

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. 14

Resolution No. 114-2016

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

A RESOLUTION declaring that a total of approximately 0.215 acres of real property owned by Howard County, Maryland located off of MD Route 216 and commonly shown as Parcel 288 on Tax Map 46 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 sell the property to the owner of the adjacent property; and providing that the County Executive is not bound to sell the property if he finds that the land may have a further public use.

Introduced and read first time September 6, 2016.

By order Jessica Feldmark, Administrator

Read for a second time at a public hearing on September 19, 2016.

By order Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted [checked], Adopted with amendments, Failed, Withdrawn, by the County Council on October 5, 2016.

Certified By Jessica Feldmark, 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**, Howard County, Maryland (the “County”) is the fee simple owner of  
2 certain real property known as Parcel 288 on Tax Map 46 containing a total of 10.383 acres of  
3 land as acquired by deed dated July 8, 1982 and recorded among the Land Records of Howard  
4 County in Liber 1798, folio 120 and by deed dated September 8, 1993 and recorded among the  
5 Land Records of Howard County in Liber 2991, folio 567 (the “County Property”); and

6  
7           **WHEREAS**, Route 216, LLC, a Maryland limited liability company (“Route 216”) owns  
8 11274 and 11268 Scaggsville Road, adjacent to the County Property; and

9  
10           **WHEREAS**, the County has received a request to sell 0.215 acres of the County Property  
11 (the “Property to be Sold”) to Route 216; and

12  
13           **WHEREAS**, the Property to be Sold consists of Areas B and C as shown in the attached  
14 Exhibit A; and

15  
16           **WHEREAS**, the Department of Public Works has reviewed and approved the proposed  
17 disposal of the County Property; and

18  
19           **WHEREAS**, Section 4.201, “Disposition of Real Property”, of the Howard County Code  
20 authorizes the County Council to declare that property is no longer needed for public purposes  
21 and also authorizes the County Council to waive advertising and bidding requirements for an  
22 individual 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 in the form of  
26 the sale of approximately 0.215 acres of County Property to Route 216.

27  
28           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
29 Maryland, this 5<sup>th</sup> day of October, 2016, that the Property to be Sold,  
30 consisting of approximately 0.215 acres and shown as Areas B and C on the attached Exhibit A

1 is no longer needed for a public purpose and may be sold to Route 216, LLC, a Maryland limited  
2 liability company.

3

4 **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
5 Executive and having held a public hearing, the County Council declares that the best interest of  
6 the County will be served by authorizing the County Executive to waive the usual advertising  
7 and bidding requirements of Section 4.201 of the Howard County Code for the sale of  
8 approximately 0.215 acres of the County Property to Route 216, LLC, a Maryland limited  
9 liability company.

10


11 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the  
12 County Property may have a further public use and that the Property to be Sold should not be  
13 conveyed, he is not bound to sell the Property to be Sold in accordance with this Resolution.



  
**Howard County**  
*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. 114- 2016 declaring that a total of approximately 0.215 acres of real property owned by Howard County, Maryland off of MD Route 216 and commonly shown as Parcel 288 on Tax Map 46

**To:** Lonnie R. Robbins,  
Chief Administrative Officer

**From:** James M. Irvin, Director   
Department of Public Works

**Date:** August 31, 2016

The Department of Public Works has been designated coordinator for preparation of testimony relative to conveyance of a 0.215 acre portion of County property located off of MD Route 216.

The County is the fee simple owner of certain real property shown as Parcel 288 on Tax Map 46, containing a total of 10.383 acres acquired by deed dated July 8, 1982 and recorded among the Land Records of Howard County, Maryland in Liber 1798, folio 120 and by deed dated September 8, 1993 and recorded among the aforesaid Land Records in Liber 2991, folio 567.

Route 216, LLC owns 11274 and 11268 Scaggsville Road, surrounded by the County property described above, and would like to purchase portions of the County Property.

Route 216, LLC will obtain an appraisal for the 0.215 acres, and compensate the County with the fair market value.

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.

cc: Jennifer Sager  
File

RIM/Legislation/2016/Rt216ConveyanceofProperty