



Gregory J. Swain, County Attorney

MEMORANDUM

To: Members, Anne Arundel County Council

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

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

Date: September 20, 2021

Subject: Bill No. 78-21 – 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. 78-21, 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 two (2) adjacent parcels of property totaling 6.18 acres of land more or less, from Kevin J. Page and Michelle F. Page Cooper as required by § 8-3-101 of the County Code.

Background. Kevin Page owns real property consisting of 3.34 acres of land, more or less, known as 920 Woodward Lane in Crownsville, Maryland 21032, and identified as Lot 3 on the plat entitled “Plat of Family Conveyance Subdivision – Part of the Page Property” which Plat is recorded among the plat records of the County, in Plat Book 230, Pages 10-13, as Plat Numbers 12036-12039 (“Plat”). Mr. Page acquired the property from Derrick J. Page and Jean B. Page pursuant to a deed dated June 8, 2001, and recorded among the land records of Anne Arundel County (“Land Records”) in Book 11275, Page 504 (“Page Property”).

Mr. Page’s sister, Michelle Page Cooper, owns adjacent property consisting of 2.84 acres of land, more or less, known as 924 Woodward Lane in Crownsville, Maryland 21032 (“Cooper Property”), and identified as Lot 4 on the Plat. Ms. Cooper acquired the property from Derrick J. Page and Jean B. Page pursuant to a deed dated June 8, 2001, and recorded among the Land Records in Book 11275, Page 501 (“Cooper Property”).

Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.

Page and Cooper each submitted letters to the County dated June 7, 2021, expressing a desire to convey to the County the Page Property and Cooper Property, respectively, for the purpose of incorporating the properties into the Bacon Ridge Natural Area. The County Executive desires to accept the Page Property and the Cooper Property.

Section 8-3-101(b) of the County Code requires that gifts of real property to the County must be approved by the County Council by ordinance. Before seeking the Council's approval, the County Executive is required to identify a public purpose for the property, to ensure that the Director of the Department of Public Works conducts an environmental assessment and identifies potential hazards and remediation expenses, and to ensure that the Budget Officer provides an assessment of any fiscal impact of the gift.

The County Executive has identified a public purpose for the Page Property and Cooper Property in that both properties will be used for greenway preservation purposes for the Bacon Ridge Natural Area, contributing to the protection and enhanced water quality of the Bacon Ridge Branch and the South River. The two parcels are entirely forested and will expand the Bacon Ridge Natural Area and the Bacon Ridge Greenway.

The Director of Public Works conducted an environmental assessment which revealed no environmental contamination present on the properties. In addition, the Budget Officer provided a written assessment of the fiscal impact of the proposed gift, concluding that the proposed gift will have a minimal fiscal impact with respect to a reduction in the County's property tax receipts and that certain one-time recordation costs and ongoing modest maintenance costs are considered negligible.

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
Dr. Kai Boggess-de Bruin, Chief of Staff
Peter Baron, Director of Government Relations
Chris Trumbauer, Senior Policy Advisor to the County Executive and Budget Officer
Christine Anderson, Central Services Officer
Christopher Phipps, Director of Public Works
Jessica Leys, Director of Recreation and Parks