

Attachment E

Surplus Public Hearing Closed Caption

10:03:57 There was a textbook. Okay, great.

10:04:15 I don't know.

10:04:40 We spent our days fishing with all the problems.

10:04:47 Because Peter Herring, don't forget. Okay, all right. Well, good morning, everyone.

10:05:07 5 out to 10, so we're going to get started. So, good morning. My name is Steve Donegan. I'm the program manager with, uh, the RDA.

10:05:15 And here, we're going to present our public hearing for the surplus properties that we're looking to propose this year.

10:05:21 So, before we get started, I just want to introduce a few people here. We have Senior Manager of RDA, Benjamin Hobbs.

10:05:27 We also have an office manager, Lakeisha Smith, here with us as well.

10:05:30 So, we're gonna go ahead... first thing we're gonna do is go over a quick couple of....

10:05:34 Housekeeping items here. If we can move these slides along... there we go, here we go. All right, we're gonna just hold all questions right now to the end, till our public comments portion.

10:05:45 And what we're gonna do is we're just gonna run through everything. Everyone would like to speak, there's a sign-in sheet in the back. I think a lot of people might have already signed.

10:05:51 And, uh, once that time frame comes, we'll open up the floor, and each person will have 2 minutes to speak.

10:05:57 And we're going to be recording this so we can provide this over to the County Council at the end, so they can also review.

10:06:03 And taking all the comments and remarks that you all have.

10:06:08 All right, our agenda for today was going to go over quickly our objectives, speak a little bit about the county code.

10:06:13 And then we're going to run through the proposed surplus properties.

10:06:20 We already talked about our objectives, so what we're gonna do is we're gonna go right to the count and code.

10:06:23 Section 2.111.01, the County Code. Just to read it real quick, the county executive shall authorize to sell, lease, or otherwise dispose of any county-owned real property.

10:06:34 When such property is no longer needed for county use. Or when the proposed disposition was in....

10:06:38 Furtherance of a public purpose. Uh, but that basically is where we are today. We're following that code in order to be able to try to surplus certain properties.

10:06:46 That the county no longer feels. Is in need. So, what we're looking to do is, once we have this, we'll provide the legislation over the county council.

10:06:55 County Council will also receive this. Plus your comments, they'll review that.

10:07:00 Uh, if approved, we'll have 2 years notice of surplus, or dispose of said properties.

10:07:04 During that time frame, there is certain priorities given to certain municipalities, and also some certain agencies.

10:07:11 There'll be a general disposition that we'll include in that legislation. After this meeting, we'll review all the comments, and we'll put that together, and we'll provide that along with the legislation.

10:07:19 And at that point, we'll be able to move on to the next phase, which will

be disposition.

10:07:24 So, we're gonna start out with the proposed surplus properties. We're gonna go by districts.

10:07:29 So, there are about 60 properties here, so we're going to try to move a little brief. We're going to make this kind of quick so we don't sit here too long, but I want to give you some general details on these properties.

10:07:38 So we're going to start with District 1. District 1, we have a number of properties here.

10:07:44 4207, 4209, 4211, 4213. 4217 Amandale Road in Beltsville, Maryland.

10:07:51 As you'll see here, all together, it sits on about. Uh, 128,000 square feet, which is about 2.9 acres.

10:08:00 Um, assessed value, \$S24,734. Zone, rural residential.

10:08:07 So this piece of property, we're going to look to. Add to the surplus list, as you see right there, corner, well, near the corner of Armandale and Palomar Road.

10:08:17 Next property, also, you see this corner lot here as well, 11731 Old Gunpowder Road.

10:08:23 Beltsville. Sits on about 255,000.

10:08:28 Square feet, which is about 5.6... 86 acres. This one is on RSF95, so Residential Single Family.

10:08:37 Set's value \$275,100. So those are the parcels right there for District 1 that we're looking to add to the surplus list.

10:08:46 Now, we do not have any proposed properties for Districts 2 or 3, so we're going to go right to District 4.

10:08:56 We're in mystery 3. What property....

10:09:01 It's number 60 on your list. That's District 3, if that's what they want.

10:09:09 Parcel 179 Grid 84, map in the grid. It's number 60 on your avatar.

10:09:17 I'll have to take a look at that. Just bear with me one second there.

We'll come through. If there's a discrepancy, what's the address on that?

