

County Council Of Howard County, Maryland

2014 Legislative Session

Legislative Day No. 2

Resolution No. 22 -2014

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

A RESOLUTION in accordance with Howard County’s Urban Renewal Law, finding that certain properties of the Long Reach Village Center in Columbia constitute a blighted area; finding that the rehabilitation or redevelopment of these properties by means of an Urban Renewal Project is necessary in the interest of the public health, safety and welfare of the residents of the County; establishing the area in which the Project will take place; authorizing the acquisition of certain properties in the Long Reach Village Center as part of the Project; authorizing preparation of the plans necessary for the Project; and generally relating to urban renewal in Howard County.

Introduced and read first time Feb. 3, 2014.

By order Sheila M. Tolliver  
Sheila M. Tolliver, Administrator

Read for a second time at a public hearing on Feb. 18, 2014.

By order Sheila M. Tolliver  
Sheila M. Tolliver, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on March 5, 2014.

Certified By Sheila M. Tolliver  
Sheila M. Tolliver, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, Howard County’s Urban Renewal Law (Howard County Code, § 13.1100  
2 *et seq.*) provides for County acquisition of private property for the purpose of urban renewal  
3 when an area of the County becomes blighted; and  
4

5           **WHEREAS**, the County Council finds that, over time, the Long Reach Village Center  
6 has become a blighted area, as demonstrated by these facts: 1) a majority of the retail space is  
7 vacant; 2) many of the buildings are poorly maintained; 3) ongoing and increasing safety  
8 concerns have been expressed by community members, village center occupants and visitors;  
9 and  
10

11           **WHEREAS**, the County Council further finds that the rehabilitation or redevelopment of  
12 the Village Center, by means of an Urban Renewal Project, is necessary in order to help  
13 revitalize the area; and  
14

15           **WHEREAS**, the Long Reach Community Association, in its Village Center Master Plan,  
16 has defined the boundary of the Village Center as shown in the attached Exhibit A; and  
17

18           **WHEREAS**, within the Village Center, the County Council wishes to designate the  
19 Urban Renewal Area shown on the map attached as Exhibit B for the Urban Renewal Project.  
20

21           **NOW THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
22 Maryland, this 5<sup>th</sup> day of March, 2014 that the properties shown in the attached  
23 Exhibit B in the Long Reach Village Center are declared to be a blighted area.  
24

25           **AND BE IT FURTHER RESOLVED**, that the rehabilitation or redevelopment of the  
26 area by means of an Urban Renewal Project is necessary in the interest of the public health, safety  
27 and welfare of the residents of the County;  
28

29           **AND BE IT FURTHER RESOLVED**, that the area of the Urban Renewal Project is  
30 that area shown on the map attached to this Resolution as Exhibit B;  
31

1           **AND BE IT FURTHER RESOLVED**, that the County Executive and County Council  
2 may take any and all actions authorized by the County's Urban Renewal Law, including the  
3 adoption of an Urban Renewal Plan and any other powers contained in Section 13.1103 and  
4 Section 13.1104 of this Code;

5  
6           **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized  
7 to acquire the following real properties in whole or part in the blighted area in connection with  
8 the Urban Renewal Project:

- 9  
10           A. The .133-acre property owned by Long Reach Village Associates with tax parcel  
11 identification numbers of Tax Map 36, Parcel 6, Lot G1, Grid 12;
- 12           B. The 7.578-acre property, or a portion thereof, owned by Long Reach Village  
13 Associates with tax parcel identification numbers of Tax Map 36, Parcel 6, Lot B1,  
14 Grid 12; and
- 15           C. In order to promote the coordinated redevelopment and revitalization in the Urban  
16 Renewal Area, any other property within the area of the Urban Renewal Project  
17 whose owner is willing to sell to the County;

