

# 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 June 1, 2015.

By order

Jessica Feldmark  
Jessica Feldmark, Administrator

Read for a second time at a public hearing on June 15, 2015.

By order

Jessica Feldmark  
Jessica Feldmark, Administrator

Tabled July 6, 2015

This Resolution was read the third time and was Adopted\_\_\_, Adopted with amendments ☒, Failed\_\_\_, Withdrawn\_\_\_, by the County Council

on October 5, 2015.

Certified By

Jessica Feldmark  
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 5<sup>th</sup> day of October, 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

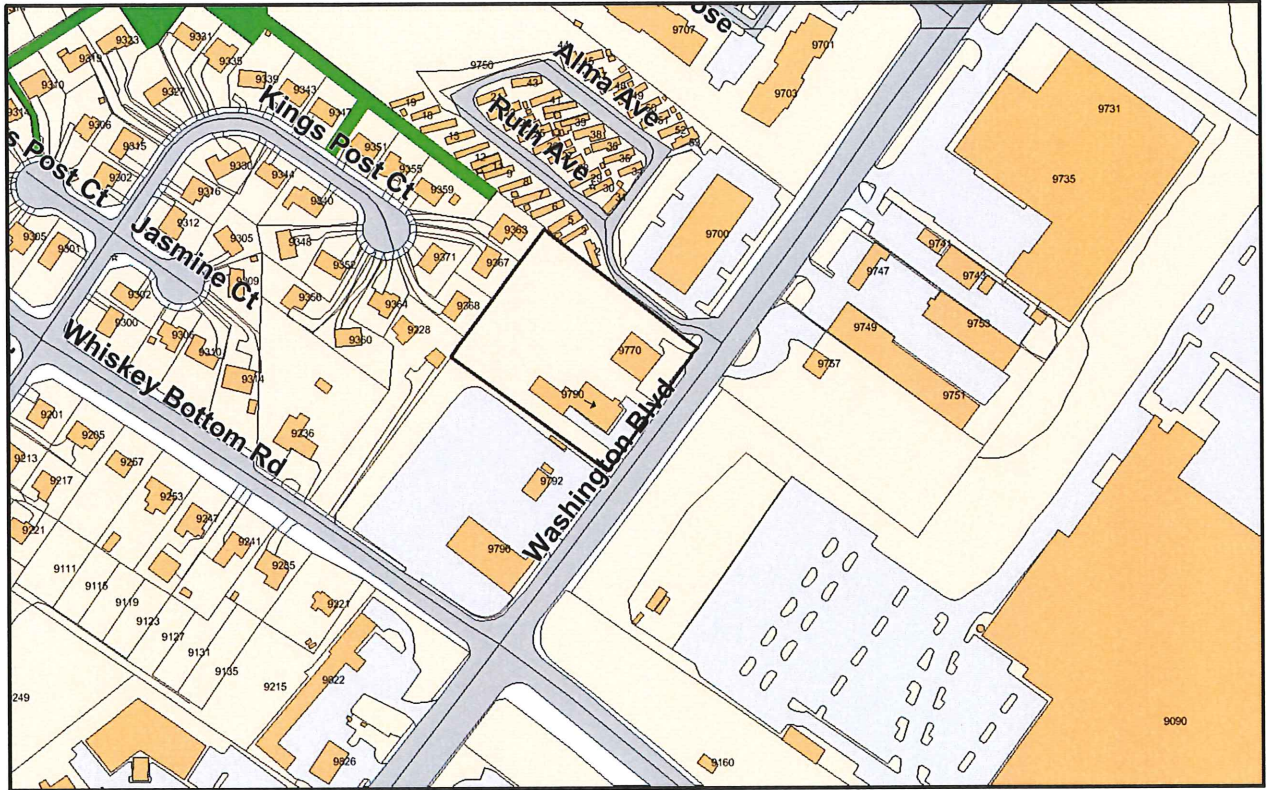
21       (2) establishes a group:

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 North Laurel-Savage community, which is the  
28 area bounded by the County's border with Anne Arundel County to the east, the  
29 County's border with Prince George's County to the south, I-95 to the west, and  
30 Guilford Road to the north.

1        **AND BE IT FURTHER RESOLVED**, that the evaluation group shall make its  
2        recommendations within 60 days after the group receives the proposals submitted in response to the  
3        RFP.

