



Gregory J. Swain, County Attorney

MEMORANDUM

To: Members, Anne Arundel County Council

From: Gregory J. Swain, County Attorney /s/

Via: Christine B. Neiderer, Assistant County Attorney /s/

Date: September 16, 2019

Subject: Bill No. 73 -19 – Purchasing – Acquisition of real property by gift

Legislative Summary

This summary was prepared by the Anne Arundel County Office Law for use by members of the Anne Arundel County Council during consideration of Bill No. 73-19, which approves the County's acquisition of real property by gift.

Purpose. The purpose of the ordinance is to approve the County's acquisition by gift of real property consisting of 51.94 acres of floodplain from Crofton Commerce Centre Limited Partnership (“Crofton Commerce”).

Background. The County owns the Patuxent Water Reclamation Facility (“WRF”), located at 1640 Professional Boulevard in Crofton and identified as Parcel 96 on County Tax Map 42. In 2015, the County acquired approximately 10.62 acres of land adjacent to the WRF from Crofton Commerce for the purchase price of \$2,545,000 to expand the facility. Subsequently, in 2017, the County acquired an additional 1.04 acres of land adjacent to the WRF from Four Patuxent, LLC for the purchase price of \$70,000 to provide a land use buffer between the WRF and surrounding properties.

Crofton Commerce desires to convey, and the County Executive desires to accept, 51.94 acres of land in Gambrills (the “Property”) for no consideration located between the Little Patuxent River and the WRF. The Property is designated as a 100-year floodplain area. The County Executive has identified a public purpose for the Property in that it will be used to further extend the land use buffer surrounding the WRF and allow the County to manage the floodplain area.

The Director of Public Works conducted an environmental assessment which identified no recognized hazards, and concluded that any future maintenance costs for the Property would be minimal. In addition, the Budget Officer provided a written assessment of the fiscal impact of the proposed gift, concluding that there will be a minimal fiscal impact with respect to a reduction in the County's property tax receipts. The Budget Officer noted that there would be some cost associated with the process of recording a deed to reflect the change in ownership of the Property, but anticipated that such cost would be *de minimus*.

The Office of Law is available to answer any additional questions regarding the attached ordinance. Thank you.

cc: Honorable Steuart Pittman, County Executive
Benjamin J. Birge, Chief Administrative Officer
Peter Baron, Legislative Liaison
Jim Beauchamp, Budget Officer
Christopher Phipps, Director, Department of Public Works
Karen Henry, Assistant Director, Department of Public Works