



Gregory J. Swain, County Attorney

MEMORANDUM

Attorney-Client/Work-Product Privileged Communication

To: Council Members, Anne Arundel County Council

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

From: Christine Neiderer, Senior Assistant County Attorney /s/

Date: January 18, 2021

Subject: Bill No. 10-22, Approval of Private Disposition of County-Owned Properties being part of Old Admiral Court in Annapolis, Maryland

Legislative Summary

This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of the attached Bill, which approves the County's private disposition of certain surplus properties to 711 Bestgate Partners, LLC.

Purpose.

The purpose of the Bill is to approve the private disposition of two (2) County-owned surplus properties to 711 Bestgate Partners, LLC ("LLC") in fee simple for a total sale price of Twenty-Five Thousand Dollars (\$25,000).

Background.

Pursuant to Resolution No. 36-20, the County Council approved the County Executive's determination that certain property, comprised of 4,482 square feet or 0.1029 acres, is surplus property ("Front Property"). The Front Property is located between properties owned by 711 Bestgate Partners, LLC and known as 711 Bestgate Road and 713 Bestgate Road. The County's independent real estate appraisals prepared by The Wineholt Group, Inc. and State Highway Administration of the Department of Transportation estimate the fair market value of the leased

fee interest of the Front Property to be \$98,600 and \$71,720, respectively, resulting in an average value of \$85,160.

In addition, pursuant to Resolution No. 25-20, the County Council approved the County Executive's determination that certain property adjacent to the Front Property, comprised of 7,469 square feet or 0.1715 acres, is surplus property ("Back Property"). The County's independent real estate appraisals prepared by The Wineholt Group, Inc. and Associated Appraisers estimate the fair market value of the leased fee interest of the Back Property to be \$191,100 and \$199,400, respectively, resulting in an average value of \$195,250.

The Front Property and Back Property are hereinafter collectively referred to as the "Properties." The County requested bids for the properties pursuant to § 8-3-204(a)(2); however no bids were received for the Front Property or the Back Property.

Section 8-3-204(g) provides that the County may negotiate and make a private disposition of property if the County Executive determines that the public interest will be furthered by a private disposition of property and if the terms and conditions of such private disposition are first approved by ordinance of the County Council. Representatives for 711 Bestgate Partners, LLC contacted the County and offered to purchase the Front Property for Twenty Thousand Dollars (\$20,000) and the Back Property for Five Thousand Dollars (\$5,000).

The County Executive has determined that the public interest will be furthered by a private disposition to 711 Bestgate Partners, LLC. Accordingly, this Ordinance serves as the Council's approval for the disposition from the County to 711 Bestgate Partners, LLC of the Front Property for Twenty Thousand Dollars (\$20,000) and the Back Property for Five Thousand Dollars (\$5,000) pursuant to the terms and conditions of the Agreement of Sale, which is attached to the Ordinance as Exhibit A.

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

cc: Honorable Stuart Pittman, County Executive
Matthew Power, Chief Administrative Officer
Kai Boggess-de Bruin, PhD, Chief of Staff
Chris Trumbauer, Senior Policy Advisor to the County Executive and Budget Officer
Peter Baron, Esq., Director of Government Relations
Christine Anderson, Central Services Officer