

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2022, Legislative Day No. 7

Resolution No. 6-22

Introduced by Ms. Rodvien, Chair
(by request of the County Executive)

and by Ms. Pickard

By the County Council, March 21, 2022

1 RESOLUTION approving the terms and conditions of the acquisition of real properties
2 in Severn, Maryland from Ribera Development, LLC, utilizing funds from the Advance
3 Land Acquisition Capital Project

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5 WHEREAS, § 8-3-101(a) of the County Code empowers the County Executive to
6 purchase real property by agreement or eminent domain if an adequate
7 appropriation has been made by the County Council; and

8
9 WHEREAS, § 8-3-101(d)(2) requires that each agreement for the purchase of real
10 property utilizing funds from the Advance Land Acquisition Capital Project,
11 Project No. C106700 (“Advance Land Acquisition Capital Project”), shall be
12 contingent upon approval of the purchase by resolution of the County Council; and

13
14 WHEREAS, § 8-3-101(d)(2) further provides that, prior to approval of the purchase
15 by resolution, the County Council shall require an independent appraisal, an
16 environmental study, and a feasibility study for the property being purchased; and

17
18 WHEREAS, the County Executive is utilizing funds from the Advance Land
19 Acquisition Capital Project to purchase the following two parcels of real property:
20 (i) 15.54 +/- acres identified as County Tax Map 15, Parcel 244, as more
21 particularly described in a Deed recorded in the land records of Anne Arundel
22 County (“Land Records”) in Liber 3356, folio 278 (hereinafter referred to as
23 “Parcel 1”), and (ii) 14.25 +/- acres identified as County Tax Map 15, Parcel 240,
24 as more particularly described in a Deed recorded in the Land Records in Liber
25 10678, folio 533 (hereinafter referred to as “Parcel 2”) from Ribera Development,
26 LLC (the “Seller”); and

27
28 WHEREAS, Parcel 1 and Parcel 2 are hereinafter collectively referred to as the
29 “Property”; and

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31 WHEREAS, the County’s independent real estate appraisal estimates the “as-is”
32 market value of Parcel 1 to be One Million Six Hundred Thousand Dollars
33 (\$1,600,000); and

1 WHEREAS, the County's independent real estate appraisal estimates the "as-is"
2 market value of Parcel 2 to be One Million Four Hundred Fifty Thousand Dollars
3 (\$1,450,000); and

4
5 WHEREAS, in accordance with § 8-3-101(d)(2), the Department of Public Works
6 conducted an environmental assessment and a feasibility study for the Property;
7 and

8
9 WHEREAS, the County Executive has determined that the Property is needed for
10 public use in that it has been identified as a potential site for a school, as well as
11 other possible public educational, recreational, or civic uses, and that acquisition of
12 the Property for the sum of Two Million Nine Hundred Seventy Nine Thousand
13 Dollars (\$2,979,000) to be paid from the Advance Land Acquisition Capital Project
14 pursuant to the terms and conditions of the January 27, 2022 Agreement of Sale by
15 and between Ribera Development, LLC and Anne Arundel County, Maryland
16 ("Agreement of Sale"), incorporated herein by reference as if fully set forth, would
17 be in the best interests of the County; now, therefore, be it

18
19 *Resolved by the County Council of Anne Arundel County, Maryland, That, in*
20 *accordance with § 8-3-101(d)(2), it hereby approves the acquisition of the Property*
21 *pursuant to the terms and conditions as set forth in the Agreement of Sale, incorporated*
22 *herein by reference as if fully set forth; and be it further*

23
24 *Resolved, That a copy of this Resolution be sent to County Executive Steuart Pittman.*

READ AND PASSED this 18th day of April, 2022.

By Order:



Laura Corby
Administrative Officer

I HEREBY CERTIFY THAT RESOLUTION NO. 6-22 IS TRUE AND CORRECT AND DULY
ADOPTED BY THE COUNTY COUNCIL OF ANNE ARUNDEL COUNTY.



Lisa D. B. Rodvien
Chair