

Sager

Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. - 2013 declaring that a total of approximately
0.1596 acres of real property maintained by Howard County and identified as a
portion of the right-of-way of Dorsey Run Road 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 Savage Towne Centre Ventures, LLC; 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 and submits his finding to the County Council for its
consideration.

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: May 22, 2013

The Department of Public Works has been designated coordinator for preparation of testimony relative to declaring 0.1596 acres of real property maintained by Howard County and identified as a portion of the right-of-way of Dorsey Run Road 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 Savage Towne Centre Ventures, LLC.

Pursuant to the National Business Park Agreement, Exhibit A to the Resolution, the State Highway Administration (SHA) agreed to convey to the County ownership and maintenance of that portion of Dorsey Run Road from Guilford Road to the MD 32 ramps and from Henkels Lane to Bridge Number 13125, Dorsey Run Road over Brock Bridge Road. The Dorsey Run Road improvements as shown on SHA Plat Number 57272 have been completed. The County has been maintaining the road; however, does not have fee simple ownership. SHA is currently processing the paperwork to transfer fee simple title to the County, upon approval by the State Board of Public Works.

The County Council, by Resolutions No. 20-2009 and 4-2013, approved a Memorandum of Understanding between Howard County and Annapolis Junction Town Center, LLC related to the construction of a public parking garage to serve the MARC station in Savage and for the development of a mixed-use project consisting of residential, office, retail and hotel uses within the Savage Town Centre Development District (the "Development").

Savage Towne Centre Ventures, LLC has advised the County that a 0.1596 acres portion of the right-of-way as shown on Exhibit C to the Resolution is required in order to accomplish the Development. The Development will result in a re-configuration of a new right-of-way area that will be conveyed back to the County through the County's land development process.

May 22, 2013

All costs associated with the conveyance of the 0.1596 acres, construction of the new public road and conveyance of the new road to the County will be borne by Savage Towne Centre Ventures, LLC; therefore, there is no fiscal impact to the County.

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.

TDH/mcs

cc:

Jennifer Sager

Marsha McLaughlin, Director, Department of Planning & Zoning

File

TAR/Legislation/2013/Savage Towne Centre/Testimony