

# County Council Of Howard County, Maryland

2020 Legislative Session

Legislative Day No. 15

## Resolution No. 174 –2020

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 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 so that the property can be listed with Chartwell Enterprises; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

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Introduced and read first time November 2, 2020.

By order *Diane Schwartz Jones*  
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on November 16, 2020.

By Order: *Diane Schwartz Jones*  
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on December 7, 2020.

Certified By *Diane Schwartz Jones*  
Diane Schwartz Jones, 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 County has issued a Request for Proposals for the Purchase of 10750  
8 Little Patuxent Parkway for the purchase and repurposing of the Flier Building (the “RFP”); and

9  
10          **WHEREAS**, the RFP goals are to:

- 11           1. Facilitate the redevelopment of the Property through new ownership;
- 12           2. Generate revenue for the County through the sale of the Property; and
- 13           3. Conduct a competitive solicitation process to sell to an entity which will consider  
14           community input and address market demand which does not include housing; and

15  
16          **WHEREAS**, the County has retained the services of Chartwell Enterprises, a commercial  
17 real estate services firm, to advise and represent the County in its sale of the Property in fee  
18 simple; and

19  
20          **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
21 authorizes the County Council to declare that property is no longer needed for public purposes  
22 and authorizes the County Council to waive advertising and bidding requirements for an  
23 individual conveyance of property upon the request of the County Executive and after a public  
24 hearing that has been duly advertised; and

25  
26          **WHEREAS**, the County Council has received a request from the County Executive to  
27 waive the advertising and bidding requirements on the basis the interest of the County would be  
28 best served by this waiver so that the Property can be listed by Chartwell Enterprises for the  
29 Property’s sale in fee simple.

1           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
2 Maryland, this 7th day of December, 2020, that the Property is no longer needed  
3 by the County for public purposes and may be listed by Chartwell Enterprises to be sold in fee  
4 simple to the entity selected pursuant to the Request for Proposals process utilized by the  
5 County.

6  
7           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
8 Executive and having held a public hearing that was duly advertised, the County Council  
9 declares that the interest of the County will be best served by authorizing the County Executive  
10 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County  
11 Code so that the Property may be listed by Chartwell Enterprises for the Property's sale in fee  
12 simple.

13           **AND BE IT FURTHER RESOLVED** that the County Executive shall not convey the  
14 Property unless the purchaser agrees to establish and mark for the public an easement for a trail  
15 that connects through the Property to Wilde Lake Middle School.

16           **AND BE IT FURTHER RESOLVED** that the County Executive shall not contract for  
17 or convey the Property unless the Executive has first reported to the Council the proposed buyer  
18 and sale price.

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



**Amendment 1 to Council Resolution No. 174-2020**

**BY: Deb Jung**

**Legislative Day No. 17**

**Date: December 7, 2020**

**Amendment No. 1**

*(This Amendment would set terms and conditions on the final sale of the Flier Building.)*

1 On page 2, at line 13, insert:

2 “AND BE IT FURTHER RESOLVED that the County Executive shall not convey the  
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ADOPTED December 7, 2020

FAILED \_\_\_\_\_

SIGNATURE Deanne Schwartz Jones

County Council Of Howard County, Maryland

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Introduced and read first time November 7 2020.

By order Diane Schwartz Jones  
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on November 16 2020.

By Order: Diane Schwartz Jones  
Diane Schwartz Jones, Administrator

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Certified By \_\_\_\_\_  
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**BY: Deb Jung**

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**Office of the County Auditor**  
**Auditor's Analysis**

**Council Resolution No. 174-2020**

Introduced: November 2, 2020

Auditor: Maya Cameron

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Fiscal Impact:

The fiscal impact of this legislation is based upon several factors. The primary factor is the revenue from the sale of the Flier Building.

The County intends to issue a Request for Proposal for the sale of the property, therefore the estimated revenue from the sale of the Flier Building is unknown. However, the Real Estate Services Division has ordered and expects to receive a new appraisal on December 15, 2020. The last appraisal was conducted in 2015 at \$2.7 million. We will provide a copy of the appraisal to Council members upon request.

Additional factors of the fiscal impact include a potential increase in property tax, lost revenue from license agreements, increase costs associated with the sale, and remediation costs. These are outlined below.

Based on the assessed value of \$2,833,000.00, County Tax revenues would be generated in the amount of approximately \$28,727. State, Fire, and Ad Valorem Tax revenues would be generated in the amount of approximately \$12,125. Revenues totaling \$40,852 would be generated due to the sale of the building.

The County had agreements with various entities for use of the building. We have not confirmed if these are active agreements or the amounts of revenue collected under these agreements. Possible lost revenue would offset any savings in the cost for maintenance and utilities. In Fiscal Year 2020, maintenance and utility costs were approximately \$83,000.

The County has retained the services of Chartwell Enterprises LLC (Chartwell), a commercial real estate services firm, to advise and represent the county throughout the sale. **We are awaiting Chartwell invoices to determine the cost to the County to utilize Chartwell's services related to their work on the Flier Building.**

In April 2014, Business Environmental Risks were identified in a Phase One study. We are awaiting a response to determine if the County is responsible for the remediation costs and the effect on the value of the property. NOTE: We can provide details of the findings to the Council if requested.

Purpose:

To authorize the County Executive to sell County owned real property known as the “Flier Building” located at 10750 Little Patuxent Parkway, MD, so that the property can be listed for fee simple sale with Chartwell Enterprises LLC.

Other Comments:

The Flier Building was purchased by Howard County in July 2014 under Capital Project C0309 Land Acquisitions for approximately \$2.8 million. **We are awaiting confirmation on whether this was bond funded and if debt service is still being paid on the original purchase.**

For the purpose of pedestrian access to Wilde Lake Middle School, there is a 24-foot perpetual easement along the rear property, in addition to other easements.

Agreements existed with the following:

- Howard County Community College for theatre program storage;
- Howard County Public School (HCPSS) for use of the parking lot; and
- A local community organization to store donated school supplies.

**We are awaiting confirmation on whether the licensing agreements are currently active and, if so, what the plans are for these agreements after the sale of the building.**

Deed/ Covenant

There is a perpetual private covenant established on March 18, 1976, between Howard Research and Development Corporation and Howard Financing Corporation that would need to be re-negotiated by the buyer, including restrictions on architectural and design components of the building. NOTE: We can provide details of the covenant to the Council if requested.

Community Input

A virtual Community meeting was held July 23, 2020, to discuss the sale and repurposing of the property. The results of the community survey are available here:

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building>

**Office of the County Auditor**  
**Auditor's Analysis**

**Amendment No. 1**  
**Council Resolution No. 174-2020**

Amendment Proposed by: Deb Jung

Introduced: November 2, 2020

Auditor: Maya Cameron

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Fiscal Impact:

There is no fiscal impact as a result of this amendment to Council Resolution 174-2020.

The requirements to report information about the sale of the property to the Council or to maintain the public easement would not affect County revenue or expense.

Purpose:

The purpose of this amendment is to add the following terms and conditions for the disposition of the Flier Building:

1. The County Executive must first report to the Council the proposed buyer and sale price of the property.
2. The County Executive shall not convey the property unless the purchaser agrees to preserve and mark the public easement for the trail connecting through the Flier Building to Wilde Lake Middle School.

Other Comments:

The declaration of the easement was established December 1, 1972. The easement is 30 feet in width, with 15 feet on each side. The easement exists over lots 10 and 11, Section 10, Area 5, Village of Wilde Lake.



**Request for Proposal (RFP) for the Purchase of  
10750 Little Patuxent Parkway  
Columbia, MD 21044  
Former Columbia Flier Building  
“Flier Building”**

**Due Date: February 2, 2021**



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## I. Introduction

Howard County, Maryland (the “County”) is a thriving and growing county strategically located between Baltimore and Washington D.C., two of the nation’s largest metropolitan areas. The County has an estimated population of more than 326,000 which continues to steadily grow driven by its vibrant and diverse employment base, highly rated public-school system, strategic location, safe environment, and high quality of life.

Furthermore, the County’s extensive road transportation network significantly contributes to its economy. Interstate 95 (I-95) and US Route 1 (US 1) run north-south in the eastern portion of the County and US Route 29 runs north and south in the more central part of the County. In addition, there are other important corridors in the County which are significant employment, industrial and retail hubs to include MD 175, MD 32, US 40, MD 108, MD 100, among others.

In the heart of the County is Columbia, MD, a planned community with more than 104,000 residents, comprised of nine villages and a town center. Columbia has been consistently recognized nationally for “one of the best places to live in the U.S.” by Money Magazine and “safest city to live in America” by Wallet Hub, a personal finance website. In 2020, Columbia was ranked the #5 best place to live in the United States by Money magazine based on places that combine affordability, economic growth, and quality of life.

Downtown Columbia offers a mixed-use community which is further evolving into a business, residential, retail, and cultural destination for those locally, regionally, and nationally. ***A dynamic transformation is underway in Downtown Columbia with a 30-year plan to transition Downtown Columbia to a walkable urban core.***

### a. Request for Proposal (RFP) Purpose

The County invites your participation in the Request for Proposal (RFP) for the purchase and repurposing of the Former Columbia Flier Building (“Flier Building”) and property, located at 10750 Little Patuxent Parkway, Columbia, MD 21044 (the “Property”). The Property, a County-owned site, is located less than ½ mile from Downtown Columbia and in the Village of Wilde Lake. The County’s RFP goals are to:

- Facilitate the redevelopment of the building and property through new ownership;
- Generate revenue for the County through the sale of the property and collection of future real property taxes on the property; and
- Conduct a competitive solicitation process to sell to an entity which will consider community input and address market demand which does not include housing

The County has retained the services of Chartwell Enterprises, a commercial real estate services firm, to advise and represent the County in its sale of the Property in fee simple. Closing will occur following the buyer’s submittal of an acceptable Site Development Plan (SDP). It will be the buyer’s risk and responsibility to take its proposed development plan through the planning and zoning process, as required.





## b. Property Description

The Flier Building was constructed in 1978 and for 33 years was home to the Columbia Flier, the local newspaper. In 2014, the County purchased the Flier Building, a building with 35,724 SF of above-grade space.

**Figure 1: Flier Building viewed from Little Patuxent Parkway**



The Flier Building is situated on an approximate 2.16-acre site which fronts Little Patuxent Parkway, approximately ½ mile west of Downtown Columbia and the Columbia Mall. Entrance into the property is at a signalized traffic light. When exiting the property at the traffic signal, vehicles can make a right hand turn to head west on Little Patuxent Parkway or a left hand turn to head east on Little Patuxent Parkway. **Figure 2** shows the property boundary and ingress and egress.

