



# Howard County

*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_\_ - 2016 authorizing the County Executive to convey approximately 2.99 acres of certain real property owned by the County commonly known as Tax Map 34, Parcel 200, Non-Buildable Preservation Parcel E to the Highland Reserve Homeowners' Association, Inc.; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code.

**To:** Lonnie R. Robbins,  
Chief Administrative Officer

**From:** James M. Irvin, Director  
Department of Public Works *JMI*

**Date:** February 25, 2016

The Department of Public Works has been designated coordinator for preparation of testimony relative to authorizing the County Executive to convey approximately 2.99 acres of certain real property owned by the County known as Non-Buildable Preservation Parcel E to the Highland Reserve Homeowners' Association.

The County is the fee simple owner of Non-Buildable Preservation Parcel E containing approximately 2.99 acres located in the subdivision known as Highland Reserves. The property was acquired from MB Highland Reserve LLC by deed dated September 17, 2013 and recorded in the Land Records of Howard County, Maryland in Liber 15918, folio 156 (the "County Property").

The County Property is used for a non-permitted Shared Sewage Disposal Facility to serve the Highland Reserves (formerly the Regan Subdivision). At the time the subdivision plats and developer agreements were prepared for this subdivision, the plat showed the dedication of Preservation Parcel E to the County. Section 18.1204(c) of the County Code requires a preservation parcel containing a drainfield to be owned in perpetuity by the homeowner's association serving the residential lots rather than the County. Highland Reserve Homeowners' Association is the HOA that serves the residential lots and the County Property should have been conveyed to them. The Department of Public Works has reviewed and approved the proposed conveyance.

The developer has presented a revision plat to the Department of Planning & Zoning titled "Plat of Revision, Regan Property, Non-Buildable Preservation Parcels 'B' thru 'E' Plat Nos. 23063-23074" (F-16-026) for conveyance of the County Property to the HOA. All costs associated with the preparation of the new revision plat and the conveyance of the property will be borne by the Developer; therefore, there is no fiscal impact to the County.

Lonnie R. Robbins  
Page – 2  
February 25, 2016

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.

JMI/tis

cc: Jennifer Sager

File

RIM/Legislation/2016/Highland Reserves/Surplus Memo