

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 9

Resolution No. 115 -2025

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

Short Title: Correction – Council Resolution No. 152-2023

Title: A RESOLUTION correcting the consideration included in Council Resolution No. 152-2023 that the State of Maryland, Department of Transportation, State Highway Administration would pay for certain fee simple and perpetual easements.

Introduced and read first time June 2, 2025.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on June 16, 2025.

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 July 7, 2025.

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**, by the passage of Council Resolution No. 152-2023, the County Council
2 declared that a certain portion of County property was no longer needed for public purposes of
3 the County and authorized that property's conveyance to the State of Maryland, Department of
4 Transportation, State Highway Administration (SHA) as part of the widening of Maryland
5 Route 108; and
6

7 **WHEREAS**, the Resolution authorized the conveyance of approximately 0.834 acres of real
8 property in fee simple, approximately 0.374 acres in temporary construction easements, and
9 approximately 0.152 acres of perpetual easements; and
10

11 **WHEREAS**, the total proposed compensation and appraised value for the 3 conveyances
12 totaled \$116,423.25, broken down as follows:
13

	Approximate Acreage	Proposed Compensation/ Appraised Value
Proposed R/W	0.834	\$100,129.48
Temporary Easements	0.374	\$4,484.57
Perpetual Easements	0.152	\$11,809.20
Total		\$116,423.25

14
15 **WHEREAS**, because the County property was bought with Program Open Space funds,
16 the fee simple conveyance of approximately 0.834 acres and the perpetual easement conveyance
17 of approximately 0.152 acres, totaling approximately 0.986 acres, are required to be replaced on
18 a one-to-one basis with land of equal or greater appraised value, area and recreational value; and
19

20 **WHEREAS**, the approximately 0.374 acres of temporary easements associated with this
21 project will not require Program Open Space conversion, per discussions with the State
22 Department of Natural Resources; and
23

24 **WHEREAS**, in order to mitigate the County's loss of parkland, SHA acquired and will
25 transfer to the County, the approximately 1.01 acres McTague property located at 9970 Route
26 108, Ellicott City, Maryland 21042, adjacent to Centennial Park; and

1
2 **WHEREAS**, the McTague property is valued at \$285,000.00; and
3

4 **WHEREAS**, because the value of the McTague property is significantly higher than the
5 value of the 0.986 acres subject to Program Open Space conversions, no payment will be made
6 to the County by SHA as stated in Council Resolution No. 152-2023 and the SHA will convey
7 the McTague property by deed to the County for no monetary consideration.
8

9 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
10 Maryland, this 7 day of July, 2025, that it hereby amends Council
11 Resolution No. 152-2023 in order to remove the consideration referenced in that Resolution and,
12 accordingly, on page 2, in lines 23 through 24, strike “payment of \$116,423.25 for the Property
13 to be Conveyed and”.
14

15 **AND BE IT FUTHER RESOLVED**, that page 1, lines 28 through 29 of Council
16 Resolution No. 152-2023 shall be amended by striking “pay the County the appraised value of
17 the Property to be Conveyed in the amount of \$116,423.25, and”.
18

19 **AND BE IT FURTHER RESOLVED**, as consideration for the Property to be
20 Conveyed, SHA will transfer to the County, the approximately 1.01 acres McTague property
21 located at 9970 Route 108, Ellicott City, Maryland 21042, adjacent to Centennial Park.
22

23 **AND BE IT FURTHER RESOLVED** that a copy of this Resolution shall be kept in the
24 legislative file with Council Resolution No. 152-2023.

Amendment 1 to Council Resolution No. 115-2025

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day No. 10
Date: July 7, 2025**

Amendment No. 1

(This is a technical amendment to correct what should be stricken from the underlying Council Resolution No. 152-2023.)

- 1 On page 2, in line 17, after "\$116,423.25," insert "and".

I certify that this a true copy of
Am 1 to CR115-2025
passed on July 7, 2025
Michelle Harrison
Council Administrator



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
 Council Resolution No. -2025, a technical correction to revise the consideration amount in Council Resolution No. 152-2023 declaring that portions of certain real property located at Centennial Park and located at Centennial Lane and MD Route 108 and owned by Howard County, Maryland are no longer needed by the County for a public purpose.

To: Brandee Ganz
 Chief Administrative Officer

From: Yosef Kebede, Director
 Department of Public Works

Date: May 22, 2025

Signed by:

 B4217725E8EC47C...

The Department of Public Works has been designated coordinator for preparation of testimony to make a technical correction to Council Resolution No. 152-2023.

The County Council previously approved CR 152-2023 declaring that (i) approximately 0.834 acres of real property (the "Property to be Conveyed") is no longer needed for public purposes; ii) authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the adjacent property owner, The State of Maryland, Department of Transportation, State Highway Administration ("SHA") as part of the widening of Maryland Route 108 and providing that the County Executive is not bound to terminate the County's interest in the property if he finds that the property may have a further public use; and iii) to facilitate construction of the widening, authorizing the establishment of approximately 0.374 acres of temporary construction easements and approximately 0.152 acres of perpetual easements areas adjacent to the Property to be Conveyed.

The County determined that the Property to be Conveyed is no longer needed for a public purpose and conveyance of the Property to be Conveyed and the easements to SHA was approved subject to the payment of the appraised value for the SHA acquisitions of \$116,423.25.

	Acreage	Proposed Compensation/ Appraised Value
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Brandee Ganz, Chief Administrative Officer
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Due to the County Property having been originally bought with funds from Program Open Space (POS) and having engaged in POS conversion requirements discussions with the Maryland Department of Natural Resources (MDNR), the State agency responsible for the administration of Program Open Space, the proposed 0.834-acre Property to be Conveyed and the 0.152 acres of perpetual easements to be created within Centennial Park adjacent to the Property to be Conveyed are required to be replaced on a one-to-one basis with land of equal or greater appraised value, area, and recreational value. The SHA agreed to mitigate the County's loss of parkland and the acquisition of the proposed perpetual easements. SHA acquired and will transfer to the County, the 1-acre McTague property located at 9970 Route 108, Ellicott City, Maryland 21042, adjacent to Centennial Park. The McTague property is valued at \$285,000.00. The 0.374 acres of temporary easements associated with this SHA project will not require POS conversion per discussions with MDNR.

The value of the McTague property is significantly higher than the value of the Property to be Conveyed and the easements. No payment will be made to the County by SHA for the appraised value of the Property to be Conveyed and the easements as previously described in CR152-2023. SHA will deed the McTague property to the County for no consideration.

There is no detrimental fiscal impact to the County at this time.

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
Nick Mooneyhan

County Council of Howard County, Maryland

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