

**Open Work Session  
Surplus Property  
August 21, 2018**

Mr. Weston Young, Assistant Director of Administration, came before Council. He said he has a small PowerPoint to go along with what is in the Brief Book in terms of the properties he would like to be considered for surplus. Mr. Kilmer said this is something they have talked about in other contexts, so he really appreciates Mr. Young following up on this, and it looks like a very thorough review, so he appreciates Mr. Young moving this process forward. Mr. Young said it has been on his plate for some time to fully go through every County-owned property, and, as his presentation will display, they have a few more they would like considered. He said he has a presentation, and he also has mapping available, so they can scroll around if Council has questions about the specific location.

Mr. Young reviewed a list of all the County-owned properties and parcels, and that actually took some time because the descriptions were not always accurate, or maybe there was no description tied to it. He said he then tried to determine what the current or planned use for said parcel was, and if it was tied to the airport or property around the airport because that is protected in case there is a potential crash. He said some of the parcels were parks that he did not know existed, but there was a certain time period where open space was required in a subdivision, which then became a park that the County took over. He said he does not think they are doing that currently, but it was a process to go through each. He said these properties are a large section of the ones that did not seem to have any current or planned use. He said there are still a few more they want to look through, but he wanted to get many of them to Council now, and he will be presenting them. He said he just wanted to note, and Council may have skimmed through already, but some of the boundaries are not correct, at least what is shown on the maps. He said those are GIS boundaries, and need to be edited. He said the acreage varies depending on which document they are looking at, so when they do the title research they will narrow that down.

Mr. Young said the first property in the Council Brief Book is 233 Naylor Mill Road, which is east of the Sheriff's Office and Corrections Center. He said, from his research, it seems this was purchased with the intention of expanding Northwood Drive at a later date some years ago, but they do not have any plans for extending that road. He said it did have a house on it that was being rented at the time when he came on board under General Services. He said it was not in great shape, so they have since demoed that, and the property is clean and ready to go. Mr. Kilmer asked if the County owns property north of that. He said, if they were buying it to extend Northwood Drive, that would make sense, but, not if it is just that parcel, to which Mr. Young responded, the County does not own the property north of that, and they do not have any intentions. He said, just like when he presented the Connelly Mill property some time ago, that was bought by a group with the intention of the industrial park expanding. He said things change, as always, with development and economies, so the Northwood Drive Industrial Park seems to be contained where it is at the moment. Mr. Kilmer said he has seen drawings through Planning and Zoning where Northwood Drive would go all the way up to Kohl's and Chile's, but that does not seem to be the plan anymore.

Mr. Young said the next parcel, and actually the next four, are in the same area, and this is trying to keep with the Brief Book. He said the one they are looking at is the one in yellow, not blue. He said this is 601 Delaware Avenue, and it is under 8,000 square feet. He said that and the two parcels next to it, which are on these slides, are 504 and 506 Woodlyn, and are approximately 9,000 square feet parcels. He said they were all obtained in a tax sale back in the early 2000's, and they have been sitting vacant, so these

are ones they see no need for, and could easily be put back on the market. He said they seem to be three developable parcels. He said the fourth one is in a slightly different area off Rose Street, and it is another residential lot they took in a tax sale and do not see a need for it. Mr. Dodd asked if there are houses on these lots now, to which Mr. Young responded, no.

Mr. Young said the next parcel is one that he is not really sure how the County acquired, and is also a good example of one where the GIS boundaries are not to be believed. He said, to the east where they see a driveway, that is actually not part of the parcel, and, according to the documents of Planning and Zoning's notes, they will see that it is actually smaller. He said this is one where he does not see Tilghman Road being extended whatsoever, and this is a parcel they think they can part with as well.

Mr. Young said the next parcel off Old Ocean City Road actually does not have access to Old Ocean City Road anymore, and is on Beaglin Park Drive. He said it was used as a stockpile and mobilization area when that section of Beaglin Park Drive was being constructed, and is no longer needed. He said they may have access concerns about it connecting onto Beaglin Park Drive, so, in this case, it may be better for an adjacent property owner to purchase it. He said this is another one they do not have any need for. Mr. Cannon asked if there is potential of getting a right of way, to which Mr. Young responded, he believes so. He said there were access restrictions on the collector road, so they will just have to look into that a bit further. He said he has identified these, and they have done some basic title and plat searches through Planning and Zoning, but they would need the County Attorney's Office to do a more elaborate title search before they put them up. He said, if the direction is to proceed, they will start with each, and then probably trickle in because they all have varying degrees of difficulty or items to work through. Mr. Joe Holloway said that is probably how the County ended up with them, to which Mr. Young responded, yes, and it is hard for them to get rid of them.

Mr. Young said for the next parcel he will show a plat instead of an aerial. He said this is where they acquired the Suggs property on Barren Creek Road when it washed out. He explained, the County bought a series of parcels, one of which came before Council, which was the residential property. He said they have subdivided that, and, to his knowledge, they have it listed currently. He said they are looking to part with that parcel. He said another parcel in the acquisition was about a 16-acre pond bottom that was non-tidal wetlands, and now is more tidally influenced. He said the other parcel, which is parcel 3, was a 0.6-acre property that they do not have access to from the road, so the thought is they would just surplus this, and offer it to be sold to the adjacent property owner. He said, historically, it used to belong to that property. He said they can also hold onto it, but it is just one he identified from the Barren Creek purchase that the County really has no use for, and the adjacent owner may want it.

