

# County Council of Howard County, Maryland

2024 Legislative Session

Legislative Day No. 12

## Resolution No. 162 -2024

Introduced by: The Chairperson at the request of the County Executive

Short Title: Conveyance – 7.71 acres located at 8775 Cloudleap Court to Columbia Concepts, LLC

Title: A RESOLUTION declaring that certain real property containing approximately 7.71 acres located at 8775 Cloudleap Court, Columbia, Maryland and acquired by the County pursuant to the urban renewal project initiated by Council Resolution No. 22-2014 is no longer needed by the County for public purposes; authorizing the County Executive to sell the property to Columbia Concepts, LLC or its subsidiary; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

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Introduced and read first time \_\_\_\_\_, 2024.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2024.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted \_\_, Adopted with amendments \_\_, Failed \_\_, Withdrawn \_\_, by the County Council on \_\_\_\_\_, 2024.

Certified By \_\_\_\_\_  
Michelle Harrod, 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’s Urban Renewal Law is codified at Title 13, Subtitle 11 of the  
2 County Code; and

3  
4           **WHEREAS**, pursuant to the Urban Renewal Law, on March 5, 2014 the County Council  
5 approved County Council Resolution No. 22-2014 which, among other things, declared that  
6 certain properties in the Long Reach Village Center constituted a blighted area that needed to be  
7 rehabilitated or redeveloped through an Urban Renewal Project, authorized the County Executive  
8 to acquire certain real property in connection with the Project, and declared that the Project is  
9 necessary in the interest of the public health, safety and welfare of the residents of the County;  
10 and

11  
12           **WHEREAS**, under the authority granted by Resolution No. 22-2014, the County  
13 acquired property in the Village Center from Long Reach Village Associates, LLC, by deed  
14 dated October 1, 2014, and recorded among the Land Records of Howard County, Maryland in  
15 Liber 15841, Folio 184, and by deed dated February 20, 2015, and recorded among the Land  
16 Records of Howard County, Maryland in Liber 16036, Folio 227 (the “Property”), containing  
17 approximately 7.71 acres shown as shaded in the attached Exhibit A; and

18  
19           **WHEREAS**, the County has worked with the local community to develop the ReImagine  
20 Long Reach Village Center Plan and is now ready to move forward with the Urban Renewal  
21 Project for the Long Reach Village Center; and

22  
23           **WHEREAS**, in July of 2023, the County issued a Request for Proposals (RFP) inviting  
24 offerors to redevelop and purchase the Property, which was publicly posted for nearly six months  
25 and distributed by press release and through known real estate and development channels by a  
26 third party seller’s agent; and

27  
28           **WHEREAS**, in response to the RFP, a proposal was submitted and Columbia Concepts,  
29 LLC, was selected; and

1           **WHEREAS**, immediately prior to passage of this Resolution, the County Council has  
2 passed Council Resolution No. 161-2024 that approves the Urban Renewal Project, the plans for  
3 which include redevelopment of the Property; and  
4

5           **WHEREAS**, the plans for the Urban Renewal Project require that the developer,  
6 Columbia Concepts, LLC, or its affiliate, take ownership of the Property pursuant to the terms  
7 and conditions of a Purchase and Sale Agreement; and  
8

9           **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
10 authorizes the County Council to declare that property is no longer needed for public purposes  
11 and authorizes the County Council to waive advertising and bidding requirements for an  
12 individual conveyance of property upon the request of the County Executive and after a public  
13 hearing that has been duly advertised; and  
14

15           **WHEREAS**, the County Council has received a request from the County Executive to  
16 waive the advertising and bidding requirements in this instance for the sale of the Property to  
17 Columbia Concepts, LLC or its affiliate.  
18

19           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
20 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2024, that the Property, shown as shaded  
21 in the attached Exhibit A, is no longer needed by the County for public purposes.  
22

23           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
24 Executive and having held a public hearing that was duly advertised, the County Council  
25 declares that the best interest of the County will be served by authorizing the County Executive  
26 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County  
27 Code for the sale of the Property to Columbia Concepts, LLC or its affiliate.  
28

29           **AND BE IT FURTHER RESOLVED** that, the terms and conditions of the sale of the  
30 Property shall require that a petition for a Major Village Center Redevelopment consistent with  
31 the Proposal for the Redevelopment of the Long Reach Village Center included in Exhibit B of

1 Council Resolution No. 161-2024 obtain Zoning Board approval before title to the Property is  
2 conveyed to Columbia Concepts, LLC or its affiliate.

3

4 **AND BE IT FURTHER RESOLVED** that, the authorization of the sale of the Property  
5 subject to these terms does not require, dictate, preordain, or imply any decision or action by the  
6 Zoning Board.

7

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

EXHIBIT A

