

**Howard County**  
*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. -2023 declaring that a portion of certain real property containing 0.376 acres of land located on Rogers Avenue and owned by Howard County, Maryland is no longer needed by the County for a public purpose; authorizing the County Executive to convey the property to Our Lady's Center, Inc., in exchange for the acquisition of 0.548 acres of adjacent property owned by Our Lady's Center; 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:** Brandee Ganz,  
Chief Administrative Officer

**From:** Yosef Kebede, Director  
Department of Public Works *CO Acting for YOSEF KEBEDE*

**Date:** October 26, 2023

The Department of Public Works has been designated coordinator for preparation of testimony relative to the conveyance of 0.376 acres of land owned by Howard County, Maryland and located on Rogers Avenue to Our Lady's Center, Inc., in exchange for the acquisition of 0.548 acres of open space property owned by Our Lady's Center by Howard County, Maryland.

The County owns a parcel of land known as Open Space Lot 11 on a subdivision plat titled "Oak West, Section 1 Area 1, Lots 1 Thru 11" as recorded in the Land Records of Howard County, Maryland (the "Land Records") as Plat Number 7505, and also being shown as Parcel 312 on Tax Map 25 and comprising 11.6640 acres, acquired by deed dated February 4, 1987 recorded in Liber 1752, Folio 026 in the Land Records (the "County Property").

Our Lady's Center owns a parcel of land known as 3301 Rogers Avenue, Ellicott City, Maryland and shown as Parcel 165 on Tax Map 25, acquired by deed from Frank C. Lancelotta, said deed dated October 15, 1982 and recorded among the Land Records in Liber 1752, folio 26 (the "Our Lady's Center Property").

Our Lady's Center seeks to exchange and convey to the County a portion Our Lady's Center land used as open space, containing approximately 23,850 sq. ft. of land, (the "Open Space") for conveyance of approximately 16,400 sq. ft. of the County Property, used as a parking lot (the "Parking Lot") as shown on the attached Exhibit "A". In addition, Our Lady's Center agrees to convey to the County various easements (the "Easements") on Our Lady's Center Property if the proposed land swap is approved by County Council. The Easements will be used for Capital Project S-6283 to construct improvements to the Sucker Branch Interceptor.

Brandee Ganz, Chief Administrative Officer  
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The Department of Public Works has reviewed and approves the proposed conveyance of the County Property in exchange for the Our Lady's Center Property.

The fiscal impact would be the County's acquisition of the larger Open Space land in exchange for the smaller Parking Lot.

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

SP/Legislation/November23/OurLady'sCenter/Testimony Memo

