



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: October 21, 2024

Subject: Resolution No. 48-24 – Approving the terms and conditions of the acquisition of real properties in Gambrills, Maryland and Millersville, Maryland from Millersville Partners LLC, utilizing funds from the Advance Land Acquisition Capital Project

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. 48-24.

Background

The County desires to acquire the following two (2) contiguous properties from Millersville Partners LLC: (i) 1699 Millersville Road, Millersville, MD 21108, comprised of 7.05 +/- acres, and further described in a Deed recorded in the Land Records of Anne Arundel County (“Land Records”) in Book 26194, page 242 (hereinafter referred to as “Parcel 1”); and (ii) 679 MD Route 3 North, Gambrills, MD 21054, comprised of 0.90 +/- acres, and further described in a Deed recorded in Land Records in Book 29118, page 86 (hereinafter referred to as “Parcel 2”). Parcel 1 and Parcel 2 are hereinafter collectively referred to as the “Property”.

The Property is located just west of South Shore Trail and is next to property owned by the Board of Education of Anne Arundel County (“Board of Education”). Upon acquiring the Property, the County intends on conveying it to the Board of Education to be used as a transportation facility.

The County’s independent real estate appraisal estimates the “as-is” market value of the Property to be Three Million Two Hundred Ninety-Five Thousand Dollars (\$3,295,000). The County is proposing to purchase the Property for Three Million Five Hundred Thousand Dollars (\$3,500,000). The Phase I Environmental Site Assessment (“ESA”) revealed evidence of environmental conditions including soil staining, abandoned aboveground storage tanks (“AST”), and leaking from one AST. Prior to settlement, the Seller has agreed to mitigate and perform the clean-up of the Property at its sole cost and expense.

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

Purpose

This Resolution seeks the approval of the County Council to purchase two (2) parcels for a total amount of Three Million Five Hundred Thousand Dollars (\$3,500,000) from the Advance Land Acquisition Capital Project, on the terms and conditions set forth in the Agreement of Sale, as amended by the First Amendment to Agreement of Sale, which are attached to the Resolution as Exhibit A. Section 8-3-101(d)(2) of the County Code requires approval of the County Council for any land purchase using funds from the Advance Land Acquisition Capital Project.

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

cc: Honorable Stuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Ethan Hunt, Government Relations Officer
Chris Trumbauer, Budget Officer
Karen Henry, Director of Public Works
Susan Herrold, Central Services Officer