

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. 8

Resolution No. 104-2016

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

A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive's sale of certain real property known as the "Flier Building" owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; 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 sell the property if he finds that it may have a further public use.

Introduced and read first time July 8, 2016.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on July 18, 2016.

Tabled 7/29/16

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Resolution was read ~~the third time~~ ^{expired} and was Adopted ~~___~~, Adopted with amendments ~~___~~, Failed ~~___~~, Withdrawn ~~___~~, by the County Council on October 29, 2018.

Certified By Jessica Feldmark
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**, the County is the owner of real property located at 10750 Little Patuxent
2 Parkway, Columbia known as the “Flier Building” (the “Property”, as shown in the attached
3 Exhibit) containing approximately 2.159 acres being all of the property acquired from MD-
4 10750 Little Patuxent Parkway, LLC by deed dated July 2, 2014 and recorded among the Land
5 Records of Howard County, Maryland in Liber 15721, Folio 350; and
6

7 **WHEREAS**, the Property was purchased using a line of credit and the intention was to
8 issue tax exempt bonds to pay off the line of credit; and
9

10 **WHEREAS**, given the current non-use of the Property and the possible non-public use,
11 bond and tax counsel have advised against issuing tax exempt bonds to pay off the line of credit
12 that was used to purchase the Property; and
13

14 **WHEREAS**, additionally, the Flier Building is recognized as an optimal location to
15 provide mixed-income housing for residents of Downtown Columbia, and as a result, has been
16 included as part of the Joint Recommendations for affordable housing in Downtown Columbia;
17 and
18

19 **WHEREAS**, the County intends to sell the Property to Howard Research and
20 Development Corporation (“HRD”), who will in turn convey the Property to the Howard County
21 Housing Commission; and
22

23 **WHEREAS**, proceeds of the sale of the Property will benefit the school site acquisition
24 capital project; and
25

26 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code
27 authorizes the County Council to declare that property is no longer needed for public purposes
28 and authorizes the County Council to waive advertising and bidding requirements for an
29 individual conveyance of property upon the request of the County Executive and after a public
30 hearing that has been duly advertised; and
31

1 **WHEREAS**, the County Council has received a request from the County Executive to
2 waive the advertising and bidding requirements in this instance for the sale of the Property.

3
4 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
5 Maryland, this ____ day of _____, 2016, that the Property is no longer needed
6 by the County for public purposes.

7
8 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
9 Executive and having held a public hearing that was duly advertised, the County Council
10 declares that the best interest of the County will be served by authorizing the County Executive
11 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County
12 Code for the sale of the Property to HRD.

13
14 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the
15 Property may have a further public use and that the property interest should not be terminated, he
16 is not bound to sell the Property in accordance with this Resolution.

NO.	NORTHING	EASTING
40	603064.135	835005.540
41	603260.991	834935.251
42	603442.151	835104.149
43	603584.055	835232.00
44	603592.609	835374.892

NO.	CHORD	ARC	TAN
41-42	100.39	25.2	0.90
42-43	100.39	25.2	0.90
43-44	100.39	25.2	0.90

PLAT M.D.R. NO. 16347 =
 BOARD OF EDUCATION
 HOWARD COUNTY
 WILDE LAKE HIGH SCHOOL
 PLAT BOOK 15, FOLIO 90&91
 506/208

DEPT. OF ASSESSMENT & TAXATION
 HOWARD COUNTY
 RECORDED BY
 DATE 11/15/03

VICINITY MAP
 SCALE: 1" = 200'

GENERAL NOTES
 1. FOR PREVIOUS RECORDING SEE RECORD PLAT ENTITLED: "PARCEL 27, A RESUBDIVISION OF PARCELS 11 12 13 & 14 VILLAGE OF WILDE LAKE SECTION 10 AREA 5" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 15, FOLIO 90&91, 506/208 FOR 44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100 FOR WILDE LAKE HIGH SCHOOL.
 2. SUBJECT PROPERTY IS ZONED NT (NEW TOWN) PER THE 1999 COMPREHENSIVE ZONING PLAN.
 3. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS OR STREETS TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA, PHASE 4B.
 4. ALL COORDINATES ARE BASED ON THE PREVIOUSLY RECORDED PLAT FOR THIS SUBDIVISION, WHICH WAS BASED ON THE MD. STATE GRID, NAD '27, DATUM.
 5. THIS PLAT IS NOT BASED ON A FIELD BOUNDARY SURVEY.
 6. THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED.
 7. ALL AREAS LISTED ARE MORE OR LESS.