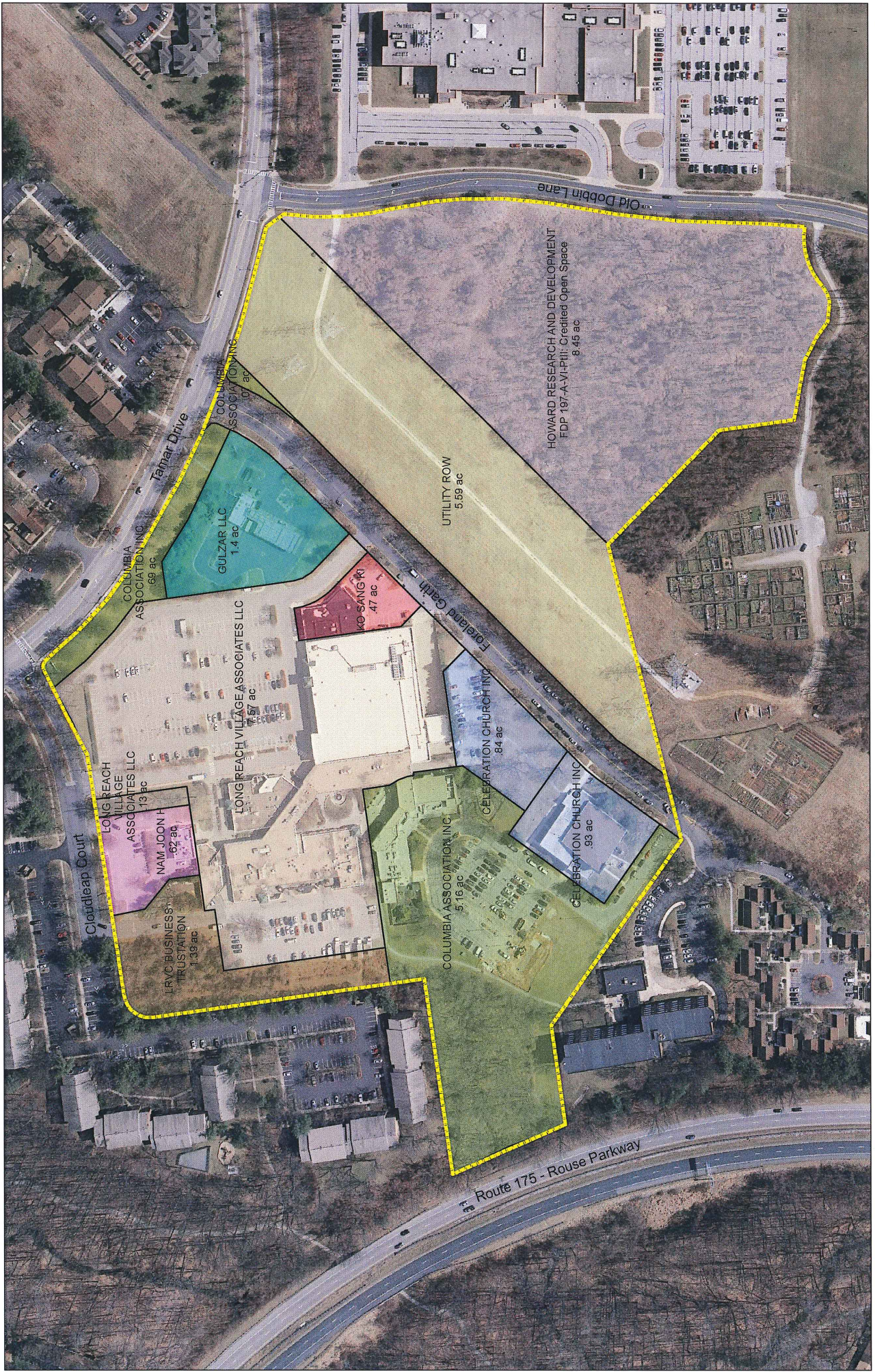
18  
19           **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized  
20 to arrange for the preparation of all necessary plans, drawings, designs and the employment of  
21 necessary engineers, architects, consultants or other personnel in order to properly prepare the  
22 detailed plans and data for the Urban Renewal Project.





Long Reach Village Center - Exhibit B





Long Reach Village Center - Exhibit A