**Figure 2: Flier Building Property (yellow property boundary is an approximation)**

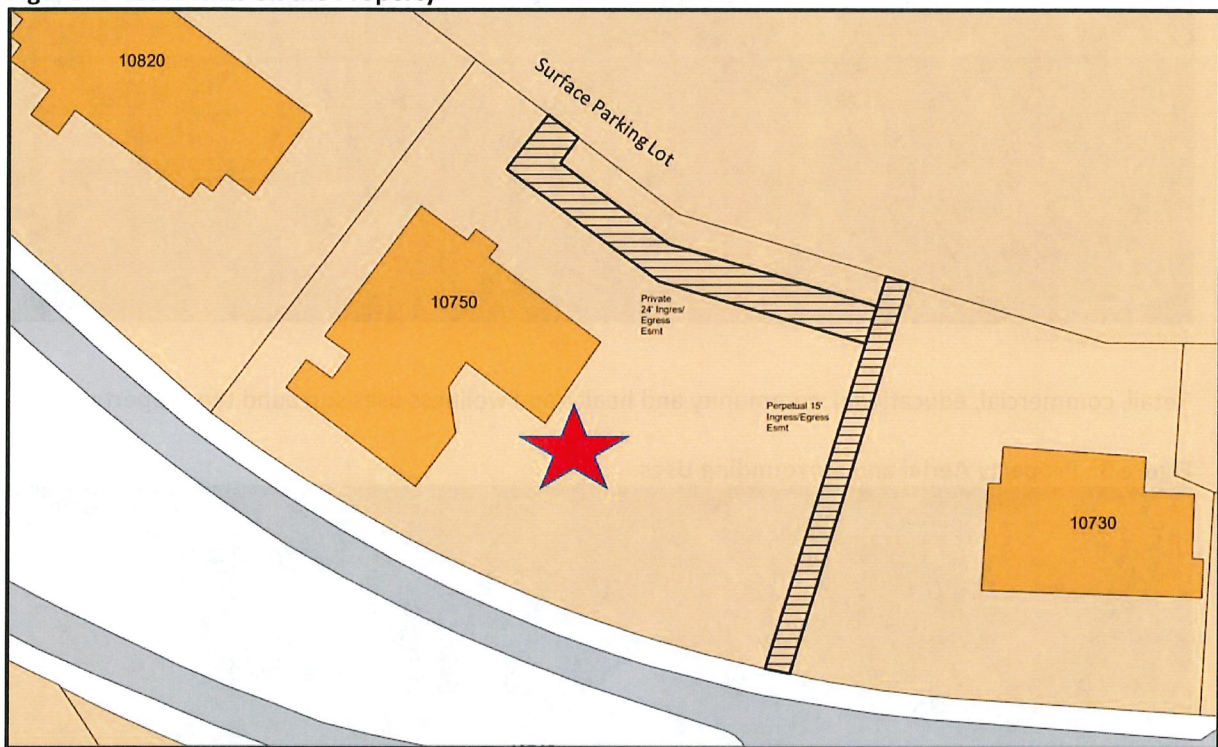


Source: Google Earth



The Property contains a perpetual easement between the Property and the property at 10730 Little Patuxent Parkway and a private easement which allows for ingress and egress of the upper surface parking lot owned by the Howard County Board of Education (shown above in **Figure 2**). The private easement will remain in place to ensure perpetual public use of the easement area. The upper surface parking lot connects with a trail used by cyclists and pedestrians which runs along a periphery of Wilde Lake Middle School. Prior to closing, the County and buyer may enter negotiations for an alternate location for the private easement so long as the new location for the easement affords access to the upper surface parking lot and the trail. **Figure 3** identifies the ingress and egress easements on the site:

**Figure 3: Easements on the Property**



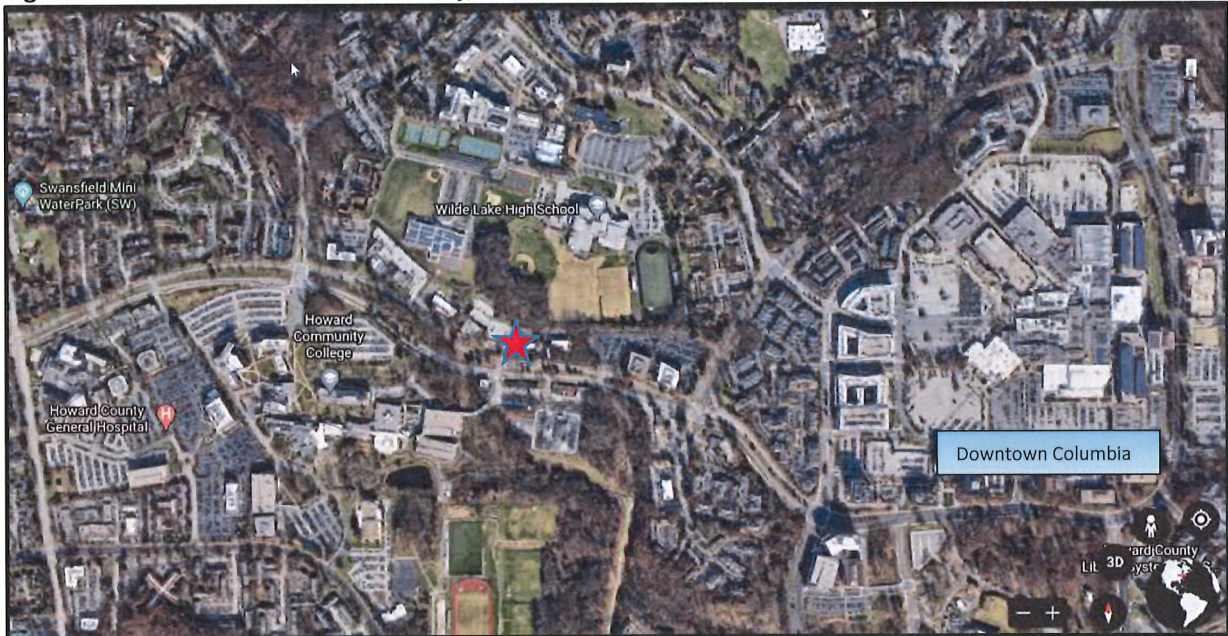
Source: Howard County, MD

Wilde Lake Middle School and Wilde Lake High School are located immediately north of the Property. To the south of the Property, across Little Patuxent Parkway, is the Howard County Community Outreach Center, a division of the County's Police which partners with the community for a safer community. Immediately to the east and west of the Property are commercial properties the one to the east (10730 Little Patuxent Parkway) which was recently re-developed with in-line retail to include a 7/11 convenience store and the other property to the west (10820 Little Patuxent Parkway), a former childcare center.

Howard Community College's (HCC) main campus is also south of the Property across Little Patuxent Parkway. HCC has more than 14,000 credit students enrolled in FY 2020. According to HCC's official website, HCC generates about \$337.8 million annually into the local community. Adjacent to HCC is Howard County General Hospital, a member of John Hopkins Medicine, a significant employment and investment generator for the County. The hospital is a 266-bed acute care facility.



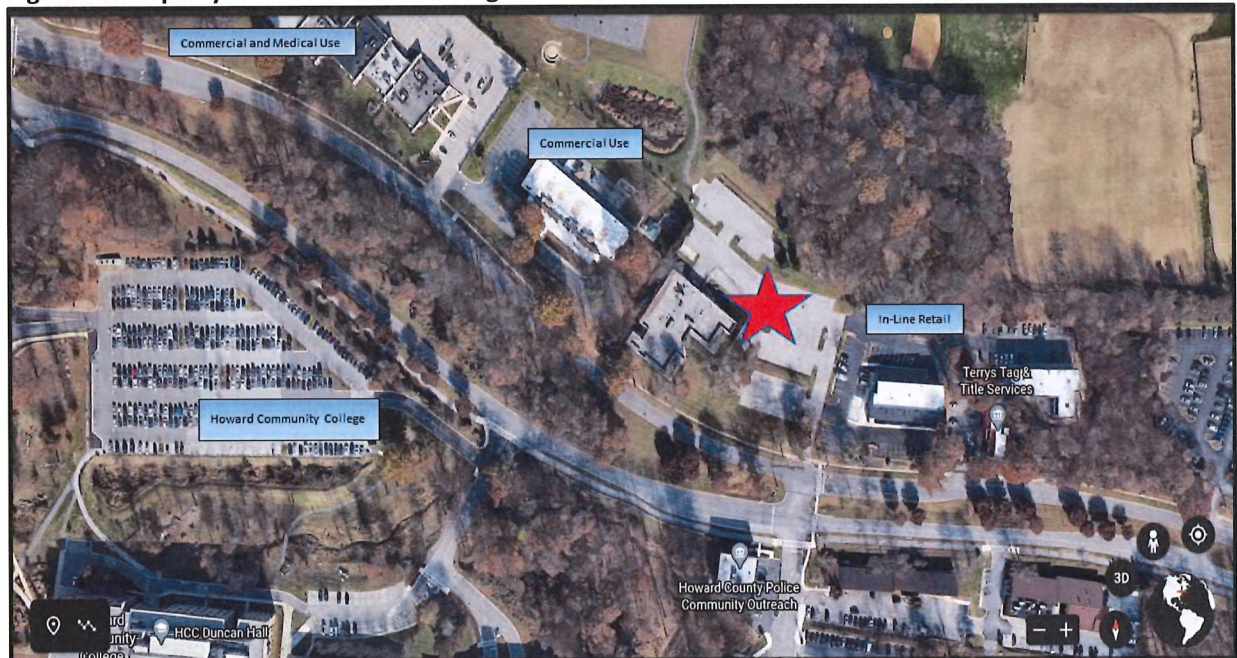
Figure 4: 10750 Little Patuxent Parkway, Columbia, MD 21044 - The Flier Building (Red Star)



Source: Google Earth

Retail, commercial, educational, community and health and wellness uses surround the Property.

Figure 5: Property Aerial and Surrounding Uses



Source: Google Earth



The below link provides access to the County website which provides a brief drone video of the Property and contains general information on the Property.

