

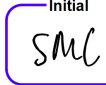


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. -2026 declaring that 12.65 acres of land owned by Howard County, Maryland located at 8510 High Ridge Road, Ellicott City, and known as the “High Ridge Property”, is no longer needed by the County for public purposes.

To: Brandee Ganz,
Chief Administrative Officer

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

Date: September 23, 2026

The Department of General Services has been designated coordinator for preparation of testimony declaring that the County-owned property, located at 8510 High Ridge Road in Ellicott City (the “High Ridge Property”), as shown in the attached Exhibit, is no longer needed by the County for public purposes.

The High Ridge Property consists of a two-story building, containing approximately 27,000 square feet, that is situated on 12.65 acres of land. It was acquired by the County from the Board of Education of Howard County by deed dated December 30, 1989 and recorded among the Land Records of Howard County in Liber 2116, folio 276.

The County intends to issue a Request for Proposals (“RFP”) to solicit bids for the purchase of all, or a portion of, the High Ridge Property. The goals of the RFP are to explore future uses of the High Ridge Property through new ownership; generate revenue for the County through the sale and collection of future property taxes; and conduct a competitive solicitation process to identify potential uses of the property that consider community input, address market demand, and create a community benefit. Chartwell Enterprises, a service contractor for the County, is representing the County in the RFP and sale of the property.

Following the receipt of proposals, the County Executive will establish a committee comprised of representatives from County Government, existing building tenants, and community members to provide a non-binding recommendation to the County Executive after reviewing the proposals received by the County.

Section 4.201, “Disposition of real property” of the Howard County Code authorizes the County Council to declare that the County Property is no longer needed for public purposes. Final disposition of the property, either in whole or in part, is subject to approval by the Board of Public Works of the State of Maryland.

The fiscal impact associated with this surplus is the potential savings to the County in building and grounds maintenance by the Department of General Services. The total cost of the building and grounds maintenance and utilities at the High Ridge Property from FY21 through FY25 is \$1,881,328.70.

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.

EAI

cc: Jennifer Sager
File