

**Howard County**  
*Internal Memorandum*

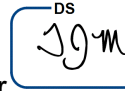
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**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. 108 - 2020 declaring that portions of a water, sewer, and utility easement containing approximately 20,918 square feet, and of a Right of Way easement, containing 7,502 square feet, conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement interests in the property of the fee simple owner, The Normandy Venture Limited Partnership; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interests to The Normandy Venture Limited Partnership; and providing that the County Executive is not bound to terminate the easement interests if he finds that the easement may have a public use.

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

**From:** Thomas J. Meunier, Acting Director  
Department of Public Works

**Date:** July 10, 2020

<sup>DS</sup>  


The Department of Public Works has been designated coordinator for preparation of testimony declaring that portions of a water, sewer, and utility easement containing approximately 20,918 square feet, and of a Right of Way easement, containing 7,502 square feet, conveyed to Howard County, Maryland are no longer needed by the County for public purposes, 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.

As part of Capital Project 33-W&S, the County acquired a water, sewer, and utility easement (the "Water, Sewer, and Utility Easement") by Deed and Agreement dated January 26, 1968 and recorded on February 2, 1968 among the Land Records of Howard County, Maryland in Liber 482, Folio 284 on certain property owned by The Normandy Venture Limited Partnership (the "Owner") and is improved as the Normandy Shopping Center.

Also as part of Capital Project 33-W&S, the County acquired a right of way for a water main (the "Right of Way Easement") by Deed of Easement and Agreement dated January 23, 1989 and recorded on February 1, 1989 among the Land Records of Howard County, Maryland in Liber 1950, Folio 621 on certain property also located at the Normandy Shopping Center.

Lonnie R. Robbins  
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The Owner has requested that the County release a portion containing 20, 918 square feet of the Water, Sewer and Utility Easement, and a portion containing 7,502 square feet of the Right of Way Easement, as shown as “existing easement to be abandoned” in the attached plat entitled “Plat of Revision, Normandy Shopping Center, Parcels A, B and C, Previously recorded as Plat 10366-68 and Plat 24993” (collectively, the “Easements to be Abandoned”).

The County has reviewed the plans submitted by the Owner and has determined that the Easements to be Abandoned are no longer required for public purposes.

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.

There is no fiscal impact associated with this termination of easement.

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.

TJM/mb

cc: Jennifer Sager  
File

RIM/Legislation/2020/Normandy Shopping Center Easement - Testimony