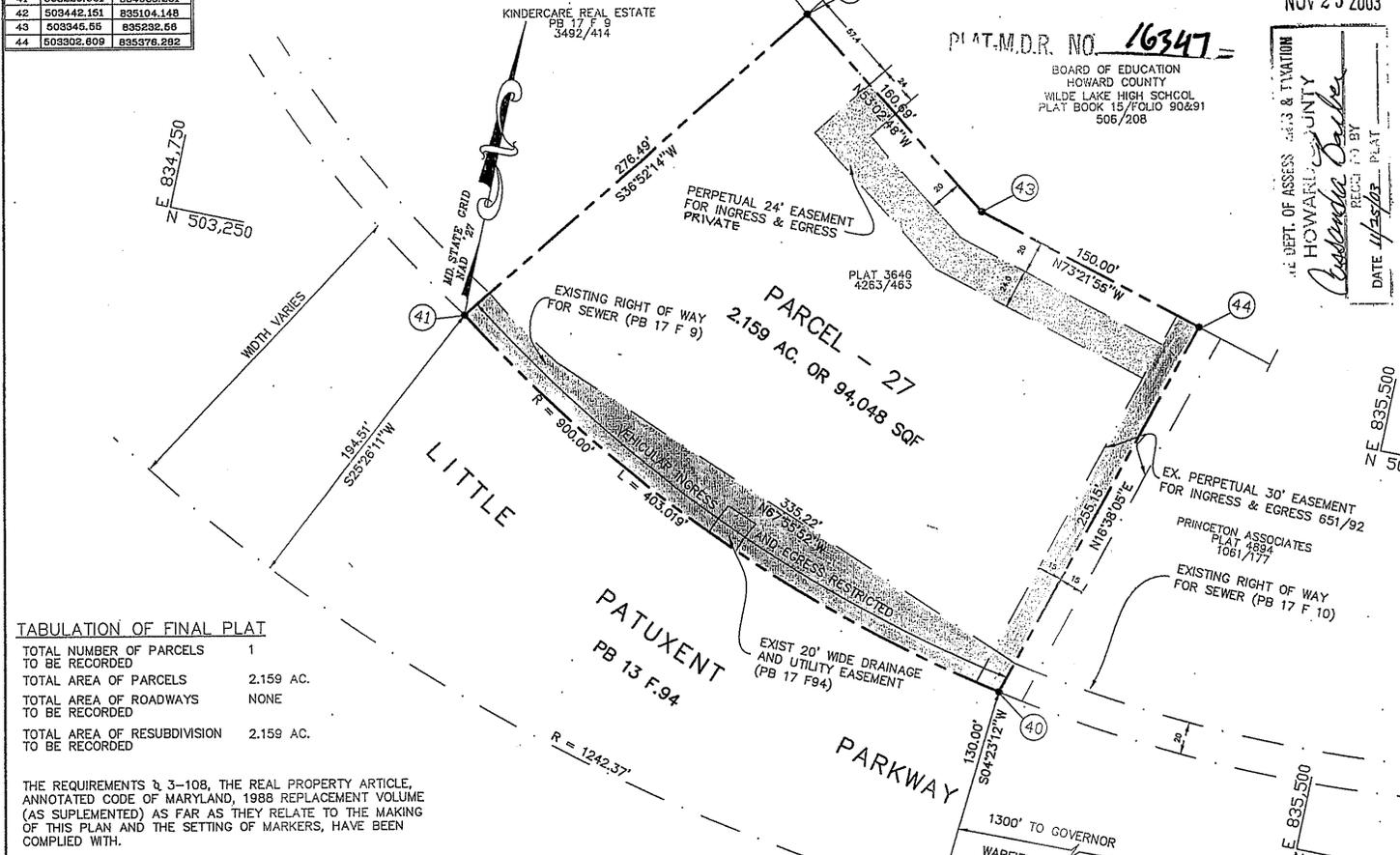
Maryland State Archives

COORDINATE TABLE		
NO.	NORTHING	EASTING
40	503068.136	835903.240
41	503220.951	834938.231
42	503442.161	835104.148
43	503545.65	835282.68
44	503302.809	835376.282

CURVE DATA TABLE						
NO.	△	RADIUS	ARC	TAN	CHORD	CHD BEARING
41-40		36°39'25.2"	900.00'	1403.019'	204.846'	389.860' N86°57'28"W



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 RECORDED: NOV 25, 2003



**GENERAL NOTES**

- FOR PREVIOUS RECORDING SEE RECORD PLAT ENTITLED: "PARCEL 27, A RESUBDIVISION OF PARCELS 11 12 13 & 14 VILLAGE OF WILDE LAKE: SECTION 10 AREA 5" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 3646 (4263/463). See also PDP 45-A-II & SDP 94-100 for Wilde Lake High School.
- SUBJECT PROPERTY IS ZONED NT (NEW TOWN) PER THE 1993 COMPREHENSIVE ZONING PLAN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ONE PUBLIC ROADS OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA, PHASE 4B.
- ALL COORDINATES ARE BASED ON THE PREVIOUSLY RECORDED PLAT FOR THIS SUBDIVISION, WHICH WAS BASED ON THE MD. STATE GRID, NAD '27, DATUM.
- THIS PLAT IS NOT BASED ON A FIELD BOUNDARY SURVEY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED.
- ALL AREAS LISTED ARE MORE OR LESS.

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL AREA OF PARCELS	2.159 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED	NONE
TOTAL AREA OF RESUBDIVISION TO BE RECORDED	2.159 AC.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*George Chagetas*  
 SURVEYOR  
 GEORGE CHAGETAS, P.L.S. # 29  
 DATE: 7/21/03

OWNER:  
 JAMES QUIMBY, PRESIDENT & PUBLISHER

THE PURPOSE OF THIS PLAT IS: TO CREATE AN INGRESS AND EGRESS EASEMENT OF WIDTH 24' TO PROVIDE ACCESS TO THE VILLAGE OF WILDE LAKE MIDDLE-HIGH SCHOOL SITE ON LOT 1 PLAT BOOK 15/FOLIO 90&91 - 506/208

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

*Penny Boronstein*  
 COUNTY HEALTH OFFICER  
 DATE: 11/19/03

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A RECORDED OF THE LANDS CONVEYED BY PATUXENT PUBLISHING COMPANY TO HOMESTEAD PUBLISHING COMPANY, BY DEED DATED SEPTEMBER 19, 1997 AND RECORDED IN LIBER 4263 AT FOLIO 463 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

**OWNER'S CERTIFICATE**

I, JAMES QUIMBY, PRESIDENT AND PUBLISHER OF HOMESTEAD PUBLISHING COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAY 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Perkinson*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 11/13/03

7/21/03  
 DATE  
*George Chagetas*  
 GEORGE CHAGETAS, PROPERTY LINE SURVEYOR #29

WITNESS MY HAND THIS 7<sup>th</sup> DAY OF July, 2003

*J. Quimby*  
 HOMESTEAD PUBLISHING COMPANY  
 JAMES QUIMBY, PRESIDENT & PUBLISHER

**PHOENIX ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 1420-A Joh Avenue  
 Baltimore, Maryland 21227  
 (410) 247-8833 FAX 247-9397

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_, 2003, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA VILLAGE OF WILDE LAKE SECTION 10 AREA 5  
 A RE-RECORDING OF PARCEL 27 PLAT 3646

SHEET 1 OF 1  
 TAX MAP 35 GRID # 6 PARCEL 269  
 ZONED N.T.  
 5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: JUNE, 2003

89397 F04.62  
 MSA CBU 2125-2647