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building>

The website features:

- SDAT Property Record
- SDAT Land Records
- Property Aerial
- Property Zoning
- Property Site Development Plan (SDP)
- Property Final Development Plan (FDP)
- Brief drone video of the Property
- Photos
- Community Feedback on the Property
- Property Easements (Plat)

The following table provides general information on the Property:

**Table 1: Property Information**

<b>Address</b>	10750 Little Patuxent Parkway Columbia, MD 21044
<b>Tax Map</b>	Map 35, Parcel 269, Lot 27
<b>Total Size</b>	Approximately 2.159 acres
<b>Zoning</b>	New Town (NT)
<b>FDP</b>	48
<b>SDP</b>	Approved SDP 77-040

### **c. Market Overview and Community Input**

The Property is located within a diverse and sound local market with strong employment anchors to include Howard Community College and Howard County General Hospital which generate vehicular and foot traffic for the Property. These two anchors attract students, patients, visitors, etc. in the immediate area and within walking distance to the Property.

The Property is located less than ½ a mile from Downtown Columbia in the Village of Wilde Lake and will benefit from the continued redevelopment and transformation of Downtown Columbia. In 2010, the Downtown Columbia General Plan Amendment was passed. This plan allows for up to 14 million square feet of mixed-use development, including up to 6,250 residential units, 1.25 million square feet of retail, 4.3 million square feet of office space and 640 hotel rooms. The Property will have easy access to the many retail, health and wellness, entertainment, and cultural offerings of the transformational areas such as the Merriweather District and Lakefront Core, both within a few minutes driving time from the



Property. The Property is also easily accessible by bike courtesy of the County’s bike share program with stations throughout Columbia and supported by neighboring institutions and businesses.

The demographics surrounding the Property offer strong fundamentals for investors and/or developers (i.e., buyers) as they evaluate and identify the appropriate demand for the type of use in the repurposing of the Property.

**Table 2: High-level snapshot of demographics surrounding the Property**

Demographic	1-Mile Radius of Property	3-Mile Radius of Property	5-Mile Radius of Property	State of MD	United States
<b>Total Population</b>	15,840	79,631	166,786	6,109,921	333,793,107
<b>Median Age</b>	39.0	40.6	40.4	39.3	38.5
<b>Median Household Income</b>	\$87,352	\$105,866	\$117,545	\$84,280	\$62,203
<b>Median Home Value</b>	\$332,356	\$394,510	\$440,065	\$330,355	\$235,127
<b>% with Bachelor’s Degree or higher</b>	62.0%	65.0%	66.0%	42.0%	33.0%
<b>Total Businesses</b>	1,101	3,052	7,582	215,744	11,994,763
<b>Total Employees</b>	21,791	49,660	115,982	2,666,818	146,120,824

Source: 2020 Esri Business Analyst Online (BAO)

The median household income and the percentage of the population with Bachelor’s Degree or higher, in and around the Property, is considerably higher than the population as a whole in Maryland and the United States.

On July 23, 2020, the County held a virtual community informational meeting to discuss the sale and repurposing of the Flier Building and Property. The County provided a presentation that included the history and condition of the Flier Building and discussed the County’s intent and objectives for a sale of the Property. The County held a question and answer period. Following the community meeting, the County released a survey to request feedback from the community on the Flier Building and repurposing of the Property. The meeting, presentation, and community feedback are available on the County’s website for this Property. The following provides points communicated in the community feedback:

- The Community values the history of the building and its original use, home to the Columbia Flier newspaper. The Community communicated its desire to see the history memorialized in the repurposing of the Property. Ideas to memorialize the Property included a small on-site museum, plaque or interpretive signage celebrating the history and incorporating some architectural features of the Flier Building into the design of a new building, among other ideas.
- The Community values sustainability and communicated its interest to see a repurposing that addresses sustainability such as the development of a LEED certified building, preservation of the mature trees on site, and use of solar panels.



- The Community prefers uses that benefit the community. The Community provided feedback on preferred uses which included general retail and service, food service, educational use, and office use, among other uses. The Community also provided feedback on uses they would prefer to see excluded from the site which included a dry cleaner, bank, and affordable and student housing, among other uses.

Please see the County's Property website for the completed survey results submitted by the community.

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building>

The Property offers a buyer the opportunity to become part of a proven market with substantial investment slated for continued redevelopment and transformation in the immediate area. The Property is well-positioned within a robust market in Howard County. The immediate surrounding area and region present opportunities for a buyer to acquire a property that takes advantage of the location and demographics, repositions the Property in the market, and continues to serve as a focal point for the community.

The following proposed uses on the Property will not be evaluated favorably:

- Housing
- Gas Station

The next step in the County's process is to request proposals for the purchase of the Property. The RFP requests narrative and visual representation of proposed uses, proposed building design and/or site redevelopment. A resolution to dispose of the Property shall be filed for County Council review and approval.

The County will review proposals according to an evaluation process and present the preferred proposal to County Leadership for approval. Following the County's approval of the preferred proposal, the County will finalize a Purchase and Sale Agreement (P&SA) to sell the Property to the selected buyer in fee simple.

**Closing will occur when the Department of Planning and Zoning (DPZ) verifies that the SDP submittal for the Property substantially conforms to the preferred proposal selected by the County. It is important for a buyer to offer its most competitive purchase price with its initial offer as the County may select a buyer from initial offers.**



## II. Zoning Overview

The Property is in the New Town (NT) Zoning District, a zone unique to Columbia that comprises over 14,000 acres and is outlined in Section 125.0 of the Howard County's Zoning Regulations. The link below provides access to the Zoning Regulation:

[https://library.municode.com/md/howard\\_county/codes/zoning?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI)

The Zoning Regulations establish the development planning and review process for the NT Zoning of which there are four major steps:

- The Preliminary Development Plan
- Comprehensive Sketch Plan
- Final Development Plan
- Site Development Plan

The Property is subject to the existing Final Development Plan (FDP) and Site Development Plan (SDP). Both these plans are available on the County's webpage for the Flier Building accessed through the below link:

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Columbia-Flier-Building>

A demolition and site redevelopment with new proposed uses may require an amended FDP and will require an Environmental Concept Plan (ECP) and new SDP. A 14-18-month review is expected; however, the amount of review time may increase depending on the complexity of the project.

The following link provides access to the Howard County Planning and Zoning website which provides additional information on the planning process.

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development/Development-Process-and-Procedures/New-Town-Development-Process-and-Procedures>

The Property is not within Downtown Columbia nor a Village Center.

Developed in the late 1970s, the Flier Building was built prior to current stormwater management regulations set forth by the Maryland Department of the Environment (MDE) and current Howard County Code. Redevelopment of the property will be subject to current applicable regulations.



### III. RFP Process

The County will evaluate RFP responses and select a buyer that offers a competitive price for the Property, proposes a use aligned with community and market demand and demonstrates the qualifications and experience to deliver the proposed development. Key drivers in the selection process include the following weighted criteria, reflecting the County's RFP objectives, which should be addressed in detail in the RFP response:

1. A development plan (land use, design concept, and conceptual site plan) that benefits the community and takes into consideration community feedback on the Property and its future use. The development plan shall provide a detailed narrative description, concept, design plan and conceptual site plan with renderings depicting proposed development. The plan should describe whether the plan conforms to existing New Town Zoning requirements. The plan should also address the buyer's intent to maintain and/or save the mature trees on the site, if feasible with the proposed design and to ensure public access through the existing easement area. **(30%)**
2. Plan to memorialize the history of the Columbia Flier Building to include recognition of architectural design and the history of the community newspaper. **(5%)**
3. A deliberate process and timeline to achieve the Property repurposing, as proposed. **(5%)**
4. A value proposition that includes a competitive market price for the Property. **(50%)**
5. Financial capacity and development experience to close and redevelop the Property. **(10%)**

Following an evaluation of responses, the County will identify the buyer(s) that best meet(s) the County's objectives. The County reserves the right to request a brief presentation by the buyer(s) to an evaluation committee and engage in best and final offer negotiations. Following the selection of a buyer, the preferred proposal will be presented to County Leadership for approval. Following County approval of the proposal, the County will finalize a Purchase and Sale Agreement (P&SA) and sell the Property to the selected buyer in fee simple. The County will close on the Property following DPZ's verification that the SDP submittal for the Property conforms with the plan proposed in the buyer's offer.





#### IV. Timeline

There will be a formal, rolling, question and answer period regarding the RFP and the purchase and repurposing of the Property. Questions should be submitted electronically to Patti Restrepo of Chartwell Enterprises at [patricia.restrepo@chartwellenterprises.com](mailto:patricia.restrepo@chartwellenterprises.com). Responses to the questions will be distributed to all parties that have given notice to the County and have acknowledged receipt of the RFP with an email to Patti Restrepo. Responses will be posted, as well, to the County website featuring the Property.

Tours of the Property are available by appointment. Please send tour requests to Chartwell Enterprises at [patricia.restrepo@chartwellenterprises.com](mailto:patricia.restrepo@chartwellenterprises.com).

Responses to the RFP are due February 2, 2021 by 4 p.m. EST. The County anticipates having a buyer identified in the first half of 2021.



## V. Required Submission Information

The County requests a technical proposal and price proposal as two separate PDF documents. The technical proposal shall **not** contain any price information. A complete response is limited to no more than 10 pages for the technical response.

### a. Technical Proposal Requirement

1. Provide a narrative and visual representation of your development plan (i.e. use, site plan and rendering of design concept) for the Property and how it meets the County's objectives for the RFP (taking into consideration community input). Please also address your intent to maintain and/or save the mature trees on the site, if feasible with the proposed design, and depict the easement area.
2. Provide a narrative and visual representation of how you intend to memorialize the history of the Columbia Flier Building to include recognition of architectural design and the history of the community newspaper in your repurposing of the Property, taking into consideration community input.
3. Provide a brief overview of your team, including team members, expertise, and roles in the redevelopment of the Property. Identify a lead point-of-contact for your team for the overall repurposing of the Property. Provide example(s) of similar development project(s) in which team members played a key role.
4. Provide a timeline for developing the Property following its purchase, including all planning and development requirements.
5. Provide a summary statement that synthesizes your team's proposed development concept (use(s), density, and design) and approach and demonstrates that your proposal meets the criteria specified by the County. Indicate how the entire development plan is integrated and meets the goals of the community and County.

