

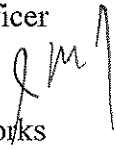


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - 2013 declaring that a total of approximately 6.149 acres of real property owned by Howard County and identified as (1) a portion of the road bed of Sterling Drive and (2) a certain open space parcel is no longer needed for a public purpose and 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 homeowners association serving the adjacent property, Emerson Development HOA, LLC

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: March 18, 2013

The Department of Public Works has been designated coordinator for preparation of testimony relative to declaring that a total of approximately 6.149 acres of real property owned by Howard County and identified as (1) a portion of the road bed of Sterling Drive and (2) a certain open space parcel (collectively the "County Property"), are no longer needed for a public purpose and 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 homeowners association serving the adjacent properties, Emerson Development HOA, LLC.

Howard County is the fee simple owner of certain real property known as:

1. Sterling Drive comprising approximately 1.383 acres of land acquired by a deed from Hammond Branch Joint Venture and The Howard Research and Development Corporation dated December 27, 2005 recorded in Liber 9749, folio 684 as shown on a subdivision plat titled "Revitz Property, Parcels A through H and Open Space Parcels I through R" recorded as Plat No. 15783 thru 15788.
2. Open Space Parcel K comprising approximately 4.766 acres of land acquired by a deed from Emerson Corporation dated May 20, 2003 recorded in Liber 7562, folio 171 as shown on a subdivision plat titled "Revitz Property, Parcels A through H and Open Space Parcels I through R" recorded as Plat No. 15783 thru 15788.

Emerson Development II LLC, Emerson Development III LLC, Emerson Development IV LLC, Emerson Development V LLC, Emerson Development VI LLC, Emerson Development VII LLC, (collectively "Emerson Development LLCs"), own property adjacent to the County Property which they propose to lease to the federal government for an office complex. Emerson Development LLCs propose to fence the office complex which would include the County Property.

Lonnie R. Robbins
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Emerson Development HOA, LLC (“Emerson Development HOA”) has been established to maintain the open space within the complex and the Emerson Development LLCs have asked that the County Property be disposed of in accordance with Section 4.201 of the Howard County Code to Emerson Development HOA.

The Departments of Public Works and Recreation and Parks have reviewed and approved the proposed disposal of the County Property, subject to the passage of Council Resolution No. 28-2013, closing that portion of Sterling Drive.

All costs associated with the road closures and conveyance of the County Property will be borne by Emerson Development LLCs; therefore, there is no fiscal impact to the County.

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.

TDH/mcs

cc: Jennifer Sager
John Byrd, Director, Department of Recreation & Parks
Marsha McLaughlin, Director, Department of Planning & Zoning
File

TAR/Legislation/2013/Sterling Drive Surplus/Testimony