10:09:36 2021 robbery Queen Highway up over the route. I had that... okay, I'll have to look into that, because I don't have that listed for District 3. I had that for....

10:09:44 Because that's in Oxen Hill, correct? Of a Margo, excuse me. No, I don't have that for....

10:09:51 Robert Crane, I have a really cold brain fun. Grilled. Yeah, right up through it? Okay. I don't have those District 3, though, if I prefer....

10:10:00 One of them is the old Calvary Elementary School. Yeah. Let's not just pick 3 again.

10:10:07 Yeah, I have the design, that's why I'm not quite sure. I'll have to research that a little more, because I have that as District 9.

10:10:13 I think the one that's the best spot. Okay.

10:10:20 No, we have it on the list, and if that's the case, then what I'll have to do is I'll just have to do a little research to make sure I have the right districts listed.

10:10:29 Because based on the information I have, though, I don't have them as District 3. You have every time.

10:10:34 Oh, then that... if that's the case, if it's on the advertisement and it says District 3.

10:10:42 Which means District 3. Then if that's the case, then that is...

unfortunately, that was an error there. That was the case, because that shouldn't

be... it's not District 3.

10:10:51 There is nothing. Bear with me one second. What I'm gonna do right now, I know we said we'll have questions at the end, but.

10:10:57 Hold on, I will pull that up right now, just to verify. Alright.

10:11:01 But I don't want to stick around. No, we're going to do it. We're going to speak on the property. All properties are going to be spoken on.

10:11:06 But that just seems to be an error. And how it's listed.

10:11:11 I don't think it's advertised, Mark, right?

10:11:32 We didn't move this body. No, I thought there was one by... this may be District 4.

10:11:44 Okay, maybe I'll be reading this wrong. This is 03. Apparently, it's not nice for this one.

10:11:53 District. I think Alabama County next county. Yeah, we're going by count. Yeah, so we're going by council, yeah, Council Malley District.

10:12:00 Oh, yeah, we're going by, yeah, we're going by account, yeah, we're going by Councilmatic district.

10:12:09 Okay, I apologize. No, no, not a problem at all, not a problem.

10:12:13 Not a problem. Like I said, if there was an issue, we wanted to make sure we cleared that up, and so we're not providing incorrect information. So I appreciate that, thank you.

10:12:26 All right, so over to District 4. We're gonna start with 6920 St. Anne's Avenue.

10:12:32 In Lanham. This year sits on a little over 28,000 square feet, t'lhich is about .6 acres.

10:12:38 Um, zoned RSF95, so register single family. Assessed value \$2,533.

10:12:47 Our next one for District 4. Is 11-800-Duckytown Road in Laurel.

10:12:54 There are a number of properties that will be in this larger clump here.

10:12:59 So this one's starting out with a little over 37,000 square feet, which is about .86 acres.

10:13:04 Rural residential, and a success value, \$98,367.

10:13:12 Next one is 11804 Ducatown Road. 87,120 square feet, so about 2 acres.

10:13:20 This one, residential rural, is the zoning. Assessed value, \$114,587.

10:13:27 And again, these are assessed values. These are not the appraised values for the properties.

10:13:33 Next one, 8805 Jupiter Road in Laurel. 250....

10:13:40 1,470 square feet, which is about 5.75 acres. Residential rural is the zoning.

10:13:45 Assessed value, \$155,133. Next one is 11904 Ducatown Road.

10:13:57 95,396 square feet, about 2.1 acres. This one is ROS, so it's.

10:14:04 Uh, residential outside space. It's assessed value \$116,567.

10:14:13 Next property, Zero Jupiter Road. 958,755 square feet, so about 22 acres this lot.

10:14:23 Again, same zoning, ROS. 517,133 is the assessed value for this property.

10:14:33 Zero Ducatown Road. About 53,578 square feet.

10:14:38 Zone agriculture. 96,900 square feet.

10:14:45 We have another zero Decertown Road, as well as labeled. Tax IDs show the difference, though, in both of them.

10:14:50 This one is 14,679 square feet. About a third of an acre.

10:14:56 Also zoned, um, agricultural... agriculture, excuse me. \$23,400 is the assessed value.

