




# Howard County

---

*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. -2021 declaring that a total of approximately 0.1431 acres of real property owned by Howard County and identified as a portion of Roxbury Road is no longer needed for a public purpose and 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 owner of the adjacent property upon the payment of certain consideration; and providing that the County Executive is not bound to convey the property if he finds that the land may have a further public use.

**To:** Lonnie R. Robbins,  
Chief Administrative Officer

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

**Date:** August 26, 2021

The Department of Public Works has been designated coordinator for preparation of testimony relative to declaring that a total of approximately 0.1431 acres of real property owned by Howard County and identified as a portion of Roxbury Road is no longer needed for a public purpose and 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 owner of the adjacent property, Roxbury View, LLC, and providing that the County Executive is not bound to convey the property if he finds that the land may have a further public use.

Howard County, Maryland, acquired an interest in the northerly portion of Roxbury Road by Deed dated April 23, 2009, and recorded among the Land Records of Howard County on January 3, 2011, in Liber 12984, folio 387. Roxbury View, LLC, owns the southerly portion of the closed roadbed of Roxbury Road by Deed dated December 15, 2020, and recorded among the aforesaid Land Records on January 13, 2021, in Book 20107, page 1. On April 5, 2021, the County Council adopted Council Resolution No. 28-2020, which closed a portion of Roxbury Road, owned by Howard County and Roxbury View, LLC.

The Department of Public Works has reviewed and approved the proposed conveyance of the closed portion of Roxbury Road owned by the County at a price based upon market value. The County requested appraisals of the roadbed from two appraisers. The first appraisal, prepared by Stephen H. Muller, and dated April 12, 2021, estimated the market value to be One Thousand Nine Hundred Dollars (\$1,900.00). The second appraisal, prepared by Nathan O. Brantley, and dated July 8, 2021, estimated the market value to be Forty Dollars (\$40.00). The average of the two appraisals results in a purchase price of \$970.00. Roxbury View, LLC, will also have to pay for cost of the two appraisals, totaling \$5,425.00.

Lonnie R. Robbins  
Page – 2  
August 26, 2021

The fiscal impact to the County is the payment of Nine Hundred Seventy Dollars (\$970.00) by Roxbury View, LLC, for the purchase of the former Roxbury Road, together with the reimbursement of the cost of the two appraisals (\$5,425.00).

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.

TJM/eai  
cc: Jennifer Sager  
File

RIM/Legislation/2021/RoxburyRoad/Testimony