

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

**Council Resolution No. 106-2021**

Introduced: June 7, 2021  
Auditor: Melanie A. Bishop

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Fiscal Impact:

The fiscal impact to the County will result in compensation of \$394,950 to the General Fund, which is based on the appraisal of the property being conveyed.

The appraisal was ordered by the State and provided to our Office by the Department of Public Works (DPW). Components of the appraised value are:

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|---|-----------|
| • Fee simple acquisition                        | \$186,340 |
| • Perpetual easement acquisition                | \$148,176 |
| • Temporary easement acquisition                | \$26,443  |
| • Temporary loss of 15 parking spaces           | \$18,000  |
| • Compensation due to loss of site improvements | \$15,957  |

**NOTE:** Per the appraisal report, the appraised value includes an assumption that two parking spaces will be permanently lost as a result of the transfer of land to the State. However, DPW indicated the permanent loss of parking spaces has been avoided by reducing the size of the existing parking islands at the first station. According to the Administration, the County will not incur any costs associated with the reduction of the parking islands. The County is not providing any funding for this project, and according to DPW, there is no substantial cost-savings for the maintenance of the areas in question. Any required relocation of utilities located on the property will be the responsibility, and done at the sole cost, of the State Highway Administration.

Purpose:

The purpose of this legislation is to convey 0.288 acres of certain areas of Fire Station No. 2, located at Long Gate Parkway, to the State for a road-widening project.

Other Comments:

Per DPW, the conveyance of this property to the State will not impact the County's decision whether to purchase the Ellicott City Armory.