### b. Price Proposal Requirement

1. Provide your monetary offer amount for the fee simple purchase of the Property. The County will require a deposit of 5% of the purchase price within five (5) business days following the execution of the Purchase and Sale Agreement. The deposit will be non-refundable upon the completion of the due diligence period. The deposit will be credited toward the purchase price at closing.
2. Provide the proposed funding structure and source(s) and use(s) of funds to demonstrate an ability to purchase and redevelop the Property. Provide bank and/or investor commitment letters.



c. [Submission Instructions](#)

Electronic submissions must be provided in two separate PDFs and clearly marked: File 1 - Technical Proposal and File 2 - Price Proposal. **Submissions must be received no later than 4 p.m. EST on February 2, 2021.** Do not include price information in the technical proposal. The subject line of the email shall state: "Flier Building Proposal" and your firm's name. The proposal responses shall be submitted to all three people listed below in the same email:

Melanie Bishop, Chief, Real Estate Services Division, Howard County Department of Public Works (DPW) at the following email: [mbishop@howardcountymd.gov](mailto:mbishop@howardcountymd.gov)

Mark Stromdahl, Chief, Bureau of Facilities, Howard County DPW at the following email: [mstromdahl@howardcountymd.gov](mailto:mstromdahl@howardcountymd.gov)

Patricia Restrepo, Broker, Chartwell Enterprises, at the following email: [patricia.restrepo@chartwellenterprises.com](mailto:patricia.restrepo@chartwellenterprises.com)



## VI. Miscellaneous

Please submit any questions regarding the RFP submission to Patti Restrepo of Chartwell Enterprises at [patricia.restrepo@chartwellenterprises.com](mailto:patricia.restrepo@chartwellenterprises.com). All such questions and responses will be distributed to all parties that have acknowledged receipt of the RFP and will be posted to the County website.

This document is not an offer to enter into an agreement with any party. No agreements or understandings between Howard County and the selected buyer shall be binding until proper documents have been executed by all appropriate parties. Howard County reserves the right to reject any and all proposals at any time in its sole discretion and to waive what it determines to be any immaterial defect and irregularity in proposals.

Howard County will not reimburse any party for costs incurred in responding to the RFP, including the development of architectural or planning documents or drawings. Howard County will also not pay any commissions to brokers representing any buyer.

The information in the RFP is deemed to be accurate; however, it is the responsibility of the respondent to confirm all relevant information and facts provided in the RFP.

CR 174-2020

**Sayers, Margery**

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**From:** Emily Ranson <emranson@gmail.com>  
**Sent:** Monday, December 7, 2020 2:09 PM  
**To:** Ball, Calvin  
**Cc:** CouncilMail  
**Subject:** Columbia Flier Building Resolution

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Executive Ball and the Howard County Council,

I'm writing to offer my support for making sure that the Columbia Flier property includes an easement to ensure the continued use of the shared use pathway that connects Little Patuxent Parkway and Downtown Columbia from Wilde Lake Village Center and the schools through the building's parking lot.

Please amend the resolution for passage and insert the following:

“**AND BE IT FURTHER RESOLVED** that the County Executive shall not convey the Property unless the purchaser agrees to establish and mark for the public an easement for a trail that connects through the Property to Wilde Lake Middle School.”

Thank you! These easements and multi-use pathway connections are great ways to ensure safe ways to move around the county, and losing access to this connection would be unfortunate.

If anything, we should be continually looking for where easements like this can exist to create low-stress, low-traffic alternatives to main thoroughfares.

Best,

Emily Ranson  
Ellicott City, MD

## Sayers, Margery

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**From:** klmcaliley@gmail.com  
**Sent:** Monday, December 7, 2020 1:46 PM  
**To:** Ball, Calvin; CouncilMail  
**Subject:** URGENT: CR 174-2020 Columbia Flier Building Resolution Needs Easement Amendment for Continued Public Access in Wilde Lake Village

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Executive Calvin Ball and Howard County Council,

It has come to our attention that Council Resolution 174-2020, authorizing the County Executive sale of real property known as the "Flier Building," does not contain language that grants the rights of residents, pedestrians, community police, students, runners, cyclists and other existing users to continued access through the property from the ADA compliant Wilde Lake Middle School Trail (GPS Maps pathway listing).

Please add the suggested amendment language to the resolution regarding an accessibility easement. Images and history are attached.

Thank you,  
Kevin

*Kevin McAliley*  
Chair, Wilde Lake Village Board of Directors  
Wilde Lake Community Association  
Slayton House, [10400 Cross Fox Lane, Columbia, MD 21044](#)  
[410/336-6593](#) (cell/text)  
[klmcaliley@gmail.com](mailto:klmcaliley@gmail.com)  
[Facebook](#) - [Twitter](#) - [Website](#)  
[Wilde Lake Village Center](#)  
[Wilde Lake Renovations](#) - *YouTube interview*

COVID-19 Update –  
Many of our tenants have temporarily changed their hours and accessibility to meet emergency state and local guidelines. Please contact them directly for details.

Regarding:

### General

Council Resolution 174-2020 - A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive's sale of 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 so that the property can be listed with Chartwell Enterprises; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use. (No expiration date)

Proposed:  
**Amendment \_\_\_\_\_ to Council Resolution No. 174-2020**

BY: Deb Jung

Legislative Day No. \_\_\_\_

Date

: \_\_\_\_\_

Amendment No. \_\_\_\_

*(This Amendment would set terms and conditions on the final sale of the Flier Building.)*

On page 2, at line 13, insert:

**“AND BE IT FURTHER RESOLVED** that the County Executive shall not convey the Property unless the purchaser agrees to establish and mark for the public an easement for a trail that connects through the Property to Wilde Lake Middle School.

