

County Council Of Howard County, Maryland

2015 Legislative Session

Legislative Day No. 5

Resolution No. 69-2015

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

A RESOLUTION pursuant to Section 4.201 of the Howard County Code, declaring that certain real property known as the “Hurst Building” owned by Howard County, containing approximately 1.92 acres, and located at 9770 Washington Boulevard and 9790 Washington Boulevard, Laurel, Maryland, is no longer needed by the County for public purposes; authorizing the County Executive to sell the property; 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.

Introduced and read first time _____, 2015.

By order _____
Jessica Feldmark, Administrator

Read for a second time at a public hearing on _____, 2015.

By order _____
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2015.

Certified By _____
Jessica Feldmark, 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**, the County is the owner of real property located at 9770 Washington
2 Boulevard and 9790 Washington Boulevard, Laurel, Maryland (the “Property”, as shown in the
3 attached Exhibit) containing approximately 1.92 acres being all of the property acquired from
4 Glenna W. Hurst and Gary Patrick Hurst, Trustees of the Residuary Trust under Item Fifth of the
5 Last Will and Testament of Marvin Hurst, dated July 30, 2008 (as to 50% interest) and Glenna
6 W. Hurst (as to 50% interest) by deed dated December 1, 2014 and recorded among the Land
7 Records of Howard County, Maryland in Liber 15922, Folio 401; and

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9 **WHEREAS**, the Property was purchased using a line of credit and the intention was to
10 issue tax exempt bonds to pay off the line of credit; and

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12 **WHEREAS**, given the current non-use of the Property and the possible non-public use,
13 bond and tax counsel have advised against issuing tax exempt bonds to pay off the line of credit
14 that was used to purchase the Property; and

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16 **WHEREAS**, additionally, due to the limited funding available for the Fiscal Year 2016
17 capital and operating budgets and a desire to increase funding to benefit the Howard County
18 Public School System, the County Executive has determined that the sale of the Property would
19 be fiscally advantageous to the County; and

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21 **WHEREAS**, the County intends to enter into an agreement with a real estate consultant
22 for the purpose of marketing and selling the Property; and

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24 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code
25 authorizes the County Council to declare that property is no longer needed for public purposes
26 and authorizes the County Council to waive advertising and bidding requirements for an
27 individual conveyance of property upon the request of the County Executive and after a public
28 hearing that has been duly advertised; and

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30 **WHEREAS**, the County Council has received a request from the County Executive to
31 waive the advertising and bidding requirements in this instance for the sale of the Property.

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NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard County, Maryland, this ____ day of _____, 2015, that the Property is no longer needed by the County for public purposes.

AND BE IT FURTHER RESOLVED that, having received a request from the County Executive and having held a public hearing that was duly advertised, the County Council declares that the best interest of the County will be served by authorizing the County Executive to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County Code for the sale of the Property and to sell the Property through the use of a real estate agent.

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