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





Amendment   1   to Council Resolution No. 69-2015

BY: Jennifer Terrasa

Legislative Day No. 8

Date: July 6, 2015

Amendment No.   1  

*(This amendment requires an RFP before the Property may be sold.)*

On page 2, insert at line 11:

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

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

(i) benefit the community;

(ii) promote the goals of Route 1 revitalization;

(iii) comport with the General Plan; and

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

(2) establishes a group:

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

(ii) that includes at least 3 community members, each of whom, at the time of  
appointment, shall reside within the North Laurel-Savage community, which is the  
area bounded by the County’s border with Anne Arundel County to the east, the  
County’s border with Prince George’s County to the south, I-95 to the west, and  
Guilford Road to the north.

ADOPTED 10/5/15  
FAILED \_\_\_\_\_  
SIGNATURE Jessica Feldman

1                    **AND BE IT FURTHER RESOLVED**, that the evaluation group shall make  
2                    its recommendations within 60 days after the group receives the proposals submitted  
3                    in response to the RFP.”  
4

**Amendment 1 to Amendment 1 to Council Resolution No. 69-2015**

**BY: Jennifer Terrasa**

**Legislative Day No. 11**

**Date: October 5, 2015**

**Amendment No. 1**

*(This amendment requires that the community members be selected from a certain geographic area.)*

1 On page 1, at the end of line 17, before the period, insert “, each of whom, at the time of  
2 appointment, shall reside within the North Laurel-Savage community, which is the area  
3 bounded by the County’s border with Anne Arundel County to the east, the County’s border  
4 with Prince George’s County to the south, I-95 to the west, and Guilford Road to the north”.  
5  
6

ADOPTED 10/5/15  
FILED \_\_\_\_\_  
SIGNATURE Jessica Feldman



Amendment 2 to Amendment 1 to Council Resolution No. 69-2015

BY: Greg Fox

Legislative Day No. 11

Date: October 5, 2015

Amendment No. 2

*(This amendment establishes a deadline for the committee.)*

1 On page 1, in line 18, insert:

2 “AND BE IT FURTHER RESOLVED, that the evaluation group shall make its  
3 recommendations within 30 days after receiving the proposals submitted in response to the  
4 RFP.”.

ADOPTED \_\_\_\_\_  
FAILED \_\_\_\_\_  
SIGNATURE Jessica Edmund 10/5/15

Amendment 3 to Amendment 1 to Council Resolution No. 69-2015

BY: Greg Fox

Legislative Day No. 11

Date: October 5, 2015

Amendment No. 3

*(This amendment establishes a deadline for the committee.)*

1 On page 1, in line 18, insert:

2 “AND BE IT FURTHER RESOLVED, that the evaluation group shall make its  
3 recommendations within 60 days after the group receives the proposals submitted in response  
4 to the RFP.”.

ADOPTED 10/5/15  
FAILED \_\_\_\_\_  
SIGNATURE Jessica Kldusark

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Amendment 4 to Amendment 1 to Council Resolution No. 69-2015

BY: Greg Fox

Legislative Day No. 11  
Date: 10/5/15

Amendment No. 4

*(This amendment establishes a deadline for the committee.)*

On page 1, in line 18, insert:

**“AND BE IT FURTHER RESOLVED,** that if the County receives multiple responses to the RFP, with one or more responses including a proposed purchase price for the Property that is lower than the price the County paid to acquire the Property, and one or more responses including a proposed purchase price for the Property that is equal to or higher than the price the County paid to acquire the Property, the evaluation group shall assign a significant negative evaluation factor to each response that includes a lower proposed purchase price than the County paid to acquire the Property.”.

APPROVED \_\_\_\_\_  
10/5/15  
FAILED \_\_\_\_\_  
SIGNATURE Jessica Edwards

Amendment 1 to Council Resolution No. 69-2015

BY: Jennifer Terrasa

Legislative Day No. 8

Date: July 6, 2015

Amendment No. 1

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On page 2, insert at line 11:

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Plan and any other relevant plans; and

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assigning higher value to design, architecture, community enhancement, and  
coordinated redevelopment of assembled properties than to highest price, and to make  
recommendations; and

(ii) that includes at least 3 community members.”





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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

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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,  
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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  
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3 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2015, that the Property is no longer needed  
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