



## ANNE ARUNDEL COUNTY OFFICE OF LAW

### Legislative Summary

**To:** Members, Anne Arundel County Council

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

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

**Date:** May 20, 2024

**Subject:** Bill No. 56-24 – Conveyance of Surplus Property – Improved County-Owned Property, known as 100 Summit Avenue in Glen Burnie, Maryland.

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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 Bill No. 56-24.

### Background

By Resolution No. 5-23, the Council approved a determination by the County Executive that improved County-owned property, known as 100 Summit Avenue in Glen Burnie, Maryland (“Property”) be declared surplus. The Property is the former site of the Marley Fire Station. A value of \$333,500 was established by averaging two independent real estate appraisals. The Real Estate Division advertised for invitations to submit bids for the Property from November 18, 2023 through December 9, 2023. The County received one bid in the amount of \$100,000 from Jason Farrell.

Bill No. 79-23, which went into effect January 14, 2024, amended the provisions for disposing of County-owned property under Article 8, Title 3, Subtitle 2 of the County Code for the purpose of streamlining the disposition process of County-owned property. The Property, however, was surplus well before the new legislation became effective. In addition, it was advertised for invitations to bid and an offer was accepted prior to the new disposition process becoming effective. Rather than requiring the County to begin the surplus and disposition processes again by following the amended disposition provisions enacted under Bill No. 79-23, the Property is being disposed of under the pre-amended provisions of the County Code.

Pursuant to § 8-3-204(a)(2) of the County Code, as it existed at the time of surplus and invitation to bid, surplus property may be sold, at the discretion of the County Executive, to the highest responsible bidder who submits a bid in response to an invitation to purchase the property.

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

Under § 8-3-204(f) of the County Code, as it existed at the time of surplus and invitation to bid, approval by ordinance of the County Council is required for the sale of property for which the purchase price is less than 90% of its appraised value or which is appraised at \$50,000 or more. Accordingly, Council's approval by ordinance is requested for the disposition of the Property for the sum of \$100,000 to Jason Farrell, Grantee. The conveyance shall be in the form of a deed without warranties with all expenses associated with the sale and conveyance borne by the Grantee.

**Purpose**

The purpose of this Bill is to approve the County's disposition of surplus property known as 100 Summit Avenue in Glen Burnie, Maryland to Jason Farrell in the amount of \$100,000.

The Office of Law is available to answer any additional questions regarding this Bill. Thank you.

cc: Honorable Steuart Pittman, County Executive  
Christine Anderson, Chief Administrative Officer  
Jeff Amoros, Chief of Staff  
Ethan Hunt, Director of Government Affairs  
Chris Trumbauer, Budget Officer  
Susan Herrold, Acting Central Services Officer  
Christopher Daniels, Real Estate Manager