

# County Council Of Howard County, Maryland

2011 Legislative Session

Legislative Day No. 3

## Resolution No. 24 -2011

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Sections 4.201 and 13.1319 of the Howard County Code, authorizing the County Executive to convey to the Howard County Housing Commission, in fee simple, certain property owned by the County, known as the Hilltop apartment complex, the Roger Carter Recreation Center, the Tiber Hudson Senior Housing Project, and ancillary parcels located within Ellicott City for redevelopment as a 278 unit mixed income residential community and recreational facility; and providing that the County Executive is not bound to convey the land if he finds that the land may have a further public use and submits his finding to the County Council for its consideration.

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Introduced and read first time \_\_\_\_\_, 2011.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2011.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted\_\_\_, Adopted with amendments\_\_\_, Failed\_\_\_, Withdrawn\_\_\_, by the County Council on \_\_\_\_\_, 2011.

Certified By \_\_\_\_\_  
Stephen LeGendre, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the Howard County Housing Commission, a public housing authority  
2 created under the laws of the State of Maryland and the County, (the “Commission”) seeks to  
3 redevelop the Hilltop apartment complex, the Ellicott Terrace apartment complex, and the Roger  
4 Carter Recreation Center into a 278-unit, mixed-income, multi-generational, sustainable and  
5 universally designed community with a public recreation facility and an amphitheater to serve  
6 the public (collectively, the “Redevelopment”); and

7  
8           **WHEREAS**, Howard County is the owner of certain real property, known as the Hilltop  
9 residential development as particularly set forth on Exhibits A and F as acquired by the deeds set  
10 forth on Exhibit A shown as portions of Parcel 291 on Tax Map 25 (the “Hilltop Property”); and

11  
12           **WHEREAS**, Howard County is the owner of certain real property known as the Roger  
13 Carter Recreation Center as particularly set forth on Exhibits B and F as acquired by the deeds  
14 set forth on Exhibit B shown as Parcel 203 on Tax Map 25 (the “Roger Carter Property”) which  
15 shall be maintained and operated by the County’s Department of Recreation and Parks pursuant  
16 to a memorandum of understanding until the completion of a new replacement recreation  
17 facility; and

18  
19           **WHEREAS**, Howard County is the owner of certain real property known as the Howard  
20 County Office Complex as particularly set forth in the deed dated January 3, 1966 recorded  
21 among the land records of Howard County, Maryland at Liber 448, folio 046 and shown as  
22 Parcel 12 on Tax Map 25, a portion of which is required for the Redevelopment as shown on  
23 Exhibits C and F (the “Southern Portion of the Complex Property”); and

24  
25           **WHEREAS**, Howard County is the owner of certain real property which are the residual  
26 portions of parcels acquired by the County for the public road known as Ellicott Mills Drive as  
27 particularly set forth on Exhibits D and F as acquired by the deeds set forth on Exhibit D (the  
28 “Ellicott Mills Drive Residual Property”); and

29  
30           **WHEREAS**, Howard County is the fee simple owner of certain real property known as  
31 the Tiber Hudson Senior Housing Project shown as Parcel A of Parcel 291 on Tax Map 25, as

1 particularly set forth on Exhibits E and F as acquired by the deeds set forth on Exhibit E (the  
2 “Tiber Hudson”); and  
3

4 **WHEREAS**, pursuant to Section 13.1319 of the Howard County Code, the County  
5 Executive waives the advertising and bidding requirements of Section 4.201 of the Howard  
6 County Code for the conveyance of real property to the Commission.  
7

8 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
9 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2011, that the Commission’s  
10 Redevelopment is in the public interest.  
11

12 **AND BE IT FURTHER RESOLVED** that, with the Commission’s Redevelopment, the  
13 County will no longer have a use for the Hilltop Property, the Roger Carter Property, the  
14 Southern Portion of the Complex Property, the Residual Property, and the Tiber Hudson and it is  
15 in the interests of the County to convey the Hilltop Property, the Roger Carter Property, the  
16 Southern Portion of the Complex Property, the Residual Property, and the Tiber Hudson, all as  
17 shown on Exhibits A through F of this Resolution to the Commission for the Redevelopment,  
18 provided that the County and the Commission agree that the Department of Recreation and Parks  
19 shall maintain and operate the present Roger Carter Recreation Center until a new replacement  
20 recreation center is completed and available for use to serve the citizens of the County and to be  
21 operated and maintained by the Department of Recreation and Parks, and further provided that  
22 the conveyance of the fee simple interest in Mt. Ida Drive, a portion of the Hilltop Property, is  
23 subject to a prescriptive right-of-way for use by the public, until such time that Mt. Ida Drive  
24 may be closed by proper action.  
25

26 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the land  
27 described may have a further public use for the County rather than the Commission and that any  
28 one of the aforementioned conveyances should not be granted, he may submit his findings and  
29 recommendations to the County Council for its consideration without being bound to convey the  
30 property in accordance with this Resolution.  
31

