



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____-2024 declaring that declaring that certain real property known as the “Long Reach Village Center” owned by Howard County, Maryland, containing approximately 7.71 acres, and located at 8775 Cloudleap Court, Columbia, Maryland and acquired by the County pursuant to the urban renewal project initiated by Council Resolution No. 22-2014 is no longer needed by the County for public purposes; authorizing the County Executive to sell the property to Columbia Concepts, LLC or its subsidiary; 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 sell the property if he finds that it may have a further public use.

To: Brandee Ganz,
Chief Administrative Officer

From: Yosef Kebede, Director
Department of Public Works YK

Date: October 24, 2024

The Department of Public Works (the “Department”) has been designated coordinator for preparation of testimony relative to declaring certain real property, known as the “Long Reach Village Center” (the “Property”), comprising approximately 7.71 acres and located at 8775 Cloudleap Court, Columbia, Maryland as no longer needed by the County for public purposes.

The County is the fee simple owner of the Property acquired by deed dated October 1, 2014, and recorded among the Land Records of Howard County, Maryland in Liber 15841, Folio 184, and by deed dated February 20, 2015, and recorded among the Land Records of Howard County, Maryland in Liber 16036, Folio 227. The Department has determined that there is no longer a use for the Property and the County issued a Request for Proposals (RFP) in July of 2023 inviting offerors to submit proposals detailing plans for the Property. A proposal submitted by Columbia Concepts, LLC, was selected for the redevelopment and purchase of the Property.

The County Council, by way of this resolution, has received a request from the County Executive to waive the advertising and bidding requirements in this instance for the sale of the Property to Columbia Concepts, LLC or its affiliate.

The County, as owner, has operated and maintained the facility at a net operating loss of roughly \$300,000 annually. Discontinuation of County ownership will eliminate these losses, resulting in significant annual savings to the County long-term. The County will collect one-time revenues at the time of sale. The disposition of the Property is subject to a purchase and sale agreement to be negotiated. Additionally, the County anticipates income tax revenues from new employment created by the project, one-time impact fee collections from residential development and annual tax revenues at full build out of the project.

Page 2 of 2

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/LRVC/Testimony Memo