Howard County
Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No.   -2026, a Resolution pursuant to Section 4.201 of the Howard County Code, declaring that portions of parcels of land owned by Howard County totaling approximately 0.477 acres are no longer needed by the County for public purposes; authorizing the County Executive to convey the property to the State of Maryland as a part of the US 1 (Washington Boulevard) Pedestrian Safety Action Plan; 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

Initial
SMC

Date: September 23, 2026

The Department of General Services has been designated coordinator for preparation of testimony relative to declaring that 0.477 acres of real property owned by Howard County, Maryland located on US 1 (Washington Boulevard), 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 State of Maryland (the "State") as part of the US 1 Pedestrian Safety Action Plan project ("PSAP"), 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 is the owner of the following parcels of land (collectively the "Property to be Conveyed"):

1) Tax ID No. 06-407846, containing approximately 1.92 acres of land described in the deed recorded among the Land Records of Howard County (the "Land Records") at Liber 15922, folio 401, together with a Temporary Easement Area containing 2,728 Sq. Ft. or 0.083 acres of land ("Tax ID No. 06-407846").

2) Tax ID No. 06-601457, containing approximately 0.5032 acres of land shown as Open Space Lot H on the final subdivision plat titled "Plat of Subdivision, Laurel Park Station, Phase 1, Buildable Bulk Parcels A, B, & C, Open Space Lots D, E, F, G, H, & I and Parcels J, K, & L, a Subdivision of TM 50, Parcels 384 & 441 (Liber 10518 Folio 157, Liber 13296 Folio 377", said final subdivision plat recorded among the Land Records as Plat No. 24741, and described in the deed recorded in the Land Records at Book 18452, page 464 (Tax ID No. 06-601457").

3) Tax ID No. 06-594576, containing approximately 0.7404 acres of land described in the deed recorded in the Land Records at Liber 14104, folio 126, together with a temporary easement area containing 1,606 Sq. Ft. or 0.037 acres of land ("Tax ID No. 06-594576").

The State of Maryland owns the adjacent land and SHA needs to acquire the Property to be Conveyed in order to construct the PSAP improvements in the US 1 corridor. The County has determined that the Property to be Conveyed as shown in the attached Exhibits A and B is no longer needed by the County for public purposes

1) A portion of Tax ID No. 06-407846, containing approximately 3,050 Sq. Ft. or 0.070 acres of land in fee simple located at 9770 and 9790 Washington Boulevard in Laurel and shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission ("SHA") Plat No. 62594, attached hereto as Exhibit A ("Item No. 120682,");

2) A portion of Tax ID No. 06-601457, containing approximately 16,132 Sq. Ft. or 0.370 acres of land in fee simple located at Route 1 south of Seabiscuit Lane in Laurel and shown on the SHA Plat No. 62589, attached hereto as Exhibit B ("Item No. 120948"); and

3) A portion of Tax ID No. 06-594576, containing approximately 1,607 Sq. Ft. or 0.037 acres of perpetual easement located at Route 1 north of Seabiscuit Lane in Laurel shown on SHA Plat No. 62589, attached hereto as Exhibit B ("Item No. 120949"), being part of the; and

The State shall pay to the County the appraised value of the Property to be Conveyed as set forth below:

1) For Item No. 120682, the acquisition cost to be paid by the State to the County is $76,450.00.

2) For Item No. 120948, the acquisition cost to be paid by the State to the County is $2,350.00.

3) For Item No. 120949, the acquisition cost to be paid by the State to the County is $24,150.00.

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.

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