

County Council of Howard County, Maryland

2024 Legislative Session

Legislative Day No. 12

Resolution No. 162-2024

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

Short Title: Conveyance – 7.71 acres located at 8775 Cloudleap Court to Columbia Concepts, LLC

Title: A RESOLUTION declaring that certain real property containing approximately 7.71 acres 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; providing that the County Executive is not bound to sell 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 Jan 21, 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 Feb 3, 2024/5

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

Tabled 12-2-2024 Michelle Harrod

1 **WHEREAS**, the County’s Urban Renewal Law is codified at Title 13, Subtitle 11 of the
2 County Code; and

3
4 **WHEREAS**, pursuant to the Urban Renewal Law, on March 5, 2014 the County Council
5 approved County Council Resolution No. 22-2014 which, among other things, declared that
6 certain properties in the Long Reach Village Center constituted a blighted area that needed to be
7 rehabilitated or redeveloped through an Urban Renewal Project, authorized the County Executive
8 to acquire certain real property in connection with the Project, and declared that the Project is
9 necessary in the interest of the public health, safety and welfare of the residents of the County;
10 and

11
12 **WHEREAS**, under the authority granted by Resolution No. 22-2014, the County
13 acquired property in the Village Center from Long Reach Village Associates, LLC, by deed
14 dated October 1, 2014, and recorded among the Land Records of Howard County, Maryland in
15 Liber 15841, Folio 184, and by deed dated February 20, 2015, and recorded among the Land
16 Records of Howard County, Maryland in Liber 16036, Folio 227 (the “Property”), containing
17 approximately 7.71 acres shown as shaded in the attached Exhibit A; and

18
19 **WHEREAS**, the County has worked with the local community to develop the ReImagine
20 Long Reach Village Center Plan and is now ready to move forward with the Urban Renewal
21 Project for the Long Reach Village Center; and

22
23 **WHEREAS**, in July of 2023, the County issued a Request for Proposals (RFP) inviting
24 offerors to redevelop and purchase the Property, which was publicly posted for nearly six months
25 and distributed by press release and through known real estate and development channels by a
26 third party seller’s agent; and

27
28 **WHEREAS**, in response to the RFP, a proposal was submitted and Columbia Concepts,
29 LLC, was selected; and

1 **WHEREAS**, immediately prior to passage of this Resolution, the County Council has
2 passed Council Resolution No. 161-2024 that approves the Urban Renewal Project, the plans for
3 which include redevelopment of the Property; and
4

5 **WHEREAS**, the plans for the Urban Renewal Project require that the developer,
6 Columbia Concepts, LLC, or its affiliate, take ownership of the Property pursuant to the terms
7 and conditions of a Purchase and Sale Agreement; and
8

9 **WHEREAS**, Section 4.201 "Disposition of real property" of the Howard County Code
10 authorizes the County Council to declare that property is no longer needed for public purposes
11 and authorizes the County Council to waive advertising and bidding requirements for an
12 individual conveyance of property upon the request of the County Executive and after a public
13 hearing that has been duly advertised; and
14

15 **WHEREAS**, the County Council has received a request from the County Executive to
16 waive the advertising and bidding requirements in this instance for the sale of the Property to
17 Columbia Concepts, LLC or its affiliate.
18

19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
20 Maryland, this 3 day of Feb, 2024, that the Property, shown as shaded
21 in the attached Exhibit A, is no longer needed by the County for public purposes.
22

23 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
24 Executive and having held a public hearing that was duly advertised, the County Council
25 declares that the best interest of the County will be served by authorizing the County Executive
26 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County
27 Code for the sale of the Property to Columbia Concepts, LLC or its affiliate.
28

29 **AND BE IT FURTHER RESOLVED** that, the terms and conditions of the sale of the
30 Property shall require that a petition for a Major Village Center Redevelopment consistent with
31 the Proposal for the Redevelopment of the Long Reach Village Center included in Exhibit B of

1 Council Resolution No. 161-2024 obtain Zoning Board approval before title to the Property is
2 conveyed to Columbia Concepts, LLC or its affiliate.

3
4 **AND BE IT FURTHER RESOLVED** that, the authorization of the sale of the Property
5 subject to these terms does not require, dictate, preordain, or imply any decision or action by the
6 Zoning Board.

7
8 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the
9 Property may have a further public use and that the County's Property interest should not be
10 terminated, he is not bound to sell the Property in accordance with this Resolution.

EXHIBIT A





Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____-2024 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.

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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