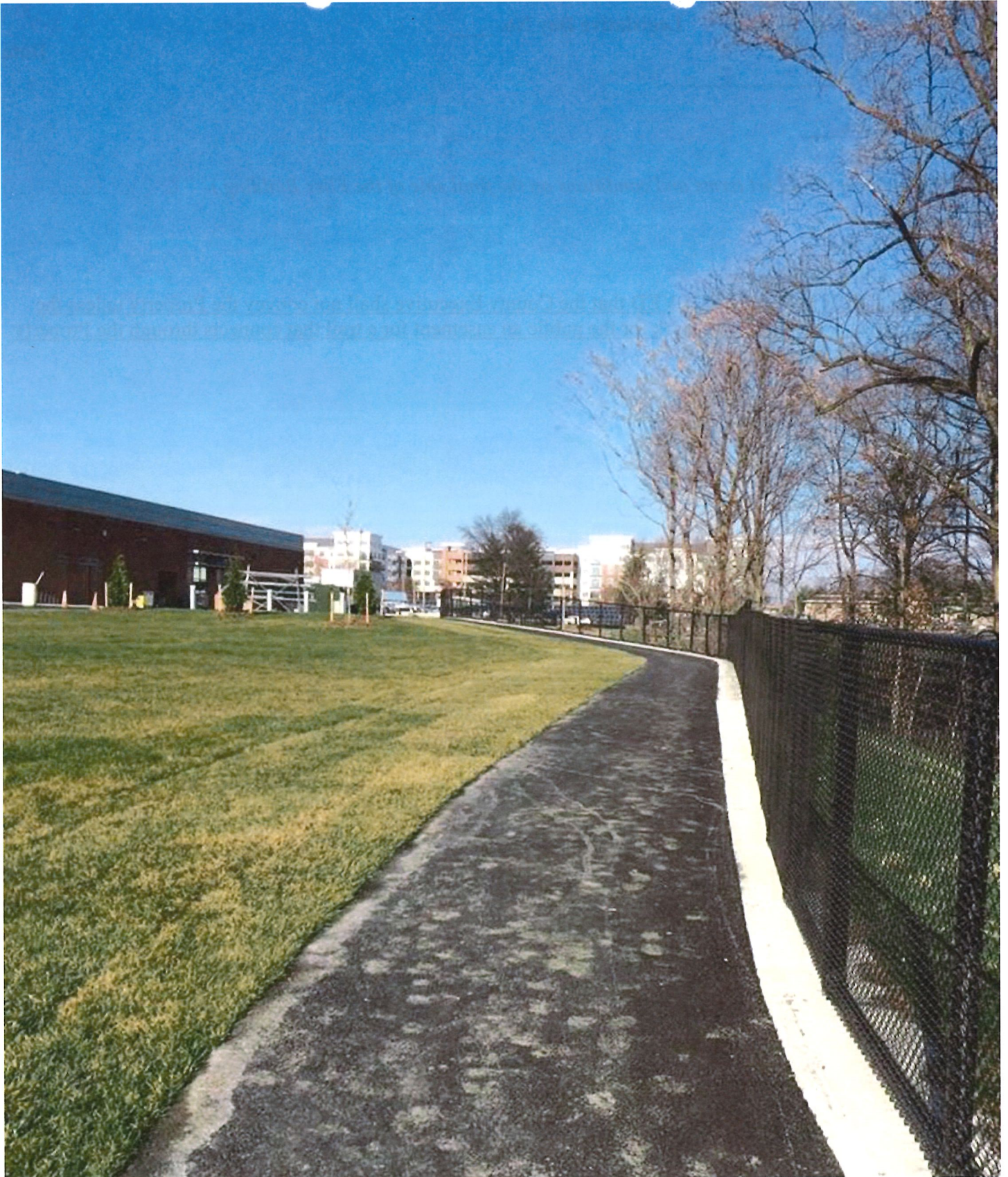


Image of the official Wilde Lake Middle School Trail



Wilde Lake Middle School Trail, C Q X

**Wilde Lake Middle School Trail**  
Columbia, MD 21044

Directions Save Nearby Send to your phone Share

Report a problem on Wilde Lake Middle School Trail

Add a missing place

Add your business

Wilde Lake Middle School

EJM Dental Studio

First National Bank

Little Patuxent Pkwy

Little Patuxent Pkwy

Wilde Lake Middle School Trail

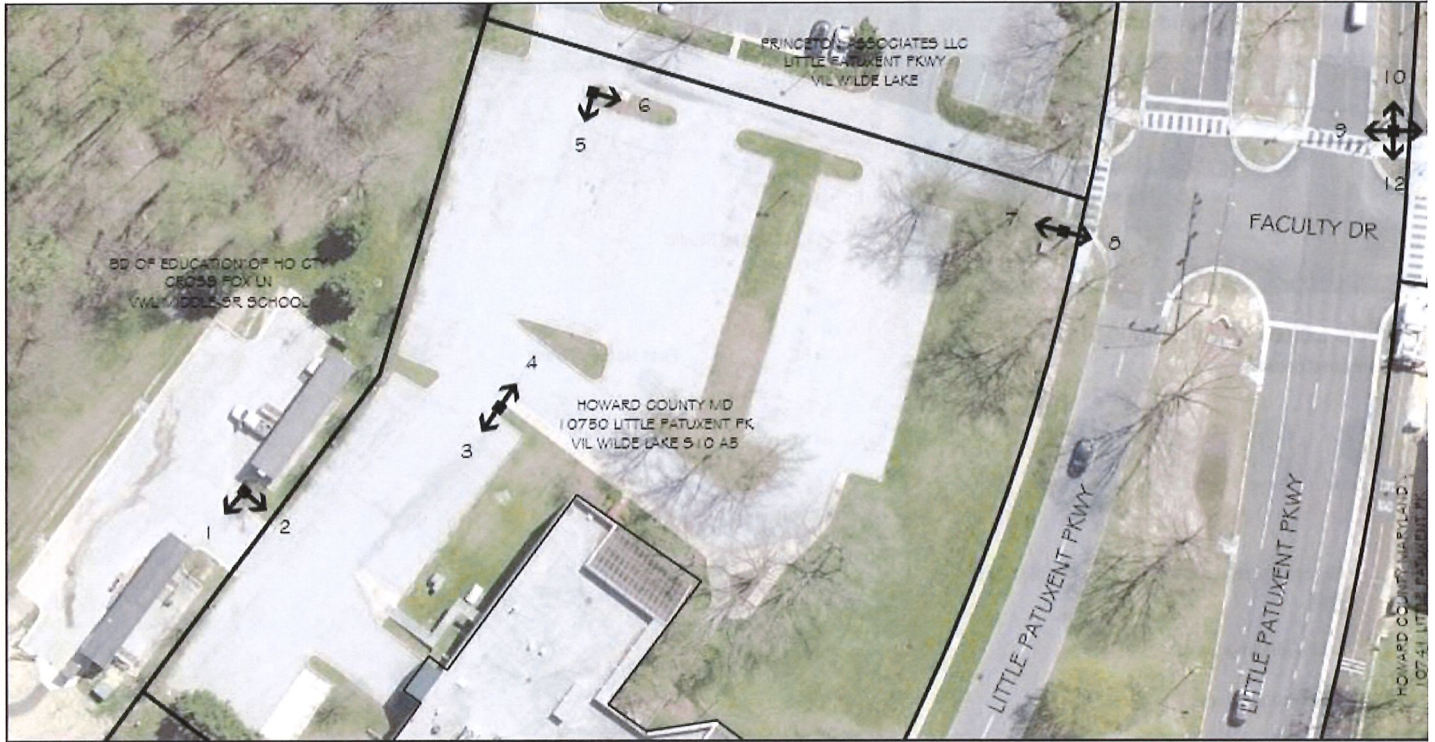
Lot A

7-Eleven Convenience store

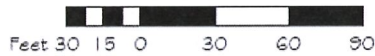
Satellite

Google

Google Maps WLMS Trail



Connection Between the  
Downtown Columbia Trail  
and Wilde Lake  
Village Center



Sign Number	Sign Text
1	Wilde Lake Village Ctr
2	Downtown Columbia Trail
3	Wilde Lake Village Ctr
4	Downtown Columbia Trail
5	Wilde Lake Village Ctr
6	Downtown Columbia Trail
7	Wilde Lake Village Ctr
8	Downtown Columbia Trail
9	Wilde Lake Village Ctr 0.5
10	Symphony Woods 0.9; County Library 1.1; Blandair Park ;
11	Howard Community College; Comm. College Station
12	Howard Community College 0.2; County Gen Hospital 0.5

Signage suggested by County for Wilde Lake Connectivity via pathway through Flier property.

**HISTORY:**

I am not sure why during the public meetings and question and answer sessions over the years, the easement for access was always responded to with an affirmative. Eventually it has been stated that the easement existed for this popular community running and cycling access point for students from the New Downtown Columbia to their future middle and high school via the Downtown Columbia Trail [Downtown Columbia Trail - Toole Design](#); the Howard County Striders weekly runs; personal trainer Darrell Gough's Basic Training Class (Basic Pals) runs; Howard County Cycle2Health bicycle rides (Larry Schoen uses this trail for his popular senior tours); and so many others.

Unintentionally closing off access to the public through this property has been a concern and presented at numerous budget hearings from many groups. Thankfully, Howard County Office of Transportation's Chris Eatough has been an advocate for the connectivity between Wilde Lake Village Center and Little Patuxent Parkway since the pathway's very first brainstorming accessibility walking tour and its eventual inception (even geo-positioning it online).

Howard Community College board and leaders are the guest presenters at the Monday, 12-7-20 Wilde Lake Village Board meeting at 6:30pm where they will be showing plans for the new Math and Athletic Building. We will be discussing Wilde Lake Village students, adults and youth to their campus via continued access and usage through the Columbia Flier Building property. College staff were also on the initial walking tours and implementation of the Wilde

Lake Middle School Trail due to their desire for accessibility and receptivity of the renovated WL Village Center to their college campus. The village center offers their students and faculty pedestrian and cycling access to personal and business services from restaurants to UPS (a commercial zone bringing vibrancy to WL). The Howard County Office of Transportation has even had discussions with the college station, WL, Vista Apartments and Kimco regarding possible future Bike Share mobility between these locations via the Columbia Flier Property access point.

In case no one has seen it recently, here is a picture of the official Howard County budgeted, approved and built pathway (approximately \$40K because of the accompanying sustaining wall and fencing) that efficiently and effectively leads the Howard County Community Outreach Police units (via bicycle and all-terrain vehicles) to Wilde Lake Middle School, Wilde Lake High School, Wilde Lake Village Center, The Rouse Theatre, The Columbia Swim Center, The Columbia Tennis Club, Vista Wilde Lake Apartments, Enterprise's Roslyn Rise Apartments, Slayton House Theatre, Wilde Lake Community Association, and numerous highly attended after-school events, from their headquarters location directly across the street from the old Columbia Flier Building on Little Patuxent Parkway [Howard County, Maryland > Departments > Police > Community Outreach \(howardcountymd.gov\)](http://howardcountymd.gov).

## Sayers, Margery

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**From:** joel hurewitz <joelhurewitz@gmail.com>  
**Sent:** Sunday, December 6, 2020 4:03 PM  
**To:** CouncilMail  
**Subject:** Fwd: CR174-2020 Flier Building  
**Attachments:** 30 Foot Easement Liber 631 F 92 1972.pdf; Confirmatory Deed 1977 Howard Financing to Columbia Flier Building Assoc (Ingress Easement cited).pdf; Deed Howard Financing to Columbia Flier Liber 803 F 515 1976.pdf; WLMS WLHS Flier Building and HCC 1993.pdf; Plat 3646 (24 Ft Ingress Easement) MSA\_C2466\_486.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council,

I wish to express my support for Amendment 1 to CR174-2020. It is a good start, but for the reasons expressed herein and as a follow-up to my oral testimony on CR174-2020, legally recording the easement and correcting the other plats and easements would also be prudent.

There are generally three easements ingress/egress; parking lot extension; and pedestrian pathway. Because these easements overlap one another in various places, during this past year, it appears that the County has confused and conflated them at various times.

I am unaware of the private covenant on the building cited in the Auditor's fiscal analysis being previously mentioned. It is not included in the RFP; this would seem to have a material impact on the ability of the buyer to redevelop the property. The only thing that is mentioned to be preserved are "the mature trees on site." Page 8 of 15.

Some of the relevant documents which I mentioned in my testimony are discussed in more detail below:

### **HCPSS License Agreement with Patuxent Publishing Company**

8/1/2003 Terminated 7/31/2013

See MPIA 2021-30 <https://mpia.hcpss.org/node/1146>

Patuxent paid \$50,000 for parking area

After sharing this information with Melanie Bishop, Ms. Bishop replied on Aug 25, 2020 "It was during our phone conversation I learned that this parking lot was used by the "then" owners of the Flier property and prior to the County's ownership."

Prior to this agreement, it appears that the parking area was unpaved. The FDP was updated to reflect the change in credited open space due to the paved parking area. <https://data.howardcountymd.gov/scannedpdf/FDP/45-A-2.PDF> page 4. The 1993 aerial photo shows what appears to be a day when the schools were not in session; the parking lots at the Wilde Lake schools and HCC are generally empty, while the Flier Building parking lot extension is full. Thus, the parking lot extension was for the benefit of the publishing company and not the school. However, the details of the private 24-foot easement have not been shared publicly. It is unclear who the parties even were in this agreement. Without seeing its language, it remains unclear why Patuxent Publishing would have needed an easement over its own property to reach the parking lot extension.

### **Plat 16347**

2003

(Attached To CR 174)

30 foot ingress/egress easement – The plat has an incorrect "Liber 651 Folio 92." It should be "Liber 631 Folio 92."

**Declaration of Easement**

Liber 631 Folio 92

12/1/1972 30 foot ingress/egress easement

This easement of course predated by decades the more recent pedestrian/bike path easement.

**Plat 3646**

Shows the ingress/egress easement as 24 feet not the 30 feet as in Plat 16347 and is also 30 feet in the deeds below.

**Deed Howard Financing Corp to Columbia Flier Building Associates**

Liber 803 Folio 515

12/20/1976

30 foot ingress/egress easement

**Confirmatory Deed Howard Financing Corp to Columbia Flier Building Associates**

Liber 812 Folio 29

2/25/1977

30 foot ingress/egress easement

Thus, to correct the various discrepancies cited above, I hope that some attention will be paid to clarify these easements and record confirmatory and corrected documents in the Howard County Land Records.

Sincerely,

Joel Hurewitz

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT, made this <sup>1st</sup> day of **DECEMBER**, 1972, by THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a Maryland corporation.

WHEREAS, The Howard Research and Development Corporation is the owner in fee simple of Lots 8, 9, 10, 11, 12, 13 and 14 as shown on Plats entitled "Columbia, Village of Wilde Lake, Section 10, Area 5, which Plats are respectively recorded among the Land Records of Howard County in Plat Book 17 at Folios 9 and 10; and

WHEREAS, the Howard County Roads Department has restricted vehicular access along that portion of the Little Patuxent Parkway on which all of said Lots front; and

WHEREAS, The Howard Research and Development Corporation desires to provide all of said Lots with a common means of ingress and egress to the said Little Patuxent Parkway.

NOW, THEREFORE, THIS DECLARATION WITNESSETH:

That The Howard Research and Development Corporation does hereby create a perpetual easement thirty (30) feet in width across and over Lots 10 and 11, Section 10, Area 5, Village of Wilde Lake, for the benefit of all of the said Lots and for the purpose of providing a means of common ingress and egress to and from Little Patuxent Parkway.

Said easement is more particularly described as follows, namely:

Being thirty (30) feet in width, fifteen (15) feet on each side thereof, of the entire length of a centerline shown as the N 16° 38' 05" E 255.15' line dividing Lot 10 from Lot 11 as shown on a Plat entitled "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 2 of 2", which Plat is recorded among the Land Records of Howard County in Plat Book 17 at folio 10.

