

County Council Of Howard County, Maryland

2020 Legislative Session

Legislative Day No. 15

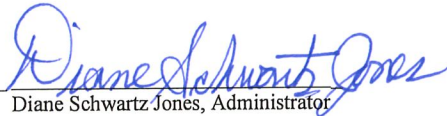
Resolution No. 174 –2020

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.

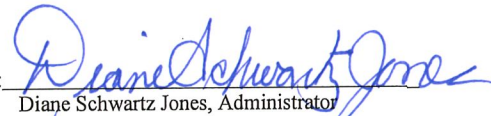
Introduced and read first time November 2, 2020.

By order


Diane Schwartz Jones, Administrator

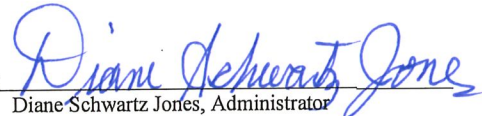
Read for a second time at a public hearing on November 16, 2020.

By Order:


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This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on December 7, 2020.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

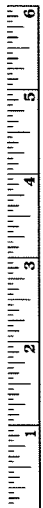
1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
2 Maryland, this 7th day of December, 2020, that the Property is no longer needed
3 by the County for public purposes and may be listed by Chartwell Enterprises to be sold in fee
4 simple to the entity selected pursuant to the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

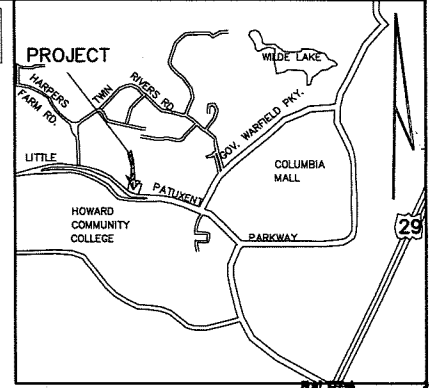
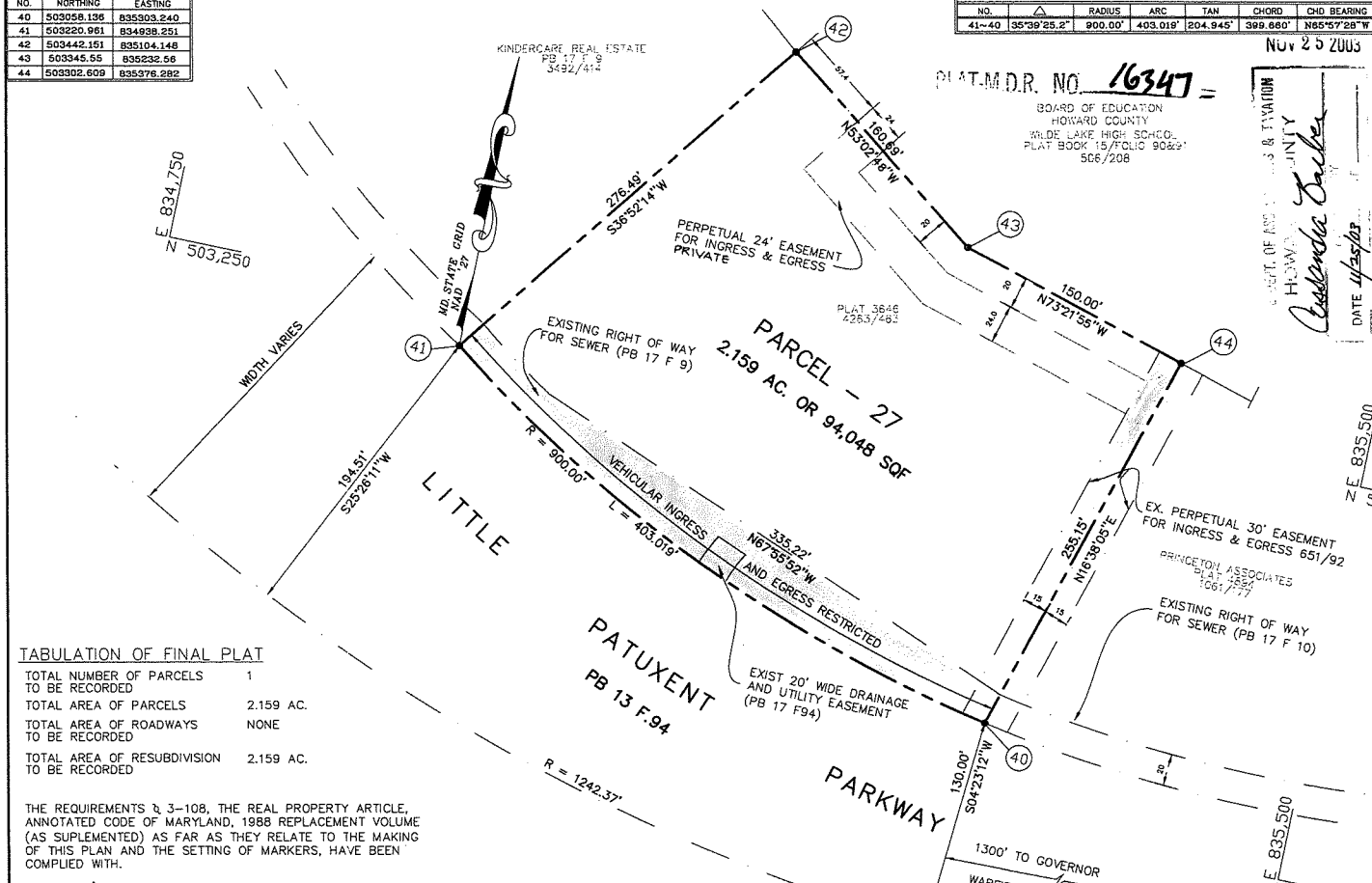
16 **AND BE IT FURTHER RESOLVED** that the County Executive shall not contract for
17 or convey the Property unless the Executive has first reported to the Council the proposed buyer
18 and sale price.

