

Council Resolution 20-2026 Fiscal Analysis

Introduced: January 5, 2026

Fiscal Manager: Melinda Massey

Legislative Intent: The purpose of this Resolution is to facilitate the formal conveyance of a 30-foot public sewer and utility easement, totaling approximately 28,650 square feet.

ANALYSIS

Fiscal Impact:

This resolution seeks to terminate a 30-foot public sewer and utility easement located along Washington Boulevard, totaling approximately 28,650 square feet (0.658 acres). Acquired in 2022 for Capital Improvements Project S-6284 (*Deep Run Shallow Run Interceptor Improvements*), the easement is no longer required for public purpose(s) following a petition for release by the fee simple owners, James Edward and Tricia B. Roberts. The existing infrastructure will be replaced by a new 24-inch sanitary sewer line housed within a larger, proposed easement of 36,621 square feet (0.841 acres)

Impact Area	Financial Detail	Description
<u>CIP Project – Shallow Run Interceptor Improvements (S-6284)</u> <i>Pages:514-515.</i>	\$21,600.00	Estimated total savings for the Shallow Run Interceptor Improvements project due to infrastructure realignment. <i>Please note, this bill only effects the ‘Shallow Run’ component.</i>
Out of Pocket Expense	\$0.00	No additional costs for the acquisition or processing of the new easement
Administrative Costs	Current budget appropriations	Legal and administrative reviews are performed by existing personnel within current budget appropriations

Budget Implications:

The realignment of the sewer infrastructure optimizes the construction path, resulting in the following budgetary impacts:

- Net Budgetary Result: Administration stated that the project will yield a total estimated savings of \$21,600.00 for the Shallow Run Interceptor Improvements projects.
- Operational (Administrative and Processing) Expense: Administration also stated no additional out-of-pocket costs for the new easement will apply. The developer has

covered all surveying expenses, and necessary legal and administrative reviews will be carried out by existing Howard County personnel.

Other Notes:

- Capital project S6284 (*Shallow Run Interceptor Improvements*) is under design, land acquisition and permitting through FY2027. Construction is expected to start in FY2028, and project completion is estimated in FY2031. Portions of the interceptor improvements will support the Elms at Elkridge development, a mixed-use project featuring 89 single-family attached lots, 271 multi-family units, and 9,000 square feet of commercial space.