TABULATION OF FINAL PLAT
 TOTAL NUMBER OF PARCELS TO BE RECORDED 1
 TOTAL AREA OF PARCELS 2.159 AC.
 TOTAL AREA OF ROADWAYS NONE TO BE RECORDED
 TOTAL AREA OF RESUBDIVISION 2.159 AC. TO BE RECORDED

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

SURVEYOR
 GEORGE CHAGETAS, P.L.S. # 29
 OWNER
 JAMES QUIMBY, PRESIDENT & PUBLISHER

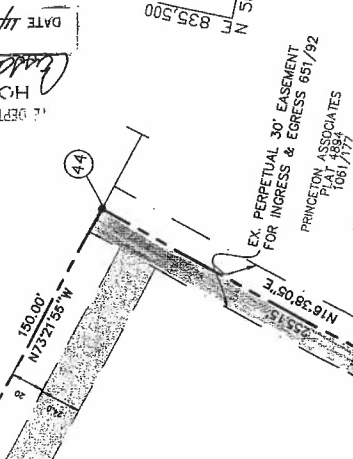
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY
 COUNTY HEALTH OFFICER
 DATE 11/19/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 11/18/03
 DIRECTOR
 DATE 11/20/03

COORDINATE TABLE

NO.	NORTHING	EASTING
40	603064.135	835005.540
41	603260.991	834935.251
42	603442.151	835104.149
43	603584.055	835232.00
44	603592.609	835374.892

PARCEL - 27
 2.159 AC. OR 94,048 SQF



EXISTING 20' WIDE DRAINAGE AND UTILITY EASEMENT (PB 17 F 94)
 EX. PERPETUAL 30' EASEMENT FOR INGRESS & EGRESS 651/92
 PRINCETON ASSOCIATES
 PLAT 489, 1061/177
 EXISTING RIGHT OF WAY FOR SEWER (PB 17 F 10)

OWNER:
 HOMESTEAD PUBLISHING COMPANY
 1075 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND, 21044-3106
 DEED REF: 4263/463

OWNER'S CERTIFICATE
 I, JAMES QUIMBY, PRESIDENT AND PUBLISHER OF HOMESTEAD PUBLISHING COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHING THE DIVISIONS, I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A RECORDED COPY OF THE LANDS CONVEYED BY PATUXENT PUBLISHING COMPANY TO HOMESTEAD PUBLISHING COMPANY, BY DEED DATED SEPTEMBER 19, 1997 AND RECORDED IN LIBER 4283 AT FOLIO 0463 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A RECORDED COPY OF THE LANDS CONVEYED BY PATUXENT PUBLISHING COMPANY TO HOMESTEAD PUBLISHING COMPANY, BY DEED DATED SEPTEMBER 19, 1997 AND RECORDED IN LIBER 4283 AT FOLIO 0463 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE PURPOSE OF THIS PLAT IS TO CREATE AN INGRESS AND EGRESS EASEMENT OF WIDTH 24' TO PROVIDE ACCESS TO WILDE LAKE MIDDLE HIGH SCHOOL SITE ON LOT 1 PLAT BOOK 15, FOLIO 90&91 - 506/208

WITNESS MY HAND THIS 7th DAY OF July, 2003

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A Jett Avenue, #217
 Baltimore, Maryland 21202
 (410) 247-8853, Mgr./Proj. FAX 247-9387

RECORDED AS PLAT NUMBER ON 2003, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA VILLAGE OF WILDE LAKE SECTION 10 AREA 5
 A RE-RECORDING OF PARCEL 27 PLAT 3646

SHEET 1 OF 1
 TAX MAP 35
 ZONED NT
 PARCEL 289
 5TH ELECTORAL DISTRICT OF HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2003
 S 1" = 50'

89341 F.04.62
 MSA CBU 2105-2647

WITNESS MY HAND THIS 7th DAY OF July, 2003
 JAMES QUIMBY, PRESIDENT & PUBLISHER
 HOMESTEAD PUBLISHING COMPANY

DATE 7/21/03
 GEORGE CHAGETAS, PROPERTY LINE SURVEYOR #29

DATE 11/19/03
 COUNTY HEALTH OFFICER

DATE 11/20/03
 DIRECTOR