

Amendment 1 to Council Resolution No. 123 - 2026

BY: David Yungmann

Legislative Day 10

Date: July 29, 2026

Amendment No. 1

(This Amendment reserves an easement unto the County in, on, over, across, and through the County Properties for the construction, use, and maintenance of recreational facilities.)

1 On the title page, in line 5 of the Title, before “subject”, insert “reserving unto the County an
2 easement in, on, over, across, and through the County Properties for the construction, use, and
3 maintenance of recreational facilities, including all related utilities, appurtenances, and
4 improvements, and”.

5
6 On page 3, after line 8, insert “**WHEREAS**, the County shall reserve an easement in, on, over
7 across and through the County Properties for the construction, use, and maintenance of
8 recreational facilities, including all related utilities, appurtenances, and improvements, which
9 shall terminate automatically upon the Board of Education’s decision to build a public school on
10 the County Properties and appropriation of at least 50% of the funds needed to complete the
11 project.”.

12
13 On page 4, in line 28, after the first “County”, insert “subject to the reservation of an easement
14 in, on, over, across, and through the County Properties for the construction, use, and maintenance
15 of recreational facilities, including all related utilities, appurtenances, and improvements, which
16 shall terminate automatically upon the Board of Education’s decision to build a public school on
17 the County Properties and appropriation of at least 50% of the funds needed to complete the
18 project, and”.

I certify that this a true copy of

Am 1 to CR 123-2026
passed on July 29, 2026
Michelle Harrison
Council Administrator

Amendment 2 to Council Resolution No. 123 - 2026

BY: Liz Walsh

Legislative Day 10
Date: July 29, 2026

Amendment No. 2

(This Amendment clarifies that the County Properties being conveyed shall be used for a future high school in Elkridge.)

- 1 On the title page, in line 6 of the Title, before “school”, insert “high”.
- 2
- 3 On page 3, in line 11, before “school”, insert “high”.
- 4
- 5 On page 4, in line 29, before “school”, insert “high”.

I certify that this a true copy of
Am 2 To CR 123-2026
passed on July 29, 2026
Mariah Lee Herron
Council Administrator

Amendment 3 to Council Resolution No. 123 - 2026

BY: Christiana Rigby

Legislative Day 10

Date: 7/29/2026

Amendment No. 3

(This Amendment replaces the pronouns in the resolution with gender neutral language.)

- 1 On the title page, in line 8 of the Title, strike “he” and substitute “the Executive”.
- 2
- 3 On page 5, in line 8, strike “he” and substitute “the Executive”.

I certify that this a true copy of
Am 3 To CR 123-2026
passed on July 29, 2026
Christiana Rigby
Council Administrator

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 reserving unto the County an easement in, on, over, across, and through the County Properties for the construction, use, and maintenance of recreational facilities, including all related utilities, appurtenances, and improvements, and to a deed restriction that the County Properties shall be used for a future public high 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~~ the Executive finds that it may have a further public use.

Introduced and read first time July 6, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on July 20, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council on July 29, 2026.

Certified By Michelle Harrod
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**, the County shall reserve an easement in, on, over across and through the
10 County Properties for the construction, use, and maintenance of recreational facilities, including
11 all related utilities, appurtenances, and improvements, which shall terminate automatically upon
12 the Board of Education's decision to build a public school on the County Properties and
13 appropriation of at least 50% of the funds needed to complete the project; and
14

15 **WHEREAS**, conveyance of the County Properties to the Board of Education shall include
16 a deed restriction on the County Properties that the County Properties must be used for a future
17 public high school or they will revert to County ownership; and
18

19 **WHEREAS**, Section 4.201 of the Howard County Code, "Disposition of real property",
20 authorizes the County Council to declare that property is no longer needed for public purposes and
21 authorizes the County Council to waive advertising and bidding requirements for an individual
22 conveyance of real property upon the request of the County Executive; and
23

24 **WHEREAS**, the County Council has received a request from the County Executive to
25 waive the advertising and bidding requirements in this instance for the conveyance of the County
26 Properties to the Board of Education subject to a deed restriction that the County Properties must
27 be used for future educational facilities or remain as parkland.
28

29 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
30 Maryland, this 29 day of July, 2026, that the County Properties collectively

1 containing a total of approximately 48.635 acres located at Troy Park in Elkridge, as shown on the
2 attached Exhibit A, and as listed below are no longer needed by the County for public purposes:

