

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 9

Resolution No. 123 -2026

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

Short Title: Conveyance of approximately 48.635 acres at Troy Park – Howard County Board of Education

Title: A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that approximately 48.635 acres of land owned by Howard County, Maryland located at Troy Park in Elkridge, Howard County, 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, subject to a deed restriction that the County Properties shall be used for a future public school or they will revert to County ownership; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property; and providing that the County Executive is not bound to convey the property if he 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

1 **WHEREAS**, as shown on the attached Exhibit A, Howard County, Maryland (the
2 “County”) is the owner of the following properties:

- 3 1. Parcel 185 on Tax Map 37, consisting of 10 acres of land, more or less, acquired from
4 Robert E. Rorabaugh, and Alleen C. Rorabaugh, by Ruth Alleen Williams, her attorney-
5 in-fact, by Deed dated June 15, 1999, recorded among the Land Records of Howard
6 County, Maryland (the “Land Records”) in Liber 4933, folio 437, and Confirmatory Deed
7 dated January 18, 2001, and recorded among the Land Records in Liber 5341, folio 078
8 (the “Rorabaugh Property”); and
- 9 2. Parcel 135 on Tax Map 37, being more particularly described as Parcels A-21 and A-22 as
10 identified on the Plat entitled “Troy Hill Corporate Center, Phase III B Parcels A-21 and
11 A-22”, recorded as Plat Numbers 14522 and 14523 among the Land Records. Parcels A-
12 21 and A-22 consist of 16.19 total acres of land, more or less, acquired from Troy Hill
13 Business Park Partnership, by Deed dated September 10, 2001, and recorded among the
14 Land Records in Liber 5835, folio 675, and Confirmatory Deed dated April 8, 2002 and
15 recorded among the Land Records in Liber 6153, folio 690 (the “Troy Business Park
16 Property”); and
- 17 3. Parcel 190 on Tax Map 37, consisting of 1.9 acres of land, more or less, acquired from
18 William Rowles Bealmear by Deed dated October 29, 2001, and recorded among the Land
19 Records in Liber 5783, folio 600 (the “Bealmear Property”); and
- 20 4. Parcel 336 on Tax Map 37, consisting of 1.3353 acres of land, more or less, acquired from
21 Ruth Elizabeth Struck by Deed dated October 18, 2004, and recorded among the Land
22 Records in Liber 8823, folio 362 (the “Struck Property”); and
- 23 5. Parcel 345 on Tax Map 37, consisting of 17.9047 acres of land, more or less, acquired from
24 the State Highway Administration of the Maryland Department of Transportation, acting
25 for and on behalf of the State of Maryland and the Board of Public Works of Maryland by
26 Deed dated December 5, 2006, and recorded among the Land Records in Liber 10585, folio
27 357 (the “SHA Property”); and
- 28 6. Parcel 342 on Tax Map 37, consisting of 1.305 acres of land, more or less, acquired from
29 Emma H. Nickel, by Karin A. Rau, guardian of person and property of Emma H. Nickel,
30 by Deed dated November 23, 2009, and recorded among the Land Records in Liber 12205,
31 folio 390 (the “Nickel Property”); and

1
2 **WHEREAS**, the Rorabaugh Property, Troy Business Park Property, Bealmear Property,
3 Struck Property, SHA Property, and Nickel Property are hereinafter collectively referred to as the
4 “County Properties” and total approximately 48.635 acres of land, more or less; and
5

6 **WHEREAS**, pursuant to Sections 5-906(f)(1) and (2) of the Natural Resources Article of
7 the Annotated Code of Maryland (the “Restrictions”), the Rorabaugh Property, Troy Business Park
8 Property, Struck Property, and Nickel Property (collectively the “Program Open Space
9 Properties”) were subject to certain restrictions which required the consent of the Secretary of the
10 Department of Natural Resources, the Secretary of the Department of Budget and Management,
11 and the Secretary of the Department of Planning, all of the State of Maryland (collectively the
12 “Secretaries”), in order to sell, lease, or transfer the Program Open Space Properties and to convert
13 the use of the Program Open Space Properties to other than outdoor public recreation or open
14 space; and
15

16 **WHEREAS**, the County requested the necessary consents of the Secretaries to release the
17 Program Open Space Properties from the Restrictions; and
18

19 **WHEREAS**, the County has agreed to the fulfillment of obligations to allow the release
20 of the Restrictions on the Program Open Space Properties and a Consent and Release Agreement
21 (the “Agreement”) was executed by the County on April 8, 2026, and recorded in the Land Records
22 in Book 23272, page 030; and
23

24 **WHEREAS**, the obligations outlined in the Agreement were satisfied with the recordation
25 of Declarations of Covenants and Restrictions, which placed the Program Open Space covenants
26 and restrictions on two properties owned by the County as follows:

