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# Howard County

*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_ - 2019 declaring that two portions of a water, sewer, and utility easement containing approximately 0.114 acres of property conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement interest, vesting title to the fee simple owner, The Normandy Venture Limited Partnership.

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

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

**Date:** December 19, 2018

The Department of Public Works has been designated coordinator for preparation of testimony declaring that two portions of a water, sewer, and utility easement containing approximately 0.114 acres of property conveyed to Howard County, Maryland are no longer needed for a public purpose, and authorizing the County Executive to terminate the easement interest, vesting title to the fee simple owner, The Normandy Venture Limited Partnership; 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 acquired a water, sewer, and utility easement (the "Easement"), by Deed and Agreement, dated January 26, 1968 and recorded among the Land Records of Howard County, Maryland in Liber 482, Folio 284 as part of Capital Project 33-W&S, on property that is now owned by Normandy Venture Limited Partnership (the "Owner") and is improved as the Normandy Shopping Center.

A recent survey by the Owner revealed that the utilities are not located in portions of the area described in the Easement and such areas of the Easement conflict with existing buildings. The Owner will convey to the County the new utility easements for the utilities as they have been relocated.

The Owner has requested that the Easement located on the plat entitled "Abandonment of a Portion of Public Sewer, Water, and Utility Easement" be abandoned. The County has reviewed the plans submitted by the Owner and has determined that the Easement to be Abandoned is no longer required for public purposes.

Lonnie R. Robbins  
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Section 4.201, “Disposition of real property” of the Howard County Code authorizes the County Council to declare that the 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.

JMI/ks

cc: Jennifer Sager  
File

RIM/Legislation/2019/Normandy Shopping Center Easement - Testimony