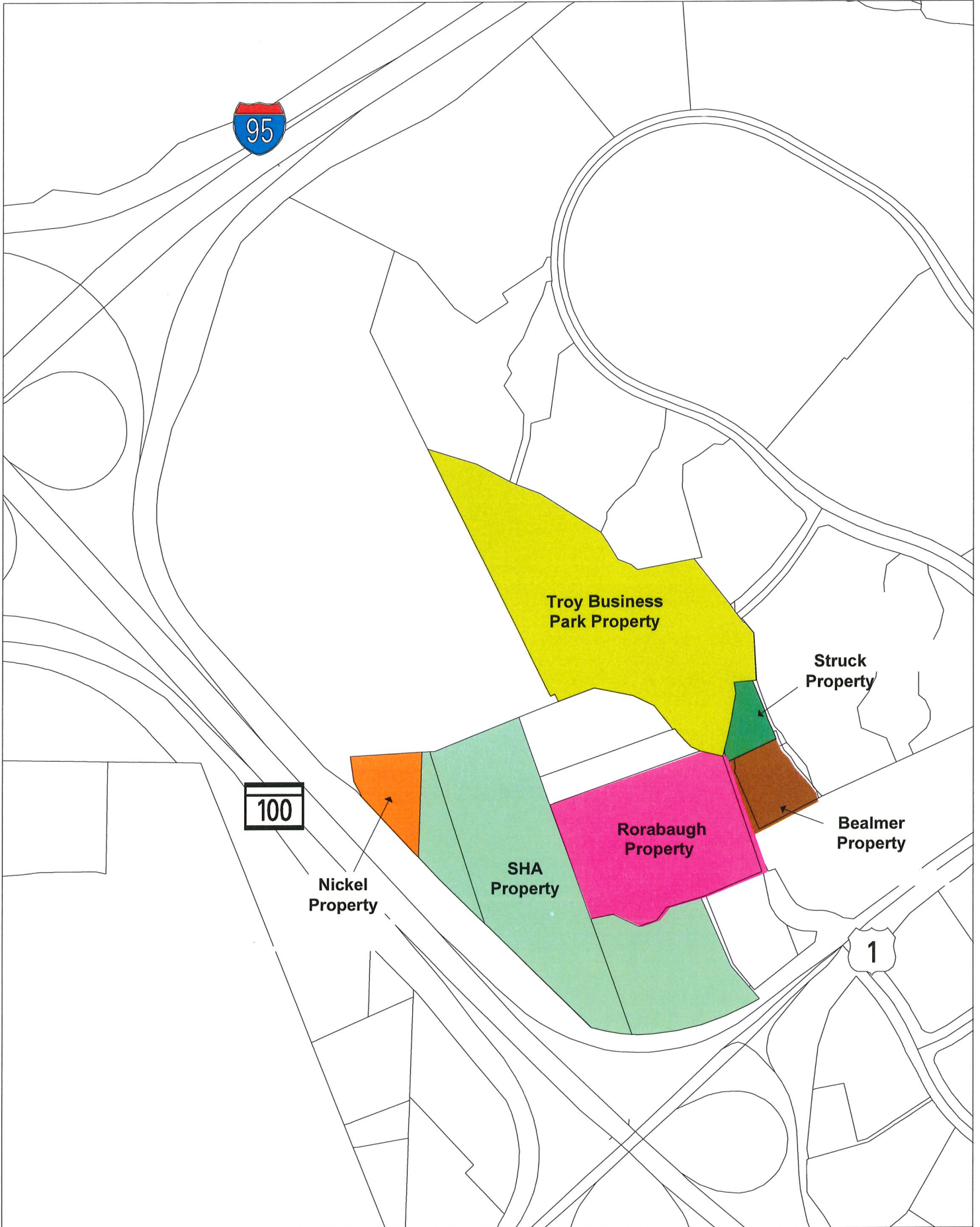
- 3 1. Parcel 185 on Tax Map 37, consisting of 10 acres of land, more or less, acquired from
4 Robert E. Rorabaugh, and Alleen C. Rorabaugh, by Ruth Alleen Williams, her attorney-
5 in-fact, by Deed dated June 15, 1999, recorded among the Land Records of Howard
6 County, Maryland (the "Land Records") 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").

1
2 **AND BE IT FURTHER RESOLVED**, that the County Properties may be conveyed to
3 the Board of Education of Howard County, subject to the reservation of an easement in, on, over,
4 across, and through the County Properties for the construction, use, and maintenance of
5 recreational facilities, including all related utilities, appurtenances, and improvements, which shall
6 terminate automatically upon the Board of Education's decision to build a public school on the
7 County Properties and appropriation of at least 50% of the funds needed to complete the project,
8 and subject to a deed restriction that the County Properties shall be used for a future public high
9 school or the County Properties will revert to ownership of the County.

10
11 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
12 Executive and having held a public hearing, the County Council declares that the best interests of
13 the County will be served by authorizing the County Executive to waive the usual advertising and
14 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
15 County Properties to the Board of Education of Howard County.

16
17 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the
18 County's interest in the County Properties should not be terminated, ~~he~~ the Executive is not bound
19 to convey the County Properties in accordance with this resolution.

TROY PARK DISPOSITION





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, Elkridge, 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
File

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 9

Resolution No. 1232026

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 July 6, 2026.

By order Michelle Harrod
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 142; 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 1.0 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
21 357 (the "SHA Property"); and
- 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.
31

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.