

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

8
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

11
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

15
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

20
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

23
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

29
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.

1
2 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
3 Maryland, this ____ day of _____, 2015, that the Property is no longer needed
4 by the County for public purposes.

5
6 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
7 Executive and having held a public hearing that was duly advertised, the County Council
8 declares that the best interest of the County will be served by authorizing the County Executive
9 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County
10 Code for the sale of the Property and to sell the Property through the use of a real estate agent.

11
12 **AND BE IT FURTHER RESOLVED** that, the Property may not be sold unless the County
13 Executive first:

14 (1) issues a Request For Proposals (RFP) for redevelopment of the Property that
15 includes an analysis of how the proposed redevelopment would:

16 (i) benefit the community;

17 (ii) promote the goals of Route 1 revitalization;

18 (iii) comport with the General Plan; and

19 (iv) further the objectives of the North Laurel-Savage Sustainable Community
20 Plan and any other relevant plans; and

21 (2) establishes a group:

22 (i) to evaluate each proposal and how it best serves this gateway location,
23 assigning higher value to design, architecture, community enhancement, and
24 coordinated redevelopment of assembled properties than to highest price, and to make
25 recommendations; and

26 (ii) that includes at least 3 community members, each of whom, at the time of
27 appointment, shall reside within the area bounded by Route 1, the Patuxent River,
28 Route 216, Stephens Road, and Gorman Road.

29
30 **AND BE IT FURTHER RESOLVED**, that the evaluation group shall make its
31 recommendations within 60 days after the group receives the proposals submitted in response to the
32 RFP.

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