



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement

Council Resolution No. __ - 2025, authorizing the County Executive to increase the scope of an easement previously granted to Baltimore Gas and Electric Company (the “Amendment to Deeds”) and to grant an additional easement (the “Additional Easement”) so that Baltimore Gas and Electric Company may install communication facilities on property owned by Howard County, Maryland; 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 grant the easement 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

Signed by:



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Date: January 23, 2025

The Department of Public Works (the “Department”) has been designated coordinator for preparation of testimony relative to the above referenced Council Resolution that provides for an additional easement and an amendment of a prior deed of easement to the Baltimore Gas and Electric Company (“BGE”) on property owned by Howard County, Maryland, shown as Parcels 640, 802, 237, and 68 on Tax Map 31 and 37 (the “County Property”), commonly known as Rockburn Park.

The County Property is subject to a free and uninterrupted right of way by Deed dated February 16, 1931, from Theresa Lembach to Susquehanna Transmission Company of Maryland, recorded among the Land Records in Liber 140, Folio 449 (the “Existing Easement Agreement”), for the purpose of constructing, operating and maintaining overhead electrical transmission lines within the easement area on the County Property described in the Existing Easement Agreement (the “Easement Area”).

BGE, as successor to Susquehanna Transmission Company of Maryland, has requested an amendment to the Existing Easement Agreement to install communication facilities on the County Property within a portion of the Easement Area containing approximately 0.574 acres granted in the Existing Easement Agreement (the “Amended Easement Area”) for use in connection with BGE’s electric utility business and for any other communication purpose, including the provision of infrastructure to enable internet providers to reach communities within the County (the “Communication Facilities”). In addition, BGE has requested an additional easement area containing approximately 0.500 acres for installation of Communication Facilities on the County Property outside of the Easement Area. The Communication Facilities include, but are not limited to, wires, cables, fiber optic cables, and conduits.

BGE will be required to restore at BGE’s expense the County Property to a condition equal to or better than its condition immediately preceding any opening, excavation, or

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other work in the Amended Easement Area and the Additional Easement for the installation or maintenance of the Communication Facilities.

The Department of Public Works has reviewed and approved the proposed Amendment to Deeds.

Section 4.201, "Disposition of Real Property", of the Howard County Code authorizes the County Council to declare that property is no longer needed for public purposes and authorizes the County Council to waive advertising and bidding requirements for an individual conveyance of real property upon the request of the County Executive.

The County Council has received a request from the County Executive to waive the advertising and bidding requirements in this instance for the Amendment to Deeds in order to allow for the installation of the Communications Facilities in the Amended Easement Area and the Additional Easement.

The fiscal impact to the County is the payment of Seventeen Thousand, One Hundred Fifty Dollars (\$17,150.00) by BGE for the appraised value of the two easement areas.

Representatives of the 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