APR -5-73 \* 23261 \*\*\*\*\*7.00  
APR -5-73 A 23261 \*\*\*\*\*7.00

11076  
~~3051-77~~  
2913-77

CONFIRMATORY  
DEED

THIS DEED, made this 25<sup>th</sup> day of February, in the year one thousand nine hundred seventy-seven, by and between HOWARD FINANCING CORPORATION, a Maryland corporation, party of the first part, Grantor, and COLUMBIA FLIER BUILDING ASSOCIATES, a Maryland general partnership, party of the second part, Grantee.

WHEREAS, in order to correct certain typographical errors appearing in that certain deed dated December 20, 1976 and recorded in Liber 803, folio 515, these presents are executed.

WITNESSETH: That in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations the receipt whereof is hereby acknowledged, the said Grantor, for itself and its successors and assigns, does hereby grant, convey and assign unto COLUMBIA FLIER BUILDING ASSOCIATES, Grantee, its successors and assigns, in fee simple, all those certain lots of ground situate and lying in the Fifth Election District of Howard County, in the State of Maryland, and described as follows, that is to say:

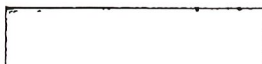
BEING known and designated as Parcels 12, 13 and 14, as shown on that certain Plat entitled, "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 1 of 2," which Plat is recorded among the Land Records of Howard County, Maryland in Plat Book 17, folio 9, containing approximately 1.655 acres of land.

BEING known and designated as Parcel 11 as shown on that certain Plat entitled, "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 2 of 2," which Plat is recorded among the Land Records of Howard County, Maryland in Plat Book 17, folio 10, containing approximately 0.503 acres of land.

BEING the same parcels of ground which by Deed dated September 23, 1975, and recorded among the Land Records of Howard County, Maryland in Liber 738, folio 93, were granted and conveyed to Howard Financing Corporation by Lewis Straughn Nippard and Terry B. Blair, Substitute Trustees.

TOGETHER with and subject to an easement for ingress and egress for use in common with others entitled thereto, said easement being thirty (30) feet in width, fifteen (15) feet on each side thereof, of the entire length of a center line shown as the N 16°38'05" E 255.15' line dividing Lot 10 from Lot 11, as shown on a Plat entitled, "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 2 of 2," which Plat is recorded among the Land Records of Howard County, Maryland in Plat Book 17, folio 10, said easement being more particularly described and set forth by a Declaration of Easement dated December 1, 1972, and recorded among the Land Records of Howard County, Maryland in Liber 631, folio 92.

TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.



2913-76

DEED

THIS DEED, made this 20th day of December, in the year one thousand nine hundred seventy-six, by and between HOWARD FINANCING CORPORATION, a Maryland corporation, party of the first part, Grantor, and COLUMBIA FLIER BUILDING ASSOCIATES, a Maryland corporation, party of the second part, Grantee.

WITNESSETH: That in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations the receipt whereof is hereby acknowledged, the said Grantor, for itself and its successors and assigns, does hereby grant, convey and assign unto Columbia Flier Enterprises, Ltd., Grantee, its successors and assigns, in fee simple, all those certain lots of ground situate and lying in the Fifth Election District of Howard County, in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Parcels 12, 13, and 14, as shown on that certain Plat entitled, "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 1 of 2," which Plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 17, folio 9, containing approximately 1.655 acres of land.

BEING known and designated as Parcel 11 as shown on that certain Plat entitled, "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 2 of 2," which Plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 17, folio 10, containing approximately 0.503 acres of land.

BEING the same parcels of ground which by Deed dated September 23, 1975, and recorded among the Land Records of Howard County, Maryland, in Liber 738, folio 93, were granted and conveyed to Howard Financing Corporation by Lewis Straughn Nippard and Terry B. Blair, Substitute Trustees.

1 - 77 A 711 3 1345 2  
1 - 77 A 712 3 1345 2  
1 - 77 A 713 3 1345 2  
1 - 77 A 714 3 1345 2

HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 803, p. 0515, MSA\_CE53\_789. Date available 11/06/2003. Printed 07/23/2020.





TOGETHER with and subject to an easement for ingress and egress for use in common with others entitled thereto, said easement being thirty (30) feet in width, fifteen (15) feet on each side thereof, of the entire length of a center line shown as the N 16°38'05" E 255.15' line dividing Lot 10 from Lot 11, as shown on a Plat entitled, "Columbia, Village of Wilde Lake, Section 10, Area 5, Sheet 2 of 2," which Plat is recorded among the Land Records of Howard County, Maryland, in Plat Book 17, folio 10, said easement being more particularly described and set forth by a Declaration of Easement dated December 1, 1972, and recorded among the Land Records of Howard County, Maryland, in Liber 631, folio 92.

TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described parcels of ground and premises, unto and to the use of the said Columbia Flier Enterprises, Ltd., a Maryland corporation, its successors and assigns, in fee simple, forever.

SUBJECT, HOWEVER, to those certain covenants, agreements, easements, charges, liens, restrictions, reservations, and encumbrances imposed (1) by that Deed, Agreement and Declaration dated December 13, 1966, by and between The Columbia Park And Recreation Association, Inc., as Grantor, and C. Aileen Ames, as Grantee, and recorded among the Land Records of Howard County, Maryland, in Liber 463, folio 158, et seq., and (2) by those Special and General Covenants and Restrictions attached to and incorporated in a deed dated April 6, 1973, by and between The Howard Research And Development Corporation, as Grantor, and Haldo Incorporated, as Grantee, and recorded among the Land Records of Howard County, Maryland, in Liber 632, folio 421, as said Special and General Covenants are amended by that certain Agreement and Declaration Amending Special and General Covenants and Restrictions by and between The Howard Research And Development Corporation and Howard Financing Corporation dated March 18, 1976 and recorded or intended to be recorded among the Land Records of Howard County, Maryland, immediately prior hereto. The instruments described in (1) and (2) above shall, in all events and regardless of ownership or possession, be binding upon the parcels conveyed hereby to the end that the provisions thereof shall run with, bind and burden the said parcels for the periods specified in each of said instruments.

AND the said Grantor hereby covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

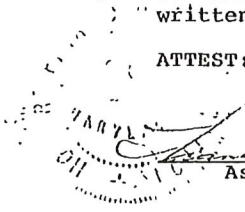
IN TESTIMONY WHEREOF, the said Grantor has caused



its corporate seal to be affixed and its Vice President to set his hand hereto as of the day and year first hereinabove written.

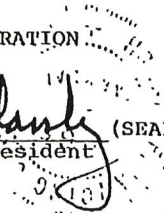
ATTEST:

HOWARD FINANCING CORPORATION



Francis R. [Signature]  
Assistant Secretary

By Fredrick W. [Signature] (SEAL)  
Vice President



STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 30<sup>th</sup> day of December 1976, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Fredrick W. [Signature], who acknowledged himself to be the Vice President of Howard Financing Corporation, Grantor herein, and that he as such Vice President, being authorized so to do, executed the foregoing Deed on behalf of the corporation by signing his name as Vice President.

WITNESS my hand and Notarial Seal.

[Signature]  
Notary Public

My commission expires July 1, 1978.



HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 803, p. 0517, MSA\_CE53\_789. Date available 11/06/2003. Printed 07/23/2020.

*Mailed to - Atlantic Title Co*

RECORDED FOR RECORD JAN 3 1977 AT 3:26 O'CLK P IN SAME WAY RECORDED & EX'D FER C. MERRITT PUMPHREY, CLERK.



Wilde Lake Middle and High School, Flier Building, and HCC 1993



MSO S51474-7-841 E-71-63

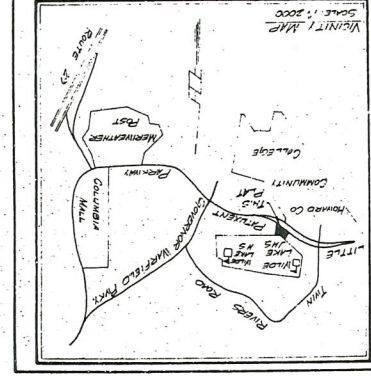
SCALE: 1"=100'  
 OCTOBER 27, 1977  
 VILLAGE OF WILDE LAKE  
 RECONSTRUCTION OF PARCELS 11, 12 AND 13  
 PART 1-27

RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 IN \_\_\_\_\_ 19 \_\_\_\_\_ AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FILED MAR 18 1977  
 DATE 3/18/77  
 Noted for Transfer  
 HOWARD COUNTY

THE PURPOSE OF THIS PLAT IS TO  
 COMBINE PARCELS 11, 12 AND 13  
 SHOWN ON PLAT RECORDED AMONG THE  
 LAND RECORDS OF HOWARD COUNTY,  
 MARYLAND IN PLAT BOOK 17 FOLIO 9

1. □ Denotes 4" x 4" Concrete Monument
2. Minimum building setback restrictions from property lines and the right-of-way from private roads or street to be in accordance with the recorded final development plan Criteria, Phase 4B.



James H. Fowler, Esq.  
 37 West Jefferson Street  
 Frederick, Maryland 20702  
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 James H. Fowler, Esq.  
 37 West Jefferson Street  
 Frederick, Maryland 20702

Declaration  
 I, the undersigned, being the sole general partner of the partnership known as Cumber Fire Building Associates, a general partnership with IAN SEYMOUR ORLINSKI being the sole general partner, this sign the program, shown and described hereon, hereby agree that this sign of subdivision, and maintenance of the approval of this plat by the Office of Planning and Zoning establish the minimum building restriction lines. All easements or rights-of-way affecting the property are included in this plan of subdivision through my hand this 2nd day of December, 1977.

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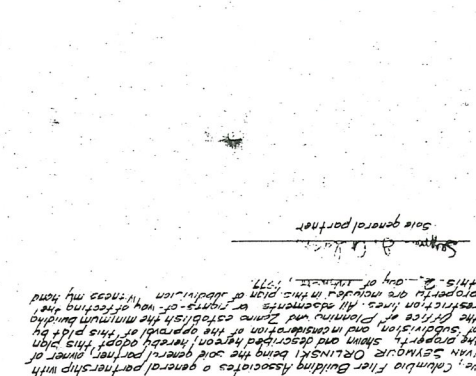


TABLE OF COORDINATE VALUES

N	E
835305.240	835305.240
835305.251	835305.251
835305.148	835305.148
835305.250	835305.250
835305.009	835305.282

The Orig. of the Coordinates is the Maryland State Grid System.

