

# County Council of Howard County, Maryland

2024 Legislative Session

Legislative Day No. 12

## Resolution No. 160-2024

Introduced by: The Chairperson at the request of the County Executive

Short Title: Conveyance to Howard Community college - Approximately 4.848 Acres – 10650 Hickory Ridge Road

Title: A RESOLUTION pursuant to Section 4.201 of the Howard County Code 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 Howard Community College; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property; and providing that the County Executive is not bound to convey the property if he finds that it may have a further public use.

Introduced and read first time Nov 4, 2024.

By order Michelle Harrod  
Michelle Harrod, Administrator

Read for a second time at a public hearing on Nov 18, 2024.

By order Michelle Harrod  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments\_\_\_, Failed\_\_\_, Withdrawn\_\_\_, by the County Council on Dec 2, 2024.

Certified By Michelle Harrod  
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, Howard County, Maryland (the “County”) is the owner of certain property  
2 consisting of 4.848 acres being Parcel 30 on Tax Map 35, being more particularly described as Parcel  
3 F as identified on the Plat entitled “Columbia Town Center, Section 8, Area 4, Parcels D and F” (the  
4 “County Property”), recorded as Plat No. 4804 among the Land Records of Howard County,  
5 Maryland and as shown in the attached Exhibit A; and  
6

7           **WHEREAS**, the County Property was acquired on August 24, 1989, for space for Howard  
8 Community College (the “College”) programs and for the use by various County departments and  
9 the deed was recorded among the Land Records for Howard County, Maryland in Liber 2045, folio  
10 545, on August 25, 1989; and  
11

12           **WHEREAS**, on or about October 25, 2000, the County and the College entered into a  
13 Memorandum of Understanding and Intent for the Hickory Ridge Building (the “MOU”), which  
14 detailed the arrangement between the parties for the use and renovation of the County Property;  
15 and  
16

17           **WHEREAS**, the MOU further explained that the County Property was acquired by the  
18 County using general obligation bonds issued in 1990 and was renovated with additional general  
19 obligations bonds in 1994; and  
20

21           **WHEREAS**, the County agreed to transfer the County Property to the College after the  
22 last of the outstanding bonds financing the County Property had been retired and, accordingly, the  
23 Department of Finance confirmed that there are no longer any open bonds for the acquisition or  
24 renovation of the County Property under C-0220, M-0516, or M-0535; and  
25

26           **WHEREAS**, as the conditions of the MOU have been met, the County desires to transfer  
27 the County Property to the College for the College’s continued use; and  
28

29           **WHEREAS**, Section 4.201 of the Howard County Code, “Disposition of real property”,  
30 authorizes the County Council to declare that property is no longer needed for public purposes and

1 authorizes the County Council to waive advertising and bidding requirements for an individual  
2 conveyance of real property upon the request of the County Executive; and  
3

4 **WHEREAS**, the County Council has received a request from the County Executive to  
5 waive the advertising and bidding requirements in this instance for the conveyance of the County  
6 Property to the Board.  
7

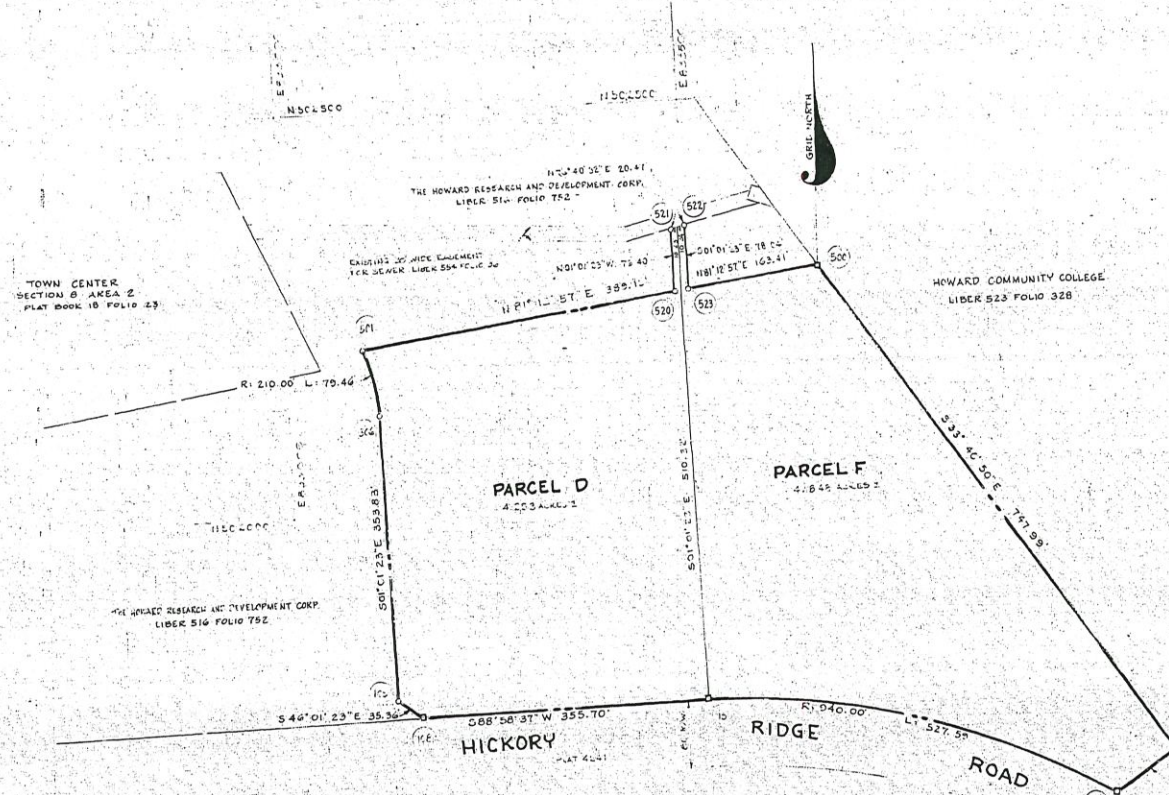
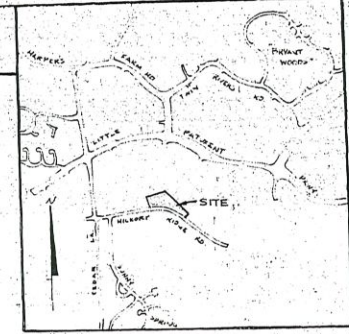
8 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
9 Maryland, this 2 day of December, 2024, that the County Property containing  
10 approximately 4.848 acres located at 10650 Hickory Ridge Road, Columbia, as shown on the  
11 attached Exhibit A, is no longer needed by the County for public purposes and may be conveyed  
12 to Howard Community College.  
13

