

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 188-2022

Introduced: October 3, 2022

Auditor: Rebecca Gold

Fiscal Impact:

The fiscal impact of this legislation would be receipt of \$19,650 in County General Fund revenues. This represents the appraised value of the County-owned property to be conveyed permanently and temporarily, through a temporary construction easement, to the Maryland Department of Transportation State Highway Administration (SHA).

The Department of Public Works Real Estate Services Division (RESD) confirmed that the County will incur no costs for this conveyance or temporary construction easement. The SHA will be responsible for any costs related to restoring the temporary easement to its original state after construction is complete.

Our Office reviewed the appraisal of the subject property to confirm that its appraised value equals the payment to be received from the SHA.

Purpose:

The purpose of this legislation is to convey fee simple title of 0.042 acres of County-owned land along US Route 1 to the SHA, and to grant the SHA a temporary construction easement for a neighboring parcel of 0.007 acres.

Other Comments:

Our Office confirmed with the RESD that:

- The pedestrian safety project which necessitates conveyance of the land is part of an SHA project and is not related to a County capital project. Project completion is expected in the summer of 2024.
- The State Highway Administration paid for the appraisal of the property (performed by Philip R. Lamb & Co., Inc.).
- The property transfer and receipt of payment from the SHA are expected in late 2022 or early 2023.