



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. -2024 declaring that 4.848 acres of land owned by Howard County, Maryland located at 10650 Hickory Ridge Road, Columbia, is no longer needed by the County for public purposes; authorizing the County Executive to convey the property to the Howard Community College; 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 land may have further public use.

To: Brandee Ganz
Chief Administrative Officer

From: Yosef Kebede, Director YK
Department of Public Works

Date: October 24, 2024

The Department of Public Works has been designated coordinator for preparation of testimony relative to declaring that 4.848 acres of real property acquired by Howard County, Maryland located at 10650 Hickory Ridge Road, Columbia, 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 Howard County Community College (the "College"), 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.

The property consists of 4.848 acres being Parcel 30 on Tax Map 35, being more particularly described as Parcel F as identified on the Plat entitled "Columbia Town Center, Section 8, Area 4, Parcels D and F" (the "County Property"), recorded as Plat #4804 among the Land Records of Howard County, Maryland. The County acquired the Property on August 24, 1989, for space for College programs and for various County departments. The deed was recorded among the Land Records for Howard County, Maryland in Liber 2045, folio 545, on August 25, 1989.

On October 25, 2000, the County and the College entered into a Memorandum of Understanding and Intent for the Hickory Ridge Building (the "MOU"), which detailed the arrangement between the parties for the use and renovation of the County Property. The MOU further explained that the County Property was acquired by the County using general obligation bonds issued in 1990 and was renovated with additional general obligations bonds in 1994. The County agreed to transfer the County Property to the College after the last of the outstanding bonds financing the County Property had been retired. The Department of Finance confirmed that there are no longer any open bonds for the acquisition or renovation of the County Property under C-0220, M-0516, or M-0535. As the conditions of the MOU have been met, the County desires to transfer the County Property to the College for their continued use.

The fiscal impact to the County was the acquisition of the County Property for \$5,400,000.00 plus \$81,873.40 in settlement costs with funding allocated in Capital Project C-0220 and \$1,637,000.00 in general obligation bonds for M-0516 for renovations to the building including classrooms, offices, and fiber optic cabling. M-0535 was not funded and was closed out in FY2011.

Section 4.201, "Disposition of real property" of the Howard County Code authorizes the County Council to declare that the County Property is no longer needed for public purposes.

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.

YK/eai

cc: Jennifer Sager
File