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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
 DATE 3-10-77  
 APPROVED: HOWARD COUNTY PUBLIC ENGINEERING AND ZONING  
 DATE 3-10-77  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DATE 3-10-77  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DATE 3-10-77

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 DATE 3-10-77  
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 DATE 3-10-77  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DATE 3-10-77

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**HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE**

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2013

Allan H. Kittleman  
Howard County Executive  
akittleman@howardcountymd.govwww.howardcountymd.gov  
FAX 410-313-3051  
TDD 410-313-2323

April 23, 2015

Mary Kay Sigaty, Chair  
Howard County Council  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Proposed Property Dispensation

Dear Chairperson Sigaty:

I have filed surplus property disposal resolutions for three properties purchased by the County in 2014. These disposal resolutions should be considered along with CR 125-2014 that was tabled on January 5, 2015. All three properties were purchased in 2014 using a line of credit and it was intended by the previous administration to issue General Obligation bonds to finance the purchase of these properties. As part of the budget process, we will file a budget amendment to the FY 2016 proposed CIP budget to reflect the sale of these properties. The amendment will provide an additional \$4 million to the Land Acquisition Contingency Reserve project (C0309). This will assist the County with the purchase of a site for the 13<sup>th</sup> County high school in FY16 and if needed, provide matching funds to unlock the additional funding for school construction included in the State budget.

Given the non-public use intended for two of these properties, bond and tax counsel have advised against issuing tax exempt bonds to finance the purchase of the properties. One financing option would be to issue taxable bonds, which will incur a higher cost but will fit the purpose of the property usage more adequately. In either case, once debt is issued for the purchase of these properties, it could become very expensive to defease the debt if the properties were sold. The Flier building was intended to be used for a public purpose, however, renovations are expected to cost as high as \$7.5 million. This funding is not available in FY16 and may not be available in the future given the budget constraints and competing CIP priorities for the limited G.O. bonds. In addition, I do not believe that spending three times the purchase price on renovations is fiscally prudent. Therefore these properties were not included in the FY 2015 bond issue.

Given the limited funding available in the FY16 Capital and Operating budgets, my staff has made an effort to identify other resources the County can utilize to increase funding support for our education priorities.

The total cost incurred to acquire all four properties was approximately \$5.8 million and a conservative estimate is that the County could recoup a minimum of \$4 million if the properties were sold at current market values. As the properties are sold throughout the year, the County will apply the proceeds to the expenses incurred to purchase the properties. The sale proceeds will increase the bonding authority of the Land Acquisition Contingency Reserve project (C0309).

The Council had previously tabled CR 125-2014 (Maryland Environmental Services), which was filed by the previous administration. The appraisal at that time was valued at \$836,000 and the buyer was prepared to purchase the property at the appraised value. The County purchased this site using tax exempt bonds for \$594,974. Upon request of the Council, the Department of Public Works requisitioned a second appraisal in March 2015. The new appraisal dated March 31, 2015 valued the property at \$530,000, significantly lower than the agreed upon purchase price by the buyer and the County's original purchase price. The buyer, who has right of first refusal to purchase the property, has agreed to a purchase price of \$700,000, which will mitigate the loss of funds to the County. The delay has caused the County to lose \$136,000 in possible revenue. To avoid any further financial loss, I urge the Council to remove this Resolution from the table and vote on it at your next legislative session. The following chart summarizes the details related to the purchase of each property:

<b>Property</b>	<b>Address</b>	<b>Date Aquired</b>	<b>Purchase Price</b>	<b>Appraisal at time of purchase</b>
Flier Building	10750 Little Patuxent Parkway, Columbia	7/2/2014	\$2,824,244	\$2,700,000
Bickley Residence	8518 Frederick Road, Ellicott City	9/29/2014	\$507,974	\$460,000
Hurst Properties	9770 and 9790 Washington Boulevard, Laurel	12/1/2014	\$1,894,606	\$1,832,300
Maryland Envirntonmental Services	7101 Dorsey Run Road, Jessup	9/25/2012	\$594,974	\$803,900

After all four properties are sold at the current conservative estimate, the total deficit from these transactions is expected to be \$1.8 million; however, this deficit may decrease depending on the final sale price of the properties. This will be maintained as a balance on the county's line of credit, incurring \$12,000 of interest expense each year until paid. The deficit is expected to be paid with PAYGO capital funding in FY2017 or thereafter depending on the timing of the property sales and availability of fund balances in the General Fund.

While the County has to incur a net loss through these transactions in order to address issues attributable to policy decisions of the previous administration, I believe that this is the right choice to make. This action will provide additional funding for education priorities and properly use tax-exempt

bonds (in terms of limiting use of properties to public purpose). Moreover, this cost greatly outweighs the cost of the County issuing long term taxable debt for properties with no public use or for a property which will require more than three times its purchase price to be renovated. Continuing to own these four properties is not a fiscally prudent option.

If you have any questions, my staff is available to provide assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Allan H. Kittleman", with a long, sweeping horizontal stroke extending to the right.

Allan H. Kittleman  
County Executive

### County Council Of Howard County, Maryland

2015 Legislative Session

Legislative Day No. 5

#### Resolution No. 68-2015

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

A RESOLUTION pursuant to Section 4.201 of the Howard County Code, declaring that 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 is no longer needed by the County for public purposes; authorizing the County Executive to sell the property; 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 \_\_\_\_\_, 2015.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2015.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted\_\_\_, Adopted with amendments\_\_\_, Failed\_\_\_, Withdrawn\_\_\_, by the County Council on \_\_\_\_\_, 2015.

Certified By \_\_\_\_\_  
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 of the Property; and

13  
14           **WHEREAS**, additionally, due to the limited funding available for the Fiscal Year 2016  
15 capital and operating budgets and a desire to increase funding to benefit the Howard County  
16 Public School System, the County Executive has determined that the sale of the Property would  
17 be fiscally advantageous to the County; and

18  
19           **WHEREAS**, the County intends to enter into an agreement with a real estate consultant  
20 for the purpose of marketing and selling the Property; and

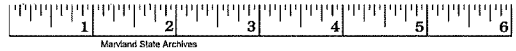
21  
22           **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
23 authorizes the County Council to declare that property is no longer needed for public purposes  
24 and authorizes the County Council to waive advertising and bidding requirements for an  
25 individual conveyance of property upon the request of the County Executive and after a public  
26 hearing that has been duly advertised; and

27  
28           **WHEREAS**, the County Council has received a request from the County Executive to  
29 waive the advertising and bidding requirements in this instance for the sale of the Property.  
30

1           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
2 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2015, that the Property is no longer needed  
3 by the County for public purposes.  
4

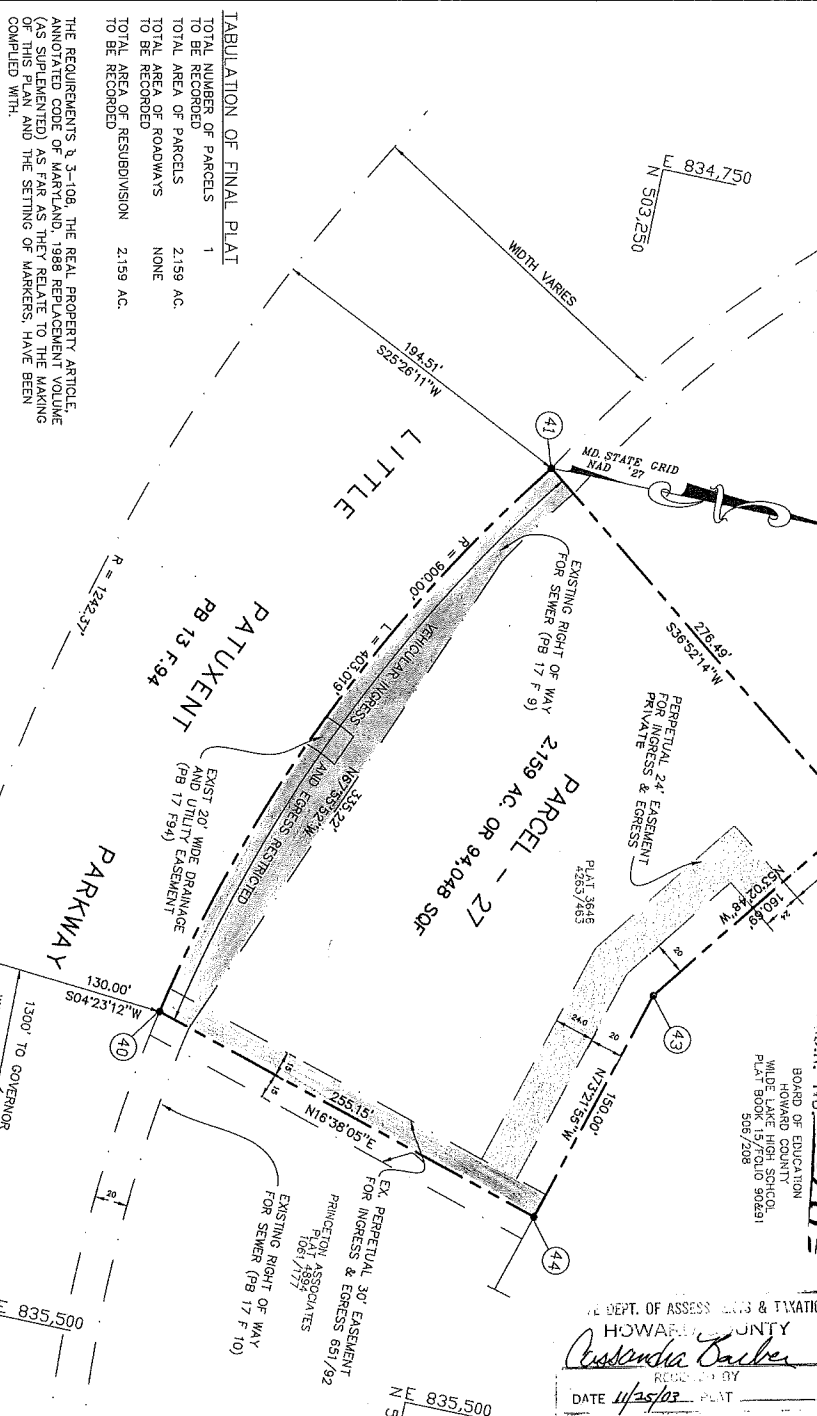
5           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
6 Executive and having held a public hearing that was duly advertised, the County Council  
7 declares that the best interest of the County will be served by authorizing the County Executive  
8 to waive the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

