



Gregory J. Swain, County Attorney

MEMORANDUM

To: Council Members, Anne Arundel County Council

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

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

Date: July 5, 2022

Subject: Resolution No. 27-22, Approving the terms and conditions of the acquisition of real properties in Pasadena, Maryland 21122 from Dynasplint Holdings, LLC, utilizing funds from the Advance Land Acquisition Capital Project

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 Resolution No. 27-22, a resolution that seeks approval for the use of Eight Million Five Hundred Thousand Dollars (\$8,500,000) from the Advance Land Acquisition Capital Project to purchase real properties located in Pasadena, Maryland 21122 from Dynasplint Holdings, LLC.

Purpose. The Resolution seeks the approval of the County Council to acquire certain properties located in Pasadena, Maryland from Dynasplint Holdings, LLC for a total amount of Eight Million Five Hundred Thousand Dollars (\$8,500,000) from the Advance Land Acquisition Capital Project, on the terms and conditions set forth in the Agreement of Sale, which is attached to the Resolution as Exhibit B. Section 8-3-101(d)(2) of the County Code requires the County Council to approve any land purchase using funds from the Advance Land Acquisition Capital Project.

Background. The County desires to acquire multiple properties from Dynasplint Holdings, LLC, including a single 2.42 acre parcel located at 8300 Ritchie Highway and a nearby block of land comprised of fourteen (14) separate contiguous parcels totaling 12.12 +/- acres located along Ritchie Highway (collectively, the "Property"), as further described in Exhibit A to the Resolution. The County intends to construct a fire equipment maintenance facility on the Property.

The County's independent real estate appraisal estimates the combined estimated market value of the Property to be Eight Million Five Hundred Seventy-Five Thousand Dollars (\$8,575,000). The County is proposing to purchase the Property for the sum of Eight Million Five Hundred Thousand Dollars (\$8,500,000). The Department of Public Works conducted an environmental assessment and a feasibility study was prepared.

Pursuant to the terms of the Agreement of Sale, the County made an escrow deposit in the amount of \$425,000 ("Deposit"). In the event Council does not approve and authorize the purchase price, including the Deposit, pursuant to ¶ 2 of the Agreement of Sale, or 2) the County terminates the Agreement of Sale as the result of its surveys, tests, abstracts and studies pursuant to ¶ 10 of the Agreement of Sale, the Deposit shall be immediately refundable to the County.

The Office of Law is available to answer any additional questions regarding Resolution No. 27-22. Thank you.

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