

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

31

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	503058.136	835303.240
41	503220.961	834938.251
42	503442.151	835104.148
43	503345.55	835232.56
44	503302.609	835376.282

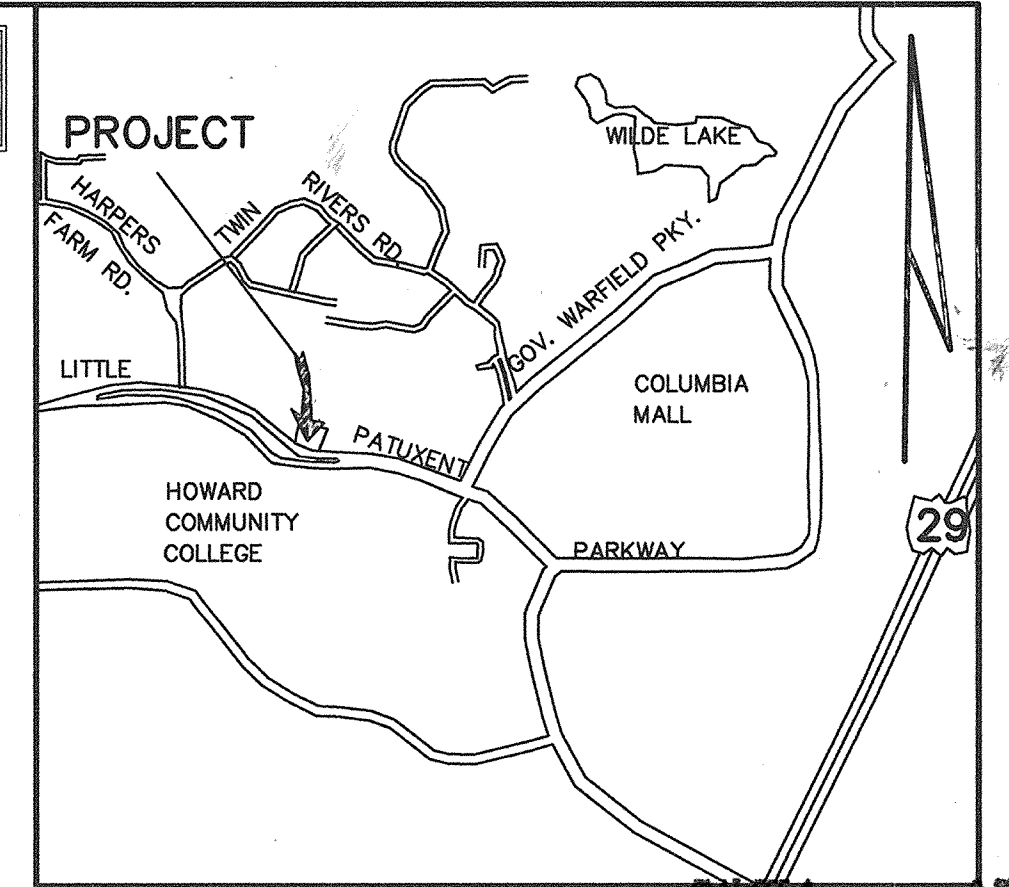
CURVE DATA TABLE						
NO.	△	RADIUS	ARC	TAN	CHORD	CHD BEARING
41-40		900.00'	403.019'	204.945'	399.660'	N65°57'28"W

NOV 25 2003

PLAT M.D.R. NO. 16347

BOARD OF EDUCATION
HOWARD COUNTY
WILDE LAKE HIGH SCHCOL
PLAT BOOK 15/FOLIO 90&91
506/208

DEPT. OF ASSESSMENT & TAXATION
HOWARD COUNTY
Christina Baker
RECORDED BY
DATE 11/25/03



VICINITY MAP
SCALE: 1" = 2000'
PLAT FEE \$ 1.50
PLAT RECORDING TOTAL \$ 1.90
REPT # 2407
NOV 25 2003

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

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

OWNER:
HOMESTEAD PUBLISHING COMPANY
10750 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3106
DEED REF: 4263/463

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

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

Lenny Borenstein M.D. 11/19/03
COUNTY HEALTH OFFICER DATE

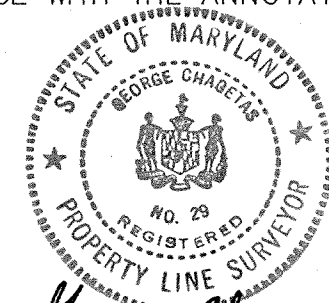
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Pennington 11/13/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank J. Coughlin 11/20/03
DIRECTOR DATE

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 RECORDATION 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 0463 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.



7/21/03
George Chagetas
DATE SURVEYOR #29

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.

WITNESS MY HAND THIS 7th DAY OF July, 2003

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

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 NT.
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JUNE, 2003

89397 F.04.62
MSA CBU 2125-2647