10:15:04 Next one is 11910 Ducatown Road. 42,000 square feet, also agriculture.
10:15:12 99,267.... Uh, it's the assessed value.
10:15:17 Just a little shy of one acre of this property. Next one is Zero Ducatoi,m Road.
10:15:24 \$34,848 square feet. Again, agriculture, assessed value, \$102,967.
10:15:32 Dollars, about... almost about a .8 of an acre. 11912 Ducatown Road.
10:15:42 100,497 square feet. Also zone agriculture.
10:15:46 Assessed value, \$118,000. \$967 sits on about 2.41 acres, is what that equals out to.
10:15:55 We have 11914 Ducatown Road. \$27,791 square feet.
10:16:01 Agriculture as a zoning, \$72,000. 233, uh, dollars.
10:16:07 About .6 acres, this is. And our last one for District 4.
10:16:14 Is 13018 Old Fletchertown Road in Bm,;ie. Sits on about 39,945 square feet.
10:16:21 Residential, rural, assessed value \$98,900, excuse me, \$767. That's the last one for District 4.
10:16:31 So, going *over* to District S. Starting with Zero, George, North Palmer Highway in Lanham.
10:16:40 This piece of property sits on about 7,428 acres, about. Maybe about a little more than a tenth of an acre.
10:16:46 Residential rural? It's assessed at \$700.
10:16:53 Next one is 061st Avenue in Fairmont Heights. This is 13,704.
10:17:02 Square feet, which is about a third of an acre. Uh, this one is zoned SE2911, which is a special exception zoning.
10:17:10 An assessed value is \$72,400.
10:17:16 Next is 5016 Railroad Avenue in Lanham. 17,268 square feet, residential rural.
10:17:25 Assessed value, \$14,300. It's about a little more on the third of an acre, almost about a fourth.
10:17:32 A little more about, excuse me.4 acres, excuse me. Now, this is our last set of properties in District 5. This is about 20 parcels this year.
10:17:41 This is off of, um, Martin Luther King Jr. And Hill Road.
10:17:46 Again, 20 parcels is all encompassed. It's aggregate about \$311. For a 948, uh, 46, excuse me, square feet, which is about 7.16 acres.
10:17:58 Um, it's a split zoning. One portion is residential single-family. 64. The other is commercial neighborhood.
10:18:08 And that is our last piece of property in District 5.
10:18:12 Going over to District 6. We started with Xero Asheville Road in District Heights.
10:18:18 This year sits on 7,110 square feet. It's an outlet. You see that right along the edge there.
10:18:25 Uh, zoned.... Registered single-family, residential single-family, 65.
10:18:30 Assessed value is \$1,400.
10:18:35 Next one here is 9401 Peppercorn Place, which is actually. Uh, right up the road.
10:18:42 There are 3 lots on this one, so we'll go through these ones pretty quickly, because they're all very, um, *very* similar.
10:18:46 So 9401 peppercorn. A little over 220,000 square feet.
10:18:52 All the same, uh, zoning. R-t-o-h-e, which is the Regional Transit-Oriented High Density.
10:18:59 So, used for a lot of commercial mixed-use properties. This one is

assessed at 1.12 million.

10:19:07 The next one sits right next to it, which is 9441 Peppercorn Place.

10:19:11 Um, same zoning, little bit smaller, though, 132,000. 500, uh, 353 square feet, which is about 3 acres. This one's assessed for \$661.

10:19:22 \$700. And the last one here, also last one for District 6 as well, is 9450 Teppercorn Place.

10:19:31 It's been 221, 256,000 square feet, which is about a little over 5 acres.

10:19:36 Um, again, same zoning, RTOHE. Assess that 1.327 million.

10:19:45 Now going over to District 7. We have zero Gentry Lane in Capitol Heights.

10:19:52 This one sits on 9,150 square feet. It's... rezoning is RMF20, which is Residential Multifamily.

10:20:01 Assessed value is \$1,800. Next one is 1204 Able Avenue, Capitol Heights.

10:20:11 12,000 square feet. Residential single-family 65.

10:20:14 Assessed value, \$99,467. Last one for District 7 is 5513 Dole Street in Capitol Heights.

10:20:26 This one was 12,000 square feet. Uh, residential single-family 65.

10:20:31 Assessed value \$800. Over the District 8.

10:20:38 We have 8708 East Fort Foot Terrace in Fort Washington. A little over 10,000 square feet.