Exhibit A  
Hilltop Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #'s	Land Record Information
Hilltop Housing	3663 Mt. Ida Drive	25	291	1	0.0780	2	256827	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3661 Mt. Ida Drive	25	291	2	0.0560	2	256835	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3659 Mt. Ida Drive	25	291	3	0.0560	2	256843	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3657 Mt. Ida Drive	25	291	4	0.0500	2	256851	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3655 Mt. Ida Drive	25	291	5	0.0500	2	256878	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3653 Mt. Ida Drive	25	291	6	0.0560	2	256886	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3651 Mt. Ida Drive	25	291	7	0.0775	2	256894	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3649 Mt. Ida Drive	25	291	8	0.0780	2	256908	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3621 Mt. Ida Drive	25	291	9	0.0840	2	256916	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3619 Mt. Ida Drive	25	291	10	0.0660	2	256924	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3617 Mt. Ida Drive	25	291	11	0.0690	2	256932	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3615 Mt. Ida Drive	25	291	12	0.0700	2	256940	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3613 Mt. Ida Drive	25	291	13	0.0640	2	256959	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3611 Mt. Ida Drive	25	291	14	0.0640	2	256967	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3609 Mt. Ida Drive	25	291	15	0.0640	2	256975	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3607 Mt. Ida Drive	25	291	16	0.1000	2	256983	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3591 Mt. Ida Drive	25	291	17	0.1000	2	256991	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3589 Mt. Ida Drive	25	291	18	0.0710	2	257009	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3587 Mt. Ida Drive	25	291	19	0.0640	2	257017	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3585 Mt. Ida Drive	25	291	20	0.0640	2	257025	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3624 Mt. Ida Drive	25	291	41	0.0800	2	257262	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3626 Mt. Ida Drive	25	291	42	0.0540	2	257270	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3628 Mt. Ida Drive	25	291	43	0.0500	2	257289	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3630 Mt. Ida Drive	25	291	44	0.0500	2	257297	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3632 Mt. Ida Drive	25	291	45	0.0500	2	257300	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3634 Mt. Ida Drive	25	291	46	0.0800	2	257319	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)

Exhibit A  
Hilltop Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #'s	Land Record Information
Hilltop Housing	3642 Mt. Ida Drive	25	291	47	0.0810	2	257327	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3644 Mt. Ida Drive	25	291	48	0.0500	2	257335	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3646 Mt. Ida Drive	25	291	49	0.0500	2	257343	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3648 Mt. Ida Drive	25	291	50	0.0500	2	257351	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3650 Mt. Ida Drive	25	291	51	0.0490	2	257378	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	3652 Mt. Ida Drive	25	291	52	0.0770	2	257386	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	Mt. Ida Drive	25	291	53, Open Space	1.6720	2	413892	Fells Lane Urban Renewal Project, Ellicott City	16815	* (see below)
Hilltop Housing	3583 Mt. Ida Drive	25	291	53	0.0590	2	257033	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3581 Mt. Ida Drive	25	291	54	0.0590	2	257041	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3579 Mt. Ida Drive	25	291	55	0.0640	2	257068	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3577 Mt. Ida Drive	25	291	56	0.0830	2	257076	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3584 Mt. Ida Drive	25	291	57	0.0870	2	257084	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3586 Mt. Ida Drive	25	291	58	0.0550	2	257092	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3588 Mt. Ida Drive	25	291	59	0.0470	2	257106	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3590 Mt. Ida Drive	25	291	60	0.0470	2	257114	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3592 Mt. Ida Drive	25	291	61	0.0470	2	257122	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3594 Mt. Ida Drive	25	291	62	0.0470	2	257130	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3596 Mt. Ida Drive	25	291	63	0.0470	2	257149	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3598 Mt. Ida Drive	25	291	64	0.0670	2	257157	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3606 Mt. Ida Drive	25	291	65	0.0740	2	257165	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3608 Mt. Ida Drive	25	291	66	0.0470	2	257173	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3610 Mt. Ida Drive	25	291	67	0.0470	2	257181	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3612 Mt. Ida Drive	25	291	68	0.0470	2	257203	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3614 Mt. Ida Drive	25	291	69	0.0470	2	257211	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3616 Mt. Ida Drive	25	291	70	0.0470	2	257238	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3618 Mt. Ida Drive	25	291	71	0.0470	2	257246	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)

Exhibit A  
Hilltop Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #s	Land Record Information
Hilltop Housing	3620 Mt. Ida Drive	25	291	72	0.0470	2	257254	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3558, 3560, 3564, 3566, 3572, 3574 Mt. Ida Drive	25	291	73	1.4030	2	257408	Fells Lane Urban Renewal Project, Ellicott City	22/97	* (see below)
Hilltop Housing	3668, 3670, 3680, 3682, 3690 Mt. Ida Drive	25	291	Parcel B	2.7720	2	413884	Fells Lane Urban Renewal Project, Ellicott City	16815	* (see below)
Hilltop Housing	Mt. Ida Drive	25	291	N/A	1.6850	2	257394	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	Mt. Ida Drive R/W	25		Road R/W	Approx. 1.807	2	N/A	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19	* (see below)
Hilltop Housing	Mt. Ida Drive (Hilltop parking areas)	25		Parking	Approx. 1.172	2	N/A	Fells Lane Urban Renewal Project, Ellicott City	12/17-12/19, 22/97 16815	* (see below)

