




Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. -2021 declaring that a portion of land containing 1,669 square feet (0.0383 acres) owned by Howard County, Maryland located on Main Street in Ellicott City is no longer needed by the County for public purposes; authorizing the County Executive to convey, upon certain consideration, fee simple title to 8308 Main Street, LLC while retaining easement interests; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to convey the Property if he finds that the County may have a use for the Property.

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: December 30, 2021

The Department of Public Works has been designated coordinator for the preparation of testimony relative to declaring that a total of 1,669 square feet (0.0383 acres) of real property owned by Howard County located on Main Street in Ellicott City is no longer needed by the County for public purposes; authorizing the County Executive to convey, upon certain consideration, fee simple title to 8308 Main Street, LLC, while retaining easement interests; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to convey the Property if he finds that the County may have a use for the Property.

Howard County, Maryland, is the owner of a parcel of land containing 25,936 square feet shown on Tax Map No. 25A as Parcel 181, being shown as Lot 4 on the subdivision plat titled "The Talbott Lumber Company, Lots 1-5" and recorded among the Land Records of Howard County as Plat No. 11559 on December 28, 1994. The County acquired title to Lot 4 by deed dated May 1, 1995, from Ellicott City Restoration Foundation, Inc., and recorded in the Land Records of Howard County, as Liber 3496, folio 006, on June 2, 1995.

The Department of Public Works has reviewed and approved the proposed conveyance of a portion of the County owned property at a price based upon market value. The County requested an appraisal of the property from Lipman, Frizzell & Mitchell, Real Estate Consultants. The appraisal, prepared by Michael J. Chicorelli and Nina W. Mwangi, and dated December 30, 2021, estimated the market value to be Nine Thousand Six Hundred and Sixty-six Dollars (\$9,666.00). The purchaser will have to pay for the cost of the appraisal, which was Two Thousand Nine Hundred and Fifty Dollars (\$2,950.00)

Lonnie R. Robbins
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The fiscal impact to the County is the payment of Nine Thousand Six Hundred and Sixty-six Dollars (\$9,666.00) by 8308 Main Street, LLC, the adjacent property owner for a portion of the County owned property, together with the reimbursement of the cost of the appraisal of Two Thousand Nine Hundred and Fifty Dollars (\$2,950.00).

If approved by County Council, the County will convey the portion of the County owned property to 8308 Main Street, LLC by deed and will reserve a 7-foot Public Access Easement and a 10-foot by 10-foot Public Utility Easement for the County's purposes. Following conveyance of the portion of the County owned property, the property owner will be required to process a subdivision plan through the Department of Planning and Zoning in order to incorporate the surplus land into the adjacent property.

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/Phoenix Conveyance/Testimony