



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - authorizing the County Executive to convey certain real property owned by the County containing approximately 3.01 acres to Locust Thicket Investors, LLC; 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 land if he finds the land may have a further public use.

To: Lonnie R. Robbins
Chief Administrative Officer

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

Date: October 26, 2017

The Department of Public Works has been designated coordinator for the preparation of testimony relative to the conveyance of land to Locust Thicket Investors, LLC.

Howard County is the current owner of approximately 3.01 acres commonly shown as Parcel 724 on Tax Map 37, and located just west of Meadowridge Road in Ellicott City (the "County Property"). The County Property was acquired from the State Highway Administration of the Department of Transportation acting for and on behalf of the State of Maryland, by deed dated May 3, 2000 and recorded in the Land Records for Howard County in Liber 5641, folio 643, which was the subject of a Release of Reverter dated March 31, 2017 and recorded among the Land Records at Book 16923, Page 59.

Locust Thicket Investors, LLC ("Locust Thicket") has filed plans titled "Subdivision and Density Receiving Plat, The Park at Locust Thicket, Buildable Bulk Parcels A,B,C,D and Open Space Lot 1 & 2" for the development of property adjacent to the County Property.

The plan submitted by Locust Thicket incorporates the County Property and, in order to complete the development, Locust Thicket has requested that the County Property be conveyed to it.

In exchange for the conveyance of the County Property, Locust Thicket will be contributing in-kind preliminary engineering services for Capital Project J-4249, MD 100 at MD 103, that are commensurate to the fair market value of the County Property based on an appraisal of the County Property

The Department of Public Works has reviewed and approved the proposed conveyance of the County Property in exchange for Locust Thicket's contribution to Capital Project J-4249.

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The fiscal impact to the County is the contribution by Locust Thicket to Capital Project J-4249.

A representative of the department will be present at the public hearing. If you require further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager
File