\* The land which makes up the Hilltop Housing property was acquired by the following deeds:

Liber/Folio	Date	Grantor
438/595	6/29/1965	Samuel M. Pistorio and Constance V. Pistorio
438/267	6/17/1965	Stephen H. Gover and William E. Gover
438/279	6/22/1965	Frederick A. Richards and Dorothy J. Richards
438/275	6/22/1965	Charles T. Martin and Martha B. Martin
437/323	6/10/1965	Joseph Isaac Winkles and Mary Elizabeth Winkles
425/358	9/10/1964	Board of Education of Howard County
438/271	6/22/1965	Arthur P. Hammond and Winifred B. Hammond
456/445	7/14/1966	Samuel M. Pistorio and Constance V. Pistorio
477/718	10/24/1967	Samuel M. Pistorio and Constance V. Pistorio
456/448	7/14/1966	Samuel M. Pistorio and Constance V. Pistorio

Exhibit B  
Roger Carter Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #'s	Land Record Information
Roger Carter Recreation Center	3676 Fels Lane	25	203	N/A	2.4310	2	252171	N/A	Plat in Deed 3800/277	*(see below)

\* The land for the Roger Carter Recreation Center was acquired by the following deed:

Liber/Folio    Date    Grantor  
 3800/277    10/17/1995    Howard County, Maryland

Exhibit C  
Southern Portion of the Complex Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #'s	Land Record Information
Howard County Office Complex	3430 Courthouse Drive	25	12	N/A	1.82	2	257556	N/A	N/A	*(see below)

\* Parcel 12 of the Howard County Office Complex was acquired by the following deed:

Liber/Folio	Date	Grantor
448/046	1/3/1966	Howard County Metropolitan Commission
477/718	10/24/1967	Samuel M. Pistorio and Constance V. Pistorio
456/448	7/14/1966	Samuel M. Pistorio and Constance V. Pistorio

Exhibit D  
Ellicott Mills Drive Residual Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #'s	Land Record Information
Ellicott Mills Drive Residue	Excess R/W from Ellicott Mills Drive and Hilltop	25A	Former parcels (see below)	N/A	1.66	2	N/A	N/A	N/A	*(see below)

\* The land between Hilltop Housing and the former Mercer Street from the Fels Lane Urban Renewal Project and the R/W acquisition of Ellicott Mills Drive was acquired by the following deeds:

Parcels	Liber/Folio	Date	Grantor
148	439/399	7/14/1965	John C. Henson, Emma C. Henson and Samuel J. Henson
150,266,267	443/383	9/27/1965	John D. Baker and Emeline T. Baker
268,269,270	443/383	9/27/1965	John D. Baker and Emeline T. Baker
279	477/718	10/24/1967	Samuel M. Pistorio and Constance V. Pistorio
N/A	438/595	6/29/1965	Samuel M. Pistorio and Constance V. Pistorio
N/A	438/267	6/17/1965	Stephen H. Gover and William E. Gover
N/A	438/279	6/22/1965	Frederick A. Richards and Dorothy J. Richards
N/A	438/275	6/22/1965	Charles T. Martin and Martha B. Martin
N/A	437/323	6/10/1965	Joseph Isaac Winkles and Mary Elizabeth Winkles
N/A	438/271	6/22/1965	Arthur P. Hammond and Winifred B. Hammond
N/A	456/445	7/14/1966	Samuel M. Pistorio and Constance V. Pistorio

Exhibit E  
Tiber Hudson Property

County Site Name	Address	Tax Map	Parcel #	Lot #	Acreage	Election District	Tax Account #	Subdivision	Plat #'s	Land Record Information
Tiber Hudson Senior Housing	3671 Mt. Ida Drive	25	291	Parcel A	1.17	2	413876	Fells Lane Urban Renewal Project, Ellicott City	16815	*(see below)

\* The land which makes up the Hilltop Housing property and Tiber Hudson was acquired by the following deeds:

<u>Liber/Folio</u>	<u>Date</u>	<u>Grantor</u>
438/595	6/29/1965	Samuel M. Pistorio and Constance V. Pistorio
438/267	6/17/1965	Stephen H. Gover and William E. Gover
438/279	6/22/1965	Frederick A. Richards and Dorothy J. Richards
438/275	6/22/1965	Charles T. Martin and Martha B. Martin
437/323	6/10/1965	Joseph Isaac Winkles and Mary Elizabeth Winkles
425/358	9/10/1964	Board of Education of Howard County
438/271	6/22/1965	Arthur P. Hammond and Winifred B. Hammond
456/445	7/14/1966	Samuel M. Pistorio and Constance V. Pistorio
477/718	10/24/1967	Samuel M. Pistorio and Constance V. Pistorio
456/448	7/14/1966	Samuel M. Pistorio and Constance V. Pistorio