- 27 1. The Lawyers Hill Property located at 5819 Lawyers Hill Road, Elkridge, by Declaration
28 of Covenants and Restrictions dated June 4, 2026, and recorded among the Land Records
29 in Book 23272, page 042; and

1 2. Ilchester Park located at 5042 Ilchester Road, Ellicott City, by Declaration of Covenants
2 and Restrictions dated June 4, 2026, and recorded among the Land Records in Book 23272,
3 page 046; and
4

5 **WHEREAS**, following the release of the Restrictions on the Program Open Space
6 Properties, the County may convey the County Properties to the Board of Education free and clear
7 of the Restrictions; and
8

9 **WHEREAS**, conveyance of the County Properties to the Board of Education shall include
10 a deed restriction on the County Properties that the County Properties must be used for a future
11 public school or they will revert to County ownership; and
12

13 **WHEREAS**, Section 4.201 of the Howard County Code, “Disposition of real property”,
14 authorizes the County Council to declare that property is no longer needed for public purposes and
15 authorizes the County Council to waive advertising and bidding requirements for an individual
16 conveyance of real property upon the request of the County Executive; and
17

18 **WHEREAS**, the County Council has received a request from the County Executive to
19 waive the advertising and bidding requirements in this instance for the conveyance of the County
20 Properties to the Board of Education subject to a deed restriction that the County Properties must
21 be used for future educational facilities or remain as parkland.
22

23 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
24 Maryland, this ____ day of _____, 2026, that the County Properties collectively
25 containing a total of approximately 48.635 acres located at Troy Park in Elkridge, as shown on the
26 attached Exhibit A, and as listed below are no longer needed by the County for public purposes:

- 27 1. Parcel 185 on Tax Map 37, consisting of 10 acres of land, more or less, acquired from
28 Robert E. Rorabaugh, and Alleen C. Rorabaugh, by Ruth Alleen Williams, her attorney-
29 in-fact, by Deed dated June 15, 1999, recorded among the Land Records of Howard
30 County, Maryland (the “Land Records”) in Liber 4933, folio 437, and Confirmatory Deed

1 dated January 18, 2001, and recorded among the Land Records in Liber 5341, folio 078
2 (the “Rorabaugh Property”); and

3 2. Parcel 135 on Tax Map 37, being more particularly described as Parcels A-21 and A-22 as
4 identified on the Plat entitled “Troy Hill Corporate Center, Phase III B Parcels A-21 and
5 A-22”, recorded as Plat Numbers 14522 and 14523 among the Land Records. Parcels A-
6 21 and A-22 consist of 16.19 total acres of land, more or less, acquired from Troy Hill
7 Business Park Partnership, by Deed dated September 10, 2001, and recorded among the
8 Land Records in Liber 5835, folio 675, and Confirmatory Deed dated April 8, 2002 and
9 recorded among the Land Records in Liber 6153, folio 690 (the “Troy Business Park
10 Property”); and

11 3. Parcel 190 on Tax Map 37, consisting of 1.9 acres of land, more or less, acquired from
12 William Rowles Bealmear by Deed dated October 29, 2001, and recorded among the Land
13 Records in Liber 5783, folio 600 (the “Bealmear Property”); and

14 4. Parcel 336 on Tax Map 37, consisting of 1.3353 acres of land, more or less, acquired from
15 Ruth Elizabeth Struck by Deed dated October 18, 2004, and recorded among the Land
16 Records in Liber 8823, folio 362 (the “Struck Property”); and

17 5. Parcel 345 on Tax Map 37, consisting of 17.9047 acres of land, more or less, acquired from
18 the State Highway Administration of the Maryland Department of Transportation, acting
19 for and on behalf of the State of Maryland and the Board of Public Works of Maryland by
20 Deed dated December 5, 2006, and recorded among the Land Records in Liber 10585, folio
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22 6. Parcel 342 on Tax Map 37, consisting of 1.305 acres of land, more or less, acquired from
23 Emma H. Nickel, by Karin A. Rau, guardian of person and property of Emma H. Nickel,
24 by Deed dated November 23, 2009, and recorded among the Land Records in Liber 12205,
25 folio 390 (the “Nickel Property”).

26
27 **AND BE IT FURTHER RESOLVED**, that the County Properties may be conveyed to
28 the Board of Education of Howard County, subject to a deed restriction that the County Properties
29 shall be used for a future public school or the County Properties will revert to ownership of the
30 County.

1 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
2 Executive and having held a public hearing, the County Council declares that the best interests of
3 the County will be served by authorizing the County Executive to waive the usual advertising and
4 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
5 County Properties to the Board of Education of Howard County.

6

7 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the
8 County's interest in the County Properties should not be terminated, he is not bound to convey the
9 County Properties in accordance with this resolution.

TROY PARK DISPOSITION