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



COORDINATE TABLE

NO.	NORTHING	EASTING
40	603006.139	853903.240
41	603020.561	854058.251
42	603044.151	853104.146
43	603064.615	853282.568
44	603092.808	853578.282

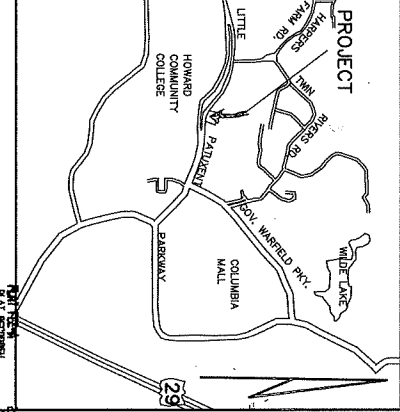


CURVE DATA TABLE

NO.	Δ	RDUS	ARC	TAN	CHEAD	CGO BEARING
41-40	157°59'23.2"	500.00'	483.01'	104.94%	1397.08'	N057°28'3"

PLAT M.D.R. NO. 16347 =

RECEIVED BY: *Cassandra Barber*  
DATE 1/25/03



**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF PARCELS 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 3-109, 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 COMPLETED WITH:

SURVEYOR: *George Chagotas*  
 GEORGE CHAGOTAS, 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: *M.D. Allen* 11/19/03  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *William* 1/15/03  
 DIRECTOR: *James* 1/20/03

THE PURPOSE OF THIS PLAT IS TO CREATE AN INGRESS AND EGRESS EASEMENT OF WIDTH 24' TO PROVIDE ACCESS TO THE VILLAGE OF WILDE LAKE FROM THE ROAD SITE ON BOOK 15/FOLD 90491 - 506/208

**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 RECORPORATION OF THE LANDS CONVEYED BY PATUXENT PUBLISHING COMPANY TO HOWESTAD PUBLISHING COMPANY, BY DEED DATED SEPTEMBER 19, 1997 AND RECORDED IN LIBER 4283 AT FOLD 9043 AMONG THE LAND MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

**OWNER'S CERTIFICATE**

I, JAMES QUIMBY, PRESIDENT AND PUBLISHER OF HOWESTAD PUBLISHING COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS OR STREETS, RIGHTS-OF-WAY, PLAZAS, PARKWAYS, AND OTHER PUBLIC AREAS, AND (2) THE RIGHT TO ACQUIRE THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND/OR ROADS AND FLOOD PLAINS, STREAM CHANNELS, FLOODPLAINS AND OVERSHOOT AREAS, THERE, AS SPECIALLY SHOWN ON THE RECORDING, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 7th DAY OF July, 2003

HOWESTAD PUBLISHING COMPANY  
 JAMES QUIMBY, PRESIDENT & PUBLISHER

**GENERAL NOTES**

- 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 NO. 16347 (2003/45) 212 AC. OR 94,049 SQ. FT. OF 160 AC. WILDE LAKE HIGH SCHOOL.
- SUBJECT PROPERTY IS ZONED (NEW TOWN) R-100 (2003/45) 212 AC. OR 94,049 SQ. FT.
- WHEN THE BLDG. CONSTRUCTION BEGINS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ONE PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA, PHASE 4B.
- ALL COORDINATES ARE BASED ON THE PREVIOUSLY RECORDED PLAT FOR THIS SUBDIVISION, WHICH WAS BASED ON THE MD. STATE GRID, NAD 83 DATUM.
- THIS PLAT IS NOT BASED ON A FIELD BOUNDARY SURVEY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.226 OF THE HOWARD COUNTY CODE PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED.
- ALL AREAS LISTED ARE MORE OR LESS.

RECORDED AS PLAT NUMBER 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

PHOENIX ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 1420-A Joh Avenue  
 Beltsville, Maryland 21054  
 DEED REF: 4283/483

583917 #0462  
 MSH CBU 2003-2647

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, Administrator

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

Tabled 7/29/16

By order

Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on October 29, 2016.

expired

Certified By

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

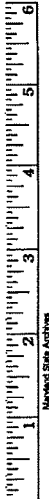
26           **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
27 authorizes the County Council to declare that property is no longer needed for public purposes  
28 and authorizes the County Council to waive advertising and bidding requirements for an  
29 individual 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.

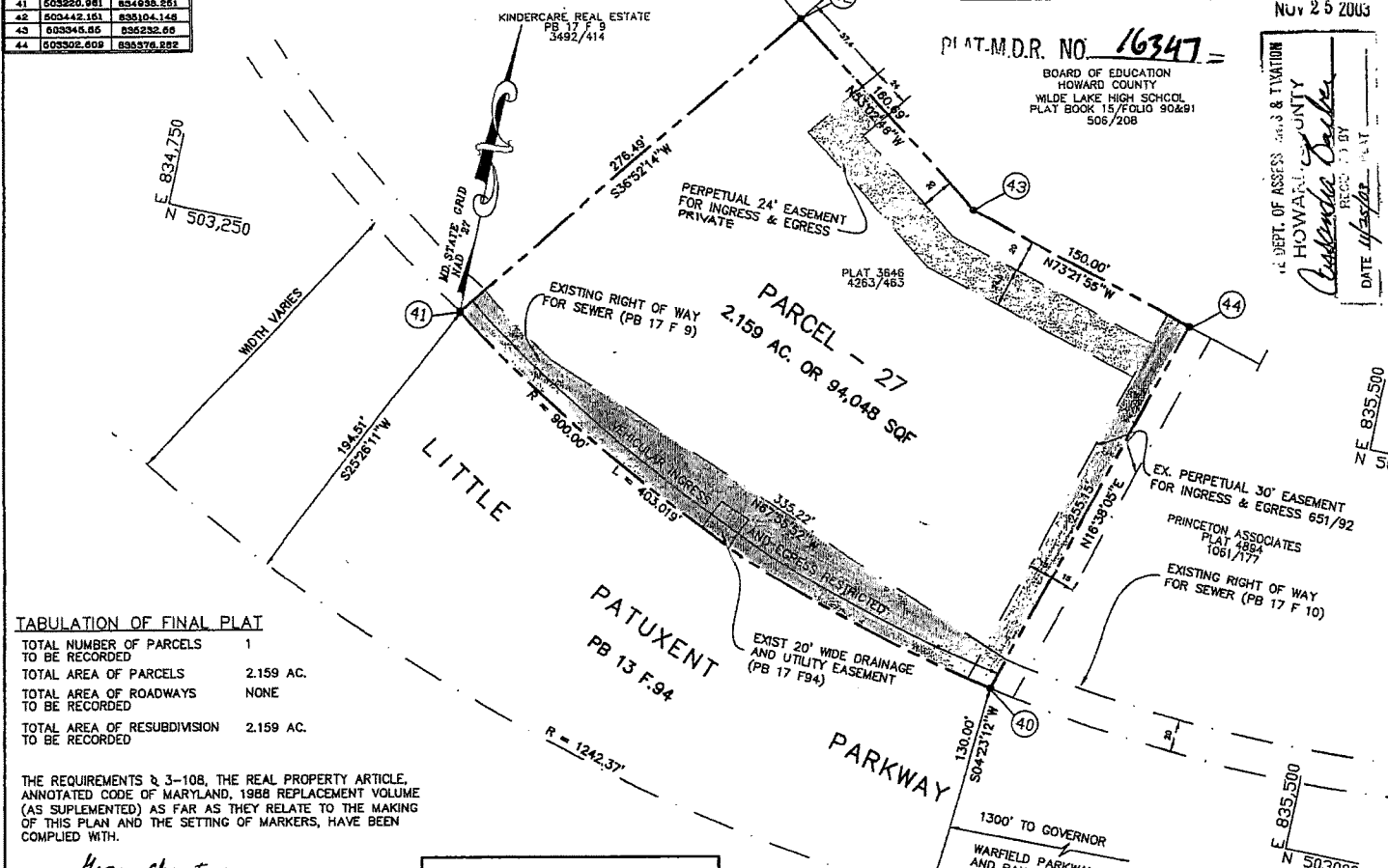
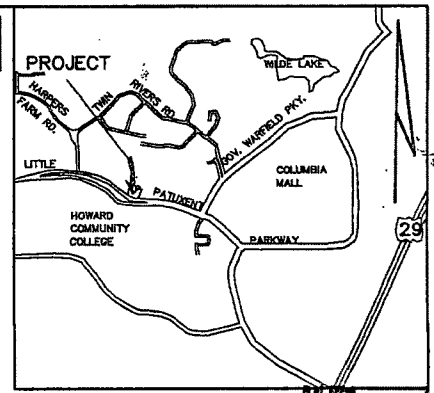
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8           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
9 Executive and having held a public hearing that was duly advertised, the County Council  
10 declares that the best interest of the County will be served 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.



COORDINATE TABLE		
NO.	NORTHING	EASTING
40	833058.150	833030.240
41	833220.981	833038.261
42	833442.101	833044.148
43	833545.05	833232.66
44	833502.609	833376.892

CURVE DATA TABLE						
NO.	Δ	RADIUS	ARC	TAN	CHORD	CHD BEARING
41-40	35°39'23.2"	900.00'	403.019'	204.945'	399.650'	N66°07'28" W



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

THE REQUIREMENTS & 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.

*George Chagetas*  
 SURVEYOR  
 GEORGE CHAGETAS, P.L.S. # 29  
 7-21-03

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY  
*Penny Borenstein* M.D. JFR 11/19/03  
 COUNTY HEALTH OFFICER DATE

**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 OF THE LANDS CONVEYED BY PATUXENT PUBLISHING COMPANY TO HOMESTEAD PUBLISHING COMPANY, BY DEED DATED SEPTEMBER 19, 1997 AND RECORDED IN LIBER 4263 AT FOLIO 0483 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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*William J. ...* 11/12/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

**OWNER'S CERTIFICATE**  
 I, JAMES QUMBY, 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, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAY 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 7th DAY OF July, 2003  
*J. Quimby*  
 HOMESTEAD PUBLISHING COMPANY  
 JAMES QUMBY, PRESIDENT & PUBLISHER

**PHOENIX ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 1420-A Jahn Avenue  
 Baltimore, Maryland 21227  
 (410) 247-8833 FAX 247-9397

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 GRID # 6 PARCEL 289  
 ZONED NLE  
 5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 5" X 12 1/2" = 50'  
 DATE: JUNE, 2003

59397 F04.62  
 MSA CBU 2125-2647