Mr. Young said the next property is south of Hebron off Wood Avenue and Bell Avenue, and the history is that the Board of Education bought it for some purpose. He said it is another example where there seems to be a disconnect between the GIS boundary and what they have looked at through the plats where a surveyor did not pick up a certain parcel, so this one is going to require a little more title search to determine their actual boundary. He said the County has no need for this property. He said it looks like it has development potential, and they really should get it back in the private sector. Mr. Dodd asked if Mr. Young has any idea why the Board of Education bought it, to which Mr. Young responded, there is some history, but he has not done a lot of digging or spoken with the Board of Education in terms of why they bought it. He said there was a condition that if it was not used, it would revert back to the County, and that should be in the Brief Book. Mr. Dodd asked how far it is from the nearest school, to which Mr. Young responded, he is not certain. Mr. Joe Holloway asked how long ago the Board of Education bought it, to which Mr. Young responded, he will look that up in the Brief Book. Mr. Kilmer

asked if the County owns it or the Board of Education, to which Mr. Young responded, the County owns it. He said it reverted to the County in 2001 or 2002. Mr. Young said, this is a very high-level presentation, and as he delves into each of these parcels, if there is Council consensus, he will do more research and will have the full title search with each of these as well.

Mr. Young said the next property is off of Capitola Road. He explained, where it is shown on the map in the Brief Book and where it is shown on this map he now has access to are different. He said it is actually shown further to the west, and is about an acre wooded property. He said most of the property there is wooded wetlands, and they think just one of the adjacent property owners would be willing to buy this from the County.

Mr. Young said the next parcel goes back to the several tax sale parcels off of Delaware and Woodlyn, but is a bit north of that. He said it is a larger parcel at roughly 0.6 acres, and, if he remembers correctly, he believes sewer is running in front of it but not attached to it, so it should have development potential. He said, again, this was another tax sale property. Mr. Dodd asked if he has an address for it, to which Mr. Young responded, it did not have a 911 address.

Mr. Young said the next property is Redhill Lane which is a 2.5-acre parcel off of Redhill Lane. He said it was an old dredge site for a smaller dredge, but there is no way this could handle the amount of dredge they need in one of their dredge cycles. He said, looking at the history, it seemed to be one of the harbors, and may have been Bivalve Harbor that were used. He said he does not think it has development potential, but at least one adjacent property owner has reached out about buying it. He said this is another one the County does not have use for from dredge planning, and they think it can go back on the tax rolls.

Mr. Young said those were about a dozen properties he presented today, and as long as there is no heartburn on any of those, he can proceed with more research in terms of bringing them to sale.


Mr. Cannon said that Mr. Young stated an adjoining owner might want to buy it. He then asked if that is the most cost-efficient way for the County to do it, or might they still put it out there for bid, to which Mr. Young responded, he thinks they would still put it out there. He said, in the case of the Barren Creek property, somebody could buy property that there is no physical access for unless they walk through. He said he thinks they would list many of these, but he thinks the smaller they are, auctioning may make more sense. He said they will work with Purchasing, and try to get the best dollar for it and get it back on the tax rolls.


Mr. Kilmer said, again, this is good work, and he appreciates Mr. Young looking into this. He then asked what the process is, and whether the County has done this before. He said he has never really heard about this sort of thing of trying to get rid of properties, to which Mr. Young responded, not to this level, but just like the process they followed with the Suggs house on Barren Creek Road, they will come before Council with a specific ask after doing the title search and ask to list it. He clarified, in each case, he will come before Council. He said he thinks the Charter says auction is the default mode, but, if they feel they can get more money listing it, they are going to suggest that, and they will probably have Purchasing Agent Nick Rice there as well.


Mr. Dodd asked if the Naylor Mill property is commercial, to which Mr. Young responded, he believes so, and he believes that whole area is either commercial or industrial.

Mr. Taylor said he would like to offer one thought on the disposition mode. He said a couple of months ago he and Mrs. Hurley looked at some other Counties in relation to the Barren Creek property with the house on it, and they noticed that some of the Counties just list them on their website, almost like an invitation to bid basis, and do not list them with a realtor, and he assumes they then go to a negotiated sale. He said that might be a thought for some of these, particularly for the smaller little pieces, and of course they can put a sign on them too. He said that is just a thought rather than listing them with a broker, or auctioning them, to which Mr. Young responded, that would be a for sale by owner. He said they can put it on the website as well, even if they go with a third party to part with it because they want to get the best price for it. Mr. Taylor added, of course they have to be advertised for the surplus, so that could almost roll into a for sale by owner type ad, to which Mr. Young responded, that is correct. There was no further discussion.

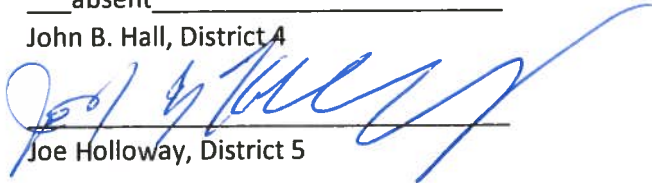
  
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John T. Cannon, President

  
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Larry W. Dodd, Vice President, District 3

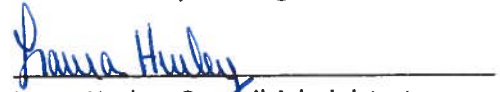
  
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Ernest F. Davis, District 1

  
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Marc Kilmer, District 2

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absent  
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John B. Hall, District 4

  
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Joe Holloway, District 5

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absent  
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Matt Holloway, At-Large

  
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Laura Hurley, Council Administrator