10:20:45 It's about, uh, 2 acres. Residential single-family, 95.

10:20:50 Assessed value \$82,667. Now, this is a group of properties, they're all running next to each other, so you'll see them as we progress through.

10:21:01 But the general information is the same on each one of them.

10:21:04 So we have 109 Talbert Drive in Oxon Hill. Excuse me, 3,914 square feet.

10:21:12 Uh, it's residential single-family A. \$35,200 is a square foot.

10:21:17 I mean, test value, excuse me. Next, we have 107 Talbert, again, which is going to go on....

10:21:23 Succession next. 35, 20 is the square footage.

10:21:28 \$31,600 is the assessed value. 105 Talbot.

10:21:33 Same information. 103 Talbot.

10:21:39 Over to 101 Talbot. And the last one for this block is 55 Talbot, which is the largest one, 6,400 square feet.

10:21:48 A little more than a tenth of an acre. Rsfa.

10:21:52 And the assessed value for this one is \$14,000, Now, to our last property in District 8.

10:22:00 6,500 clipper away. Jackson Hill sits on 530,996 square feet, which is about 12.8 acres.

10:22:09 It's... NAC is the zoning, which is Neighborhood Activity Center, which, again, is set up for.

10:22:14 Commercial mixed-use, high-activity. Area, and the assessed value is \$2,123,900.

10:22:24 Now, going over the District 9, First property in District 9 is 14524 Elm Street.

10:22:32 Upper Marlboro. Uh, this year. Sits on 153,331 square feet.

10:22:38 It's zoning a CGO, which is Commercial General Office Zone. And success value is \$2,592.

10:22:47 And 6... excuse me, \$600, excuse me. And our last property that we'll be putting on, potentially proposing for surplus.

10:22:56 Is 4821 Robert Crane Highway. Upper Marlboro. 14,231 square feet.

10:23:02 His zoning is IE, which is Industrial Employment Zone, And success value

is \$112,400.

10:23:11 Those are the sets of properties that we'll be proposing. For surplus. All in all, it's a total of 60 properties.

10:23:16 So, before we go to open up for comments. Just want to go through... we have a lot of questions on this normal, just want to go through this process, just to show you how this will work.

10:23:25 Once we get approval, and we go into the disposition zone process.

10:23:30 What we'll do is we'll have expressions of interest. There'll be a form that'll be on our website, it's a bid form.

10:23:36 These will all be open. Once they're open and available, it'll be public bid.

10:23:40 Bid form, you'll fill this out, and it'll send it to us.

10:23:42 This formal moment with a 10% deposit. Once we receive that deposit, we will then review it as an agency.

10:23:48 And then we'll be able to provide a pre-award letter to the winner.

10:23:52 Once that's done, we have to present this back to County Council.

10:23:56 For their approval. Now, it'll be sent to them in the form of a resolution.

10:23:59 Once they approve that, then we will then come back and we'll actually issue out.

10:24:04 The actual contract that we'll send to you. So then we can go back and forth and come with all our terms.

10:24:10 Once all terms are set, we will then be under contract.

10:24:12 And then we'll go to the due diligence period. Which is usually about 60 to 120 days. That'll give you the time to do all the necessary studies.

10:24:21 Or surveys, anything you need to do during that period. Which point, we'll be in contact with every title company you choose to use. We'll be working with them along the way to make sure they have everything they need.

10:24:29 And then we'll just move on to the contract settlement date.

10:24:35 And now, we shall open this up. For public comment, and each person will have 2 minutes.

10:24:40 So.... We can start out... do we have the sign-in sheet, please?

10:24:50 Where do you... We're gonna start with the first signing. We're gonna go right down the line.

10:24:55 Thank you. Who's the director? Hey, look, good morning, I just want to say hello. This is my first public hearing. I am the Executive Director of the Redevelopment Board.

10:25:06 I'm excited and look forward to working with the county and looking forward to working with the residents.

10:25:11 To make our county the best in the world. Thank you.

10:25:16 Parent, my parents. Perry. All right.

10:25:22 So what we're gonna do is we're gonna go down the list for persons who signed in.

10:25:27 You'll have 2 minutes, and we'll go from there. So.... You sure can. I'm glad we got here early, so it sounded first.

10:25:37 This is regarding the last one you showed, item 60 in District 9, the, uh....

