


  
**Howard County**  
*Internal Memorandum*

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**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. -2021 declaring that portions of certain real property located at Centennial Park and located at Centennial Lane and MD Route 108 and owned by Howard County, Maryland are no longer needed by the County for a public purpose.

**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 (DPW) has been designated coordinator for preparation of testimony: i) declaring that approximately 0.8344 acres of real property 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 108 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 0.3737 acres of temporary construction easements and approximately 0.1514 acres of perpetual easements areas adjacent to the real property to be conveyed.

The County is owner of approximately 0.8344 acres of land (the "Property to be Conveyed"), located within Centennial Park at Centennial Lane and Maryland Route 108 and shown on State of Maryland Department of Transportation State Highway Administration State Roads Commission Plat Nos. 61286, 61287, and 61288 attached hereto as Exhibit "A", being part of approximately 63.625 acres of land known as Parcel No. 9 on Tax Map 30 and described in the deed dated August 18, 1976, and recorded in the Land Records of Howard County, Maryland at Liber 781, Folio, 592 in the Land Records of Howard County, Maryland (the "County Property").

The SHA owns the adjacent land and needs to acquire the Property to be Conveyed in fee simple in order to complete the widening of Maryland Route 108. In addition, the SHA needs to acquire approximately 0.1514 acres of perpetual easements and approximately 0.3737 acres of temporary easements along Maryland Route 108 and Centennial Lane. The County has determined that the Property to be Conveyed is no longer needed for a public purpose and the proposed easements have been approved subject to the payment of the appraised values as set forth below:

	Acreage	Proposed Compensation/ Appraised Value
Proposed R/W	0.8344	\$100,129.48
Temporary Easements	0.3737	\$4,484.57
Perpetual Easements	0.1514	\$11,809.20
Total		\$116,423.25

Due to the County Property having been originally bought with funds from Program Open Space (POS) and having engaged in preliminary POS conversion requirements discussions with the Maryland Department of Natural Resources (MDNR), the State agency responsible for the administration of Program Open Space, the proposed 0.8344-acre Property to be Conveyed and the 0.1514 acres of perpetual easements to be created within Centennial Park adjacent to the Property to be Conveyed are required to be replaced on a one-to-one basis with land of equal or greater appraised value, area, and recreational value. The SHA has therefore agreed to mitigate the County's loss of parkland and the acquisition of the proposed perpetual easements. SHA will acquire and transfer to the County, the 1-acre McTague property located at 9970 Route 108, Ellicott City, Maryland 21042, adjacent to Centennial Park. The McTague property is valued at \$474,500.00. The 0.3737 acres of temporary easements associated with this SHA project will not require POS conversion per discussions with MDNR.

The McTague property, currently owned by Hugh Ronald McTague and Katherine McTague and known as Parcel No. 126 on Tax Map 30, comprising approximately 1 acre, was acquired by deed dated September 10, 1998, recorded in Liber 4485, Folio, 412 in the Land Records of Howard County, Maryland. The McTague property is shown on the map, attached hereto as Exhibit "B". The Department of Recreation and Parks (DRP) has both recommended and approved the McTague property as a replacement property for the required POS conversion process.

There is no detrimental fiscal impact to the County at this time.

Representatives of DPW and DRP 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  
Raul Delerme