14 **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
15 Executive and having held a public hearing, the County Council declares that the best interests of  
16 the County will be served by authorizing the County Executive to waive the usual advertising and  
17 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the  
18 County Property to Howard Community College.  
19

20 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the  
21 County's interest in the County Property should not be terminated, he is not bound to terminate  
22 the interest in accordance with this resolution.

PLAT-C.M.P. NO. 4804

COORDINATES		CURVE DATA								
NO.	NORTH	EAST	NO.	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE	
3	501624.35	834080.99	4	76.15	940.00	52.70	32°03'28"	270.94	N 74° 53' 40" W	520.69
4	501616.84	834002.24	5	76.51	210.00	70.42	21°40' 50"	40.21	N 11° 51' 53" W	78.99
15	501752.09	833503.82								
108	501745.74	833143.18								
105	501770.29	833122.74								
302	502124.02	833116.42								
501	502201.33	833100.18								
500	502288.82	833222.18								
120	502260.78	833484.73								
121	502337.17	833483.37								
222	502341.89	833503.22								
223	502363.86	833504.62								



- NOTES:
1. □ INDICATES 4"x4" x 36" CONCRETE MONUMENT.
  2. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON TRAVERSE CONTROLS FOR COLUMBIA ESTABLISHED BY MAPS, INC. IN 1965 AND PUKDUM & JESCHKE IN 1968, WHICH CONTROLS WERE TIED TO THE MARYLAND BUREAU OF CONTROL SURVEY MONUMENTS AND TO U.S. COAST AND GEODETIC SURVEY MONUMENTS IN THE COLUMBIA AREA.
  3. SUBJECT PROPERTY ZONED NEW TOWN PER 10-3-77 COMPREHENSIVE ZONING PLAN.
  4. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN PHASE 177.
  5. THE LOTS OR PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE SUPPLEMENTAL SEWER-IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311 A OF THE HOWARD COUNTY CODE AND TO EXECUTIVE ORDER NO. 72-9.
  6. THIS PLAT OF SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER WILL BE GRANTED UNDER THE TERMS AND PROVISIONS OF THIS LEGISLATION.

FEB 23 1981

STATE DEPT. OF ASSESSMENTS & TAXATION  
HOWARD COUNTY  
RECEIVED BY: *Karen J. Price*  
DATE: 2/23/81 PLAT:

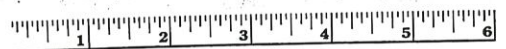
TABULATION  
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED: 2  
TOTAL AREA OF LOTS OR PARCELS: 8.4379 ACRES  
TOTAL AREA OF ROADWAY TO BE RECORDED: 0  
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.4379 ACRES

APPROVED: For public sewerage systems and public water systems, Howard County Health Department  
*John J. Miller* 2-11-81  
County Health Officer Date  
APPROVED: Howard County Office of Planning & Zoning  
Director Date  
APPROVED: For public water, public sewerage, storm drainage systems and public roads, Howard County Department of Public Works.  
Director Date

SURVEYOR'S CERTIFICATE  
I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Associated Contractors of Laurel, Inc. to the Howard Research and Development Corporation by deed dated August 28, 1969 and recorded among the land records of Howard County in Liber 516 Folio 752, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the annotated code of Maryland as amended.  
A. Richard Moale  
Property Line Surveyor No. 77  
The Rouse Company  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

OWNER'S CERTIFICATE  
We, the Howard Research and Development Corporation, by Walter E. Woodford, Jr., Vice President; Francis R. Hunter, Jr., Assistant Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of this Final plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement shown hereon; (2) the right to require dedication for public use the beds of the streets, and or roads, and floodplains and open space where applicable and for good and other valuable consideration; and the right and option to Howard County to acquire, the fee simple title to the beds of the street and or roads and floodplains, storm drainage facilities and open space where applicable; and the right to require the dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.  
Witness our hands this 28th day of January, 1981.  
Walter E. Woodford, Jr.  
Vice President  
The Howard Research & Development Corp.  
10275 Little Patuxent Parkway, Columbia, Md. 21044

RECORDED AS PLAT \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON  
**COLUMBIA TOWN CENTER SECTION 8 AREA 4 PARCELS D AND F SHEET 1 of 1**  
5<sup>TH</sup> ELECTION DISTRICT OF HOWARD COUNTY, MD.  
SCALE: 1" = 100' DATE: JAN. 22, 1981  
MSA 55U1247-051



HOWARD COUNTY CIRCUIT COURT (subdivision plats) - NO. 101 C.M.P. NO. 4804 - MSA 55U1247-051 - Date available 1/28/81 - Printed 1/22/81