

County Council Of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 12

Resolution No. 192 -2026

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

Short Title: Authorizing the sale of approximately 12.65 acres of property – 8510 High Ridge Road, Ellicott City

Title: A RESOLUTION pursuant to Section 4.201 of the Howard County Code, declaring that approximately 12.65 acres of land owned by owned by Howard County, Maryland and located at 8510 High Ridge Road, Ellicott City, Maryland is no longer needed by the County for public purposes; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code so that the property can be listed with Chartwell Enterprises; authorizing the sale of the Property; and providing that the County Executive is not bound to sell the Property if the County Executive finds that it may have a further public use.

Introduced and read first time _____, 2026.

By order _____
Michelle Harrod, Administrator

Read for a second time at a public hearing on _____, 2026.

By Order: _____
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted __, Adopted with amendments __, Failed __, Withdrawn __, by the County Council on _____, 2026.

Certified By _____
Michelle Harrod, 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

10-5-2026 Sponsor Requested to Not be introduced
Michelle Harrod

1 **WHEREAS**, Howard County, Maryland (the “County”) is the owner of real property
2 located at 8510 High Ridge Road, Ellicott City, Maryland containing approximately 12.65 acres
3 and being all of the property acquired from the Board of Education for Howard County by deed
4 dated December 30, 1989 and recorded among the Land Records of Howard County in Liber 2116,
5 folio 276 (the “High Ridge Property”), as shown in the attached Exhibit; and
6

7 **WHEREAS**, the County intends to issue Request for Proposals to solicit bids for the
8 purchase of all, or a portion of, the High Ridge Property (the “RFP”); and
9

10 **WHEREAS**, the RFP goals are to:

- 11 1. Explore future uses of the High Ridge Property through new ownership;
- 12 2. Generate revenue for the County through the sale and collection of future property
13 taxes; and
- 14 3. Conduct a competitive solicitation process to identify potential uses of the High Ridge
15 Property that consider community input, address market demand, and create a
16 community benefit; and
17

18 **WHEREAS**, the County has retained the services of Chartwell Enterprises, a commercial
19 real estate services firm, to advise and represent the County in its sale of the High Ridge Property
20 in fee simple; and
21

22 **WHEREAS**, following the receipt of proposals, the County Executive will establish a
23 committee comprised of representatives from County Government, existing building tenants, and
24 community members to review the proposals and provide a non-binding recommendation to the
25 County Executive; and
26

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

1
2 **WHEREAS**, in this instance, final conveyance of the High Ridge Property is subject to
3 approval by the Board of Public Works of the State of Maryland; and
4

5 **WHEREAS**, the County Council has received a request from the County Executive to
6 waive the advertising and bidding requirements on the basis the interest of the County would be
7 best served by this waiver so that the High Ridge Property can be listed by Chartwell Enterprises
8 for the High Ridge Property's sale in fee simple.
9

10 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
11 Maryland, this ____ day of _____, 2026, that, subject to approval of the Board
12 of Public Works, the High Ridge Property is no longer needed by the County for public purposes
13 and may be listed by Chartwell Enterprises and sold by the County in fee simple to the entity
14 selected pursuant to the Request for Proposals process used by the County.
15

16 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
17 Executive and having held a public hearing that was duly advertised, the County Council declares
18 that the interest of the County will be best served by authorizing the County Executive to waive
19 the usual advertising and bidding requirements of Section 4.201 of the Howard County Code so
20 that the High Ridge Property may be listed by Chartwell Enterprises for the High Ridge Property's
21 sale in fee simple.
22

23 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the High
24 Ridge Property may have further public use and that the property interest should not be terminated,
25 the County Executive is not bound to sell the High Ridge Property in accordance with this
26 Resolution.

Exhibit A - High Ridge Property





Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. -2026 declaring that 12.65 acres of land owned by Howard County, Maryland located at 8510 High Ridge Road, Ellicott City, and known as the "High Ridge Property", is no longer needed by the County for public purposes.

To: Brandee Ganz,
Chief Administrative Officer

From: Samantha M. Cobb, Director
Department of General Services 

Date: September 23, 2026

The Department of General Services has been designated coordinator for preparation of testimony declaring that the County-owned property, located at 8510 High Ridge Road in Ellicott City (the "High Ridge Property"), as shown in the attached Exhibit, is no longer needed by the County for public purposes.

The High Ridge Property consists of a two-story building, containing approximately 27,000 square feet, that is situated on 12.65 acres of land. It was acquired by the County from the Board of Education of Howard County by deed dated December 30, 1989 and recorded among the Land Records of Howard County in Liber 2116, folio 276.

The County intends to issue a Request for Proposals ("RFP") to solicit bids for the purchase of all, or a portion of, the High Ridge Property. The goals of the RFP are to explore future uses of the High Ridge Property through new ownership; generate revenue for the County through the sale and collection of future property taxes; and conduct a competitive solicitation process to identify potential uses of the property that consider community input, address market demand, and create a community benefit. Chartwell Enterprises, a service contractor for the County, is representing the County in the RFP and sale of the property.

Following the receipt of proposals, the County Executive will establish a committee comprised of representatives from County Government, existing building tenants, and community members to provide a non-binding recommendation to the County Executive after reviewing the proposals received by the County.

Section 4.201, "Disposition of real property" of the Howard County Code authorizes the County Council to declare that the County Property is no longer needed for public purposes. Final disposition of the property, either in whole or in part, is subject to approval by the Board of Public Works of the State of Maryland.

The fiscal impact associated with this surplus is the potential savings to the County in building and grounds maintenance by the Department of General Services. The total cost of the building and grounds maintenance and utilities at the High Ridge Property from FY21 through FY25 is \$1,881,328.70.

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

EAI

cc: Jennifer Sager
File

Harrod, Michelle

From: Facchine, Felix
Sent: Monday, October 5, 2026 5:18 PM
To: Harrod, Michelle; Wimberly, Theodore; Ganz, Brandee; Sager, Jennifer
Cc: Jones, Opel; Harris, Michael; Alston, Ashley
Subject: CR192-2026: Request to not introduce

Hi Michelle,

I am writing to confirm the Administration's request that CR192-2026 **not** be introduced tonight during the County Council's legislative session. Please let us know if you need any further information to confirm that this legislation will be withdrawn prior to introduction.

Thank you,
Felix

Felix Facchine
Chief of Staff
Office of the County Executive
(410) 313-2689