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.



COORDINATE TABLE		
NO.	NORTHING	EASTING
40	503058.196	835303.240
41	503220.961	834938.251
42	503442.151	835104.146
43	503345.55	835232.56
44	503302.509	835376.282

CURVE DATA TABLE						
NO.	△	RADIUS	ARC	TAN	CHORD	CHD BEARING
41-40	35°39'25.2"	900.00'	403.018'	1204.945'	399.860'	N65°57'28"W



VICINITY MAP
SCALE: 1" = 2000'
RECORD NO. 16347
DATE 11/25/03

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 BOOK 3646 (4263/463). *See also FOP 45A-II & SDP 44-100 for Wilde Lake High School.*
- SUBJECT PROPERTY IS ZONED NT (NEW TOWN) PER THE 1993 COMPREHENSIVE ZONING PLAN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ONE PUBLIC ROADS 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 '27, DATUM.
- THIS PLAT IS NOT BASED ON A FIELD BOUNDARY SURVEY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED.
- 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 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.

SURVEYOR:
George Chagetas
GEORGE CHAGETAS, P.L.S. # 29

OWNER:
James Quimby, President & Publisher

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

OWNER:
HOMESTEAD PUBLISHING COMPANY
10750 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3106
DEED REF: 4263/463

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Penny Boneston, M.D. 11/19/03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. ... 11/19/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank ... 11/20/03
DIRECTOR 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 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.

George Chagetas
PROPERTY LINE SURVEYOR #29

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, 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

James Quimby
HOMESTEAD PUBLISHING COMPANY
JAMES QUIMBY, PRESIDENT & PUBLISHER

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 269
ZONED NT.
5TH ELECTIO: DISTR.C.T OF HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JUN, 2003

89391 F.04.62
MSA CBU 2125-2647