10:25:44 Address.... 4821 Broder Crane Highway. We represent....

10:25:55 This is... Francisco and myself are members of I? LLC. This is the adjoining property line.

10:26:03 And I just want to point out, and it should be made aware of any bargain.
10:26:06 We bought this property, our property, from the county in 19....
10:26:12 94. I've got a copy of the deed here. And in the... matter of fact, to give you some history.
10:26:19 The county was going to sell us this parcel, too, but for some reason, they took it out of the people.
10:26:23 Same thing we went through here. t.Jhen we accepted our bid, they said, we'll sell you all but this piece.
10:26:29 Well, the deed they gave us. Gives us a perpetual easement, or ingress, egress, and parking.
10:26:37 On this parcel, wherever. Perpetually. And to whoever we sell it to, so I just want... I really think the appraisal is high, because it really is no use to anybody to build them.
10:26:49 So, I have a copy of the deed here, and I have a copy of a letter.
10:26:55 We're trying to submit to you. And that's what we want to bring to your attention, that this use of this parcel, even though it's zoned industrial.
10:27:03 Is very limited, because we have full rights to ingress, egress, and parking on it.
10:27:09 Thank you. Thank you. What we'll do... thank you so much, thank you so much.
10:27:14 We'll take this information, I'll make copies of it, and also present this to the Calendly Council as well.
10:27:19 When you send in the legislation forward. Well, thank you so much.
10:27:23 Right, and I apologize, um.... Sarah Franklin?
10:27:39 They've, um, I'm gonna sit down. Um, I am Sarah Franklin, I'm the mayor of the town of Marbaum.
10:27:47 For having us, and thank you, RDA, for working with us.
10:27:50 Um, through the many iterations over the past 4 years, um, on this property and downtown.
10:27:57 Development, and so the property I want to speak on is 142.
10:28:02 14524 Elm Street in downtown Under Marlboro. Uh, and we call that the Old Marlboro Elementary School.
10:28:09 Um, and if you've been to downtown Upper Marathon, you know that as you're driving through, it kind of catches your attention.
10:28:16 Right now, it is not in great condition, and we are working hard, if you've driven through Upper Member recently, you'll know that we're working really hard on economic development. Um, we have a new restaurant coming in, we've got a new building up that's leasing right now.
10:28:30 Um, and activating this space for our economic development. Downtown is really critical.
10:28:36 Um, you'll notice that a lot of folks from Uber Marborough have come out, because it's really important to our community.
10:28:42 And so, we would really like to have this. This building available to start a community-driven planning process to activate this space.
10:28:52 Uh, and make it really an anchor for downtown Upper Marlboro. It's great for the tat..in, because it generates tax revenue, but it's great for the county, because it generates tax revenue for the county, too.
10:29:01 Um, it just makes it a more thriving, vibrant place, so we hope that it will go on the surplus list, and we can continue to work together with you all and MNCPC on it.
10:29:13 Thank you. Thank you. Much appreciate the comments, and we'll definitely,

again, all these comments will be sent over to County council, so.

10:29:20 You know, provided along with the property as well, so thank you so much.

10:29:25 Other than that. Patricia, is that Frank Farron? I have no comment. I thought I was assigning this, that's all. Oh, okay, no, no, no problem at all.

10:29:35 Um, so I'm the same parent, kind of a lot. You have a kid.

10:29:41 I would just like to piggyback off our mayor and say that we would.

10:29:46 Really like to have this, uh, property, um, placed into surplus. It would really, um.

10:29:53 Effect of a model in a positive way, and our residents also.

10:29:58 Um, kind of expressed. Us having this property, because it would really help us thrive and bring income to the community.

10:30:05 Thank you. And I'm Commissioner Cantot, I'm sorry. Increasing that very much, thank you.

10:30:14 And then we have... is that if I'm.... Apologies for mispronouncing it, Joe, is that Purple? Uh, her plan. Her clay, thank you. Sorry about that.

10:30:27 To work by also a town commissioner for Upper Marlboro, um, also speaking on 14524 Elm Street.

10:30:34 Um, it is a rather important part of our community. Um, so I would like to see it surplus rather than the continued demolition by neglect that's going on now.

10:30:45 Um, but I would recommend that anyone. The assessment seems rather high. There is still....

10:30:53 Um, although the school itself was removed from the. Um