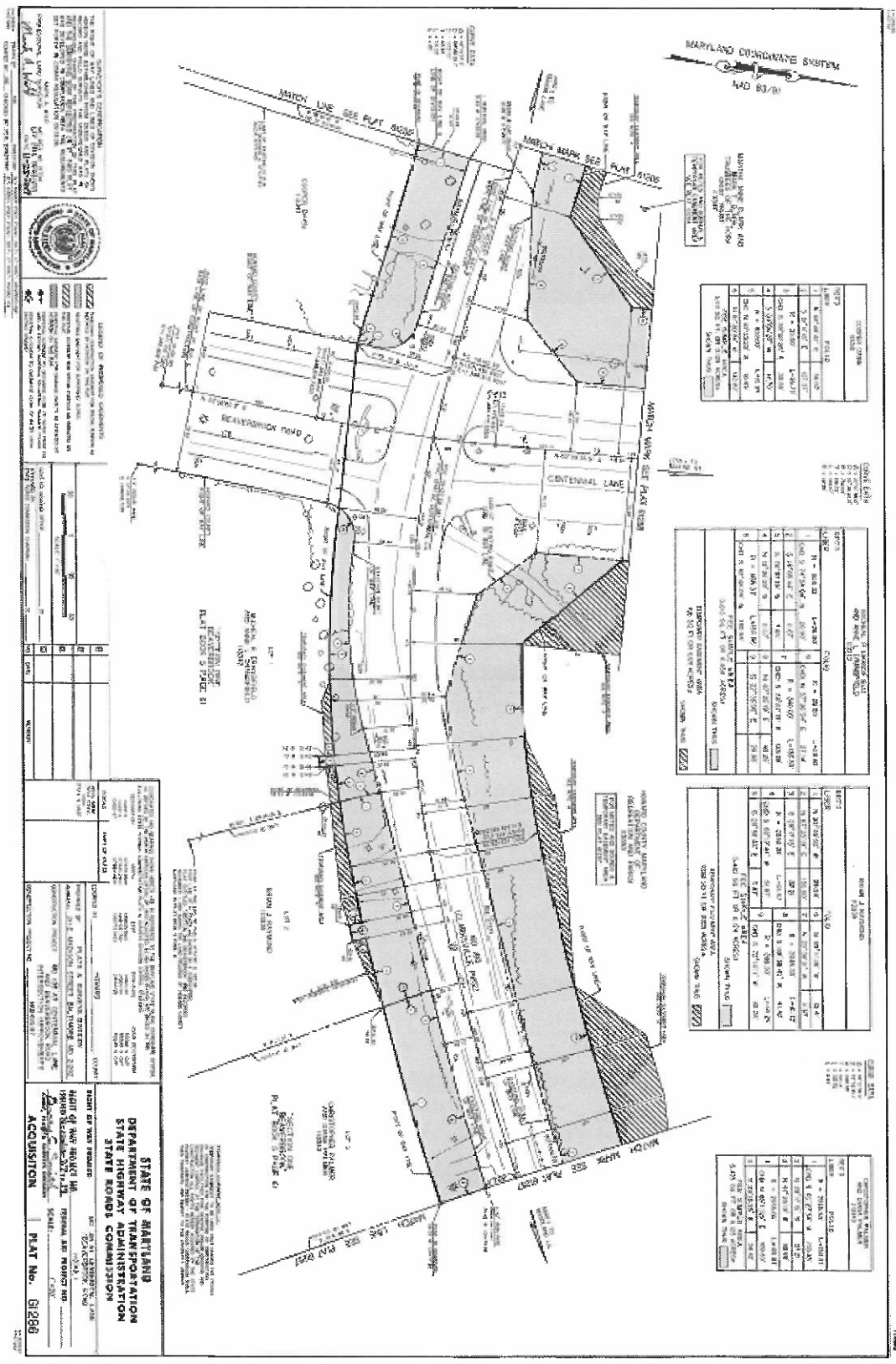


Exhibit "A"





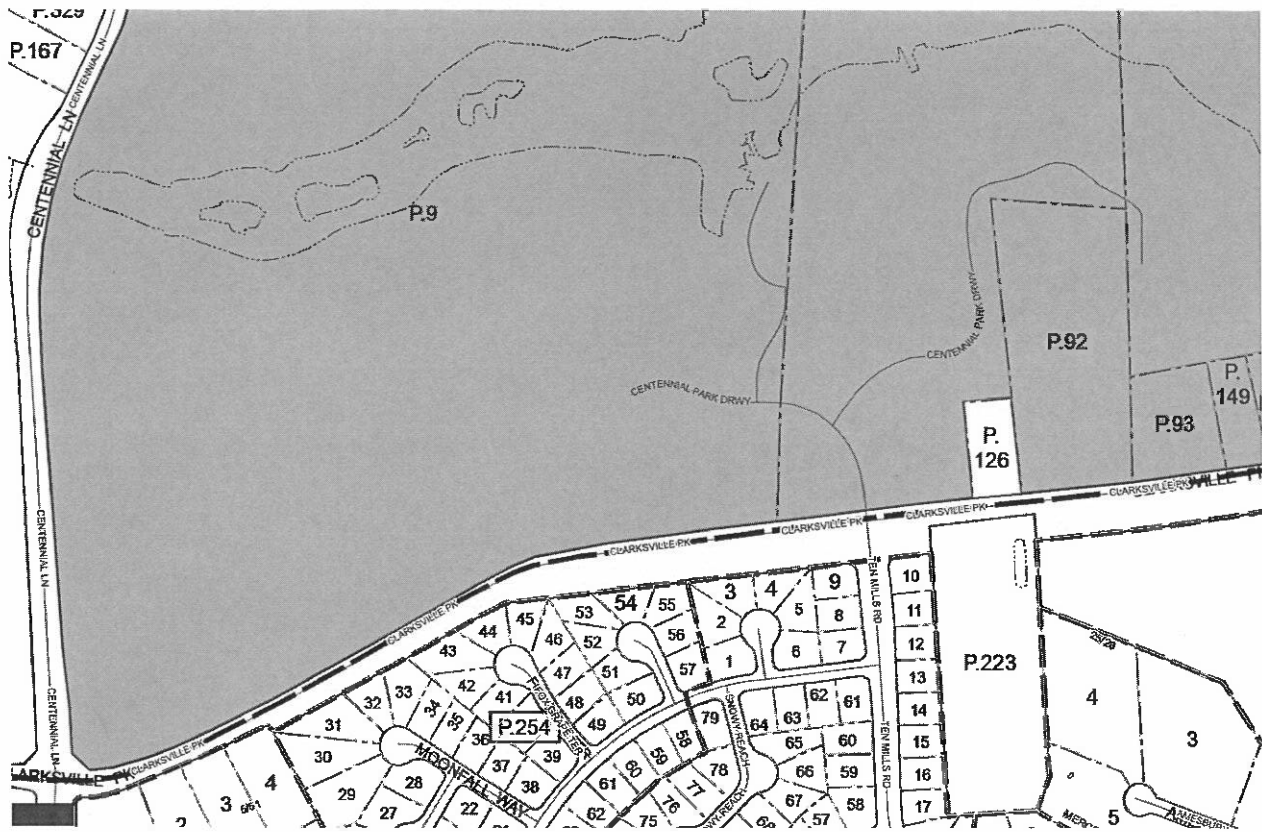


Exhibit "B"