



Howard County
Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____-2021 declaring that a portion of certain real property consisting of approximately 0.288 acres of Fire Station 2 – Ellicott City located on MD Route 103 and owned by Howard County, Maryland is no longer needed by the County for a public purpose; authorizing the County Executive to convey the described fee simple interest and the permanent easement interest in the property to the State Highway Administration (“SHA”) in exchange for the appraised value; waiving the advertising and bidding requirements of Section 4.201 of the County Code in connection with the property’s conveyance; and providing that the County Executive is not bound to terminate the County’s interest in the property if he finds that the property may have a further public use.

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: May 10, 2021

The Department of Public Works has been designated coordinator for preparation of testimony: i) declaring that approximately 0.288 acres of real property, including 0.153 acres of fee simple interest and a 0.135 acre permanent easement area owned by Howard County is no longer needed for public purposes; ii) authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the adjacent property owner, The State of Maryland, Department of Transportation, State Highway Administration (“SHA”) as part of the widening of Maryland Route 103 and providing that the County Executive is not bound to terminate the County’s interest in the property if he finds that the property may have a further public use; and iii) to facilitate construction of the widening, authorizing the establishment of approximately 0.217 acres of temporary construction easements adjacent to the real property to be conveyed.

The County is owner of approximately 0.153 acres of land (the “Property to be Conveyed”), located within Fire Station No. 2 – Ellicott City at 4150 Montgomery Road, Ellicott City, Maryland 21043 and shown on State of Maryland Department of Transportation State Highway Administration State Roads Commission Plat No. 61252 attached hereto as Exhibit “A”, being part of approximately 3.086 acres of land known as Parcel No. 694 Lot A-2 on Tax Map 24 and described in the deed dated September 11, 1996, and recorded in the Land Records of Howard County, Maryland at Liber 3816, Folio, 496 in the Land Records for Howard County, Maryland (the “County Property”).

Lonnie R. Robbins, Chief Administrative Officer
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The SHA owns the adjacent land and needs to acquire the Property to be Conveyed in fee simple in order complete the widening of Maryland Route 103. In addition, the SHA needs to acquire approximately 0.135 acres of perpetual easement areas and approximately 0.217 acres of temporary construction easements along Maryland Route 103. The County has determined that the Property to be Conveyed and perpetual easements are no longer needed for a public purpose and the temporary easements have been approved. The County will agree to transfer the Property to be Conveyed and establish the proposed easements subject to the payment of the appraised value of \$394,950.00.

There is no fiscal impact to the County at this time. The transfer will most likely result in lower ad valorem cost for the Fire Department once the property is reassessed by the State Department of Assessments and Taxation.

Representatives of this Department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager
File

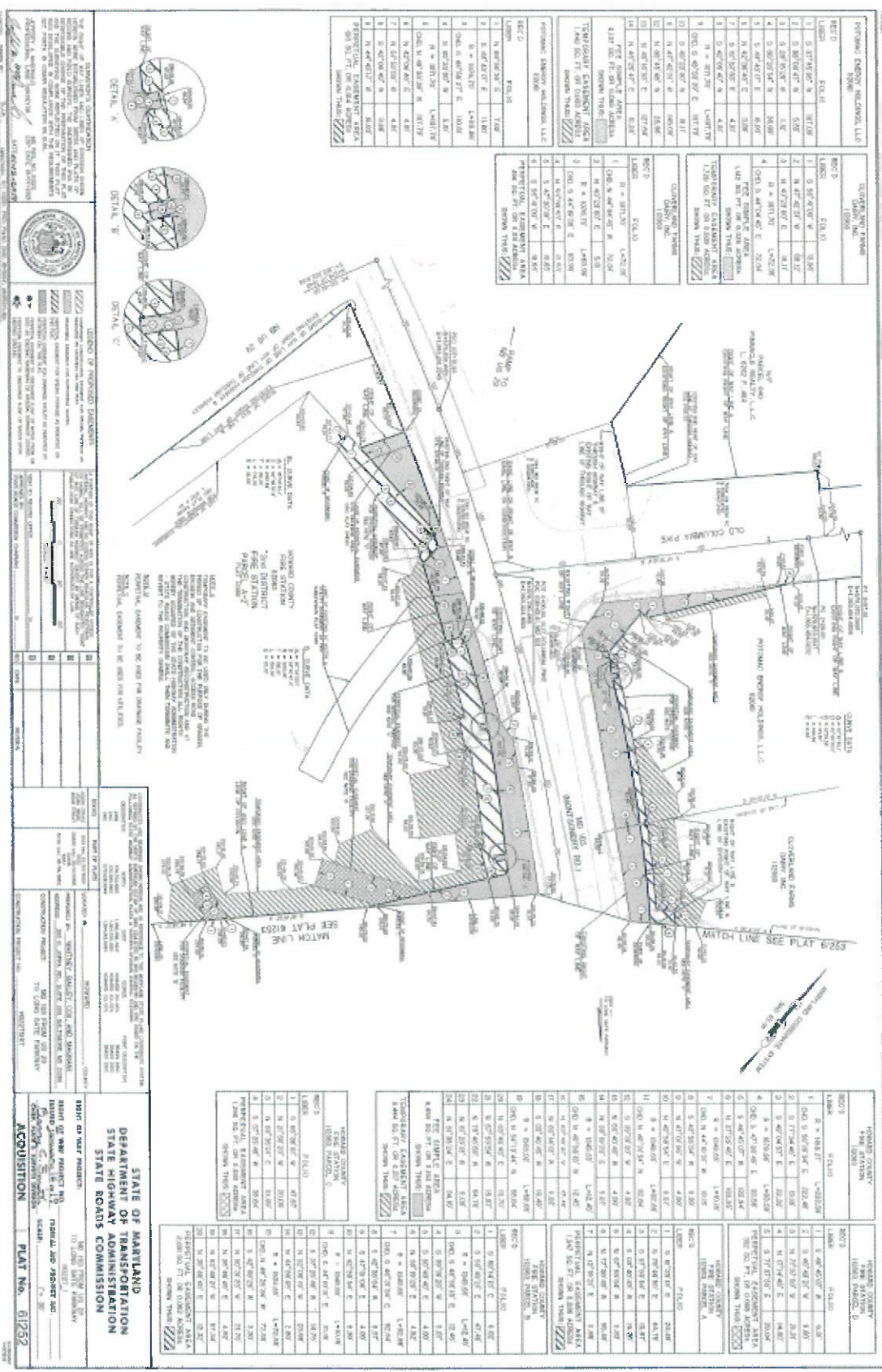


Exhibit "A"