




Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____-2026 declaring that 48.635 acres of land, more or less, owned by Howard County, Maryland located at Troy Park in Elkridge, is no longer needed by the County for public purposes; authorizing the County Executive to convey the property to the Board of Education of Howard County; 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 convey the property if he finds that the land may have further public use.

To: Brandee Ganz
Chief Administrative Officer

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

Date: June 25, 2026

The Department of General Services has been designated coordinator for preparation of testimony relative to declaring that 48.635 acres of real property acquired by Howard County, Maryland (the "County") located at Troy Park in Elkridge, is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the Board of Education of Howard County (the "Board"), and providing that the County Executive is not bound to convey the property if he finds that the land may have a further public use. The County intends that the real property being conveyed be dedicated for a future public school in Elkridge.

The property to be conveyed by the County consists of 48.635 acres of land, more or less, being the following parcels:

- Parcel 185 on Tax Map 37, consisting of 10 acres of land, more or less, acquired from Robert E. Rorabaugh, and Alleen C. Rorabaugh, by Ruth Alleen Williams, her attorney-in-fact, by Deed dated June 15, 1999, recorded among the Land Records of Howard County, Maryland (the "Land Records") in Liber 4933, folio 437, and Confirmatory Deed dated January 18, 2001, and recorded among the Land Records in Liber 5341, folio 078 (the "Rorabaugh Property"); and
- Parcel 135 on Tax Map 37, being more particularly described as Parcels A-21 and A-22 as identified on the Plat entitled "Troy Hill Corporate Center, Phase III B Parcels A-21 and A-22", recorded as Plat Numbers 14522 and 14523 among the Land Records. Parcels A-21 and A-22 consist of 16.19 total acres of land, more or less, acquired from Troy Hill Business Park Partnership, by Deed dated September 10, 2001, and recorded among the Land Records in Liber 5835, folio 675, and Confirmatory Deed dated April 8, 2002 and record among the Land Records in Liber 6153, folio 690 (the "Troy Business Park Property"); and
- Parcel 190 on Tax Map 37, consisting of 1.9 acres of land, more or less, acquired from William Rowles Bealmear by Deed dated October 29, 2001, and recorded among the Land Records in Liber 5783, folio 600 (the "Bealmear Property"); and
- Parcel 336 on Tax Map 37, consisting of 1.3353 acres of land, more or less, acquired from Ruth Elizabeth Struck by Deed dated October 18, 2004, and recorded among the Land Records in Liber 8823, folio 362 (the "Struck Property"); and

- Parcel 345 on Tax Map 37, consisting of 17.9047 acres of land, more or less, acquired from the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland and the Board of Public Works of Maryland by Deed dated December 5, 2006, and recorded among the Land Records in Liber 10585, folio 357 (the “SHA Property”); and
- Parcel 342 on Tax Map 37, consisting of 1.305 acres of land, more or less, acquired from Emma H. Nickel, by Karin A. Rau, guardian of person and property of Emma H. Nickel, by Deed dated November 23, 2009, and recorded among the Land Records in Liber 12205, folio 390 (the “Nickel Property”). The Rorabaugh Property, Troy Business Park Property, Bealmear Property, Struck Property, SHA Property, and Nickel Property are hereinafter collectively referred to as the “County Properties”.

Pursuant to Sections 5-906(f)(1) and (2) of the Natural Resources Article of the Annotated Code of Maryland (the “Restrictions”), the Rorabaugh Property, Troy Business Park Property, Struck Property, and Nickel Property (collectively the “Program Open Space Properties”) were subject to certain restrictions which required the consent of the Secretary of the Department of Natural Resources, the Secretary of the Department of Budget and Management, and the Secretary of the Department of Planning, all of the State of Maryland (collectively the “Secretaries”), in order to sell, lease, or transfer the Program Open Space Properties and to convert the use of the Program Open Space Properties to other than outdoor public recreation or open space. The County requested the necessary consents of the Secretaries to release the Program Open Space Properties from the Restrictions. The County agreed to the fulfillment of obligations to allow the release of the Restrictions on the Program Open Space Properties and the Consent and Release Agreement (the “Agreement”) was executed by the County on April 8, 2026, and recorded in the Land Records in Book 23272, page 030.

The obligations outlined in the Agreement were satisfied with the recordation of Declarations of Covenants and Restrictions, which placed covenants and restrictions on two properties owned by the County. First, the Lawyers Hill Property located at 5819 Lawyers Hill Road, Elkrige, by Declaration of Covenants and Restrictions dated June 4, 2026, and recorded among the Land Records in Book 23272, page 042 and second, Ilchester Park located at 5042 Ilchester Road, Ellicott City, by Declaration of Covenants and Restrictions dated June 4, 2026, and recorded among the Land Records in Book 23272, page 046.

Following the release of the Restrictions on the Program Open Space Properties, the County is able to convey the County Properties to the Board free and clear of the Restrictions. The disposition of the County Properties will occur following authorization by the Council to convey the County Properties to the Board. The County intends to include a deed restriction on the County Properties that they shall be used for a future public school, or they will revert to County ownership.

The fiscal impact to the County was the acquisition of the County Properties for \$2,506,900.00 plus \$9,781.88 in settlement costs with funding allocated in Capital Projects N-3103, N-3918, and N-3957. The appraisal cost of the Program Open Space Properties, Lawyers Hill Property, and Ilchester Park Property totaled \$10,932.50.

Section 4.201, “Disposition of real property” of the Howard County Code authorizes the County Council to declare that the County Properties are no longer needed for public purposes.

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.

SMC/eai

cc: Jennifer Sager
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