

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This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council on Dec 2, 2024.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

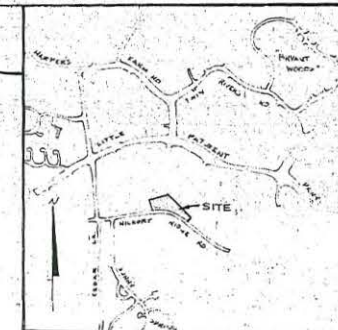
4 **WHEREAS**, the County Council has received a request from the County Executive to
5 waive the advertising and bidding requirements in this instance for the conveyance of the County
6 Property to the Board.
7

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.

COORDINATES			CURVE DATA						
NO.	NORTH	EAST	NO.	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE
3	501622.35	834085.22	47	940.00	507.30	32°03'28"	270.34	N74°55'40"W	520.69
4	501616.84	834084.64	30	940.00	70.42	21°40'50"	40.21	N11°51'53"W	78.89
15	501752.09	833503.82							
108	501745.74	833148.18							
105	501770.20	833122.74							
304	502124.02	833115.42							
501	502201.34	833006.18							
800	502288.82	833222.18							
120	502320.78	833484.73							
121	502337.17	833483.37							
122	502341.89	833501.22							
123	502363.86	833504.68							



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. ■ - INDICATES 4'x4'x36" 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-INDUSTRIAL-STRATEGIC CDD, ISSUED BY SECTION 20.31A OF THE HOWARD COUNTY CODE AND TO EXECUTIVE ORDER NO. 72-9.
6. THIS PLAT OF SUBDIVISION IS SUBJECT TO SECTION 16.122-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 L. Price

DATE: 2/23/81 PLAT:

TABULATION

TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED: 2
TOTAL AREA OF LOTS OR PARCELS = 9.101 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED = 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED = 9.101 ACRES

APPROVED: For public sewerage systems and public water
Systems, Howard County Health Department

James M. Lewis 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

Thereby certifying 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. Weidert, Jr., Vice Presidents; Francis R. Hunter, Jr., Assistant Secretary, owners of the property above and desired herein, do hereby adopt this plan of dedication 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, hereby grant the right and action to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, and drains, and easements for public use, and the right to require dedication for public use of the waterway and drainage easements for the specific purpose of their construction, repair and maintenance; and (3) that no building or similar structure of any kind shall be erected on, or over the said easements and rights-of-ways.

Witness our hands this 18th day of December, 1981

W. E. W. W. W.
Vice President
The Howard Research & Development Corp.
10275 Little Patuxent Parkway • Columbia, MS 21044

RECORDED AS PLAT _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA
TOWN CENTER
SECTION 8
AREA 4
PARCELS D AND F
SHEET 1 of 1

5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1"=100' DATE: JAN. 22, 1988

MSA 5541247-G51

