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OFFICE OF THE COUNTY AUDITOR INTEROFFICE MEMORANDUM

TO: All Council Members
FROM: Lauren M. Smelkinson, County Auditor *LMS*
DATE: October 14, 2014
SUBJECT: Addendum to Council Meeting Notes

Please find attached an addendum (FM-2) to the Council Meeting Notes issued October 9, 2014.

This item will be discussed at the October 14, 2014 work session for the October 20, 2014 Council meeting.

Attachment

cc: notes distribution list

FM-2 (Contract)

Council District(s) 4

Department of Permits, Approvals and Inspections

Acquisition of Parcel – Old Court/Dogwood Road

The Administration is requesting approval of a contract to acquire property totaling approximately 258.1 acres for \$3,000,000 to be used for passive recreational open space. Bethel African Methodist Episcopal Church, Inc. currently owns the property, which is located on the south side of Old Court Road and east of Dogwood Road in Windsor Mill. The property is zoned RC-2, RC-3, and RC-6 (Resource Conservation). See Exhibit A.

Fiscal Summary

Funding Source	Purchase Price	Notes
County ⁽¹⁾	\$ 1,117,500	⁽¹⁾ Capital Projects Fund.
State ⁽²⁾	1,882,500	⁽²⁾ Program Open Space.
Federal	--	
Other	--	
Total	<u>\$ 3,000,000</u>	

Analysis

Page Appraisal Company, Inc. and Everett, Benfield LLC, consultant appraisers, completed appraisals for the property on September 26, 2013 and October 18, 2013, respectively, recommending values of \$1,800,000 and \$1,965,000, respectively. The Department advised that these two appraisals were obtained pursuant to Program Open Space policy for review by the Maryland Department of Natural Resources (DNR); the average of the two appraised values, or \$1,882,500, will be reimbursed with Program Open Space funds. The Department further advised that the balance of the \$3,000,000 negotiated settlement amount, or \$1,117,500,

will be paid using County funds and includes funding to cover the release of an existing lien on the property.

The 258.1-acre property to be acquired consists of three parcels. The appraisals indicate that the property is unimproved with the exception of an entrance driveway.

The Department advised that this acquisition is the only one planned for this project. The Department further advised that at this time there are no plans to develop this property. As of October 8, 2014, \$13,003 has been expended/encumbered for this project, excluding the cost of this acquisition.

County Charter, Section 715, requires Council approval of real property acquisitions where the purchase price exceeds \$5,000.

EXECUTIVE SUMMARY

PROGRAM TITLE: Granite Property (R-494)

PROJECT NO.: 212-0601-0498

FISCAL MATTER: Contract of Sale

PROPERTY OWNERS: Bethel African Methodist Episcopal Church, Inc.

LOCATION: S/S of Old Court Road and East of
Dogwood Road, Baltimore, Maryland 21244

CONSIDERATION: \$3,000,000.00

PURPOSE OF PROJECT: This contract is for the purchase of three parcels (Parcel 179, Parcel 279 and Parcel 167), totaling 258.052 acres based upon a field survey performed by the County. The proposed purchase price is \$3,000,000, reflecting proposed \$1,882,500 of Program Open Space acquisition funds, the balance in County funds. Two outside consultant appraisals were obtained, pursuant to Program Open Space policy. The State will review the appraisals. The land will be maintained as passive open recreational space.

LIMITS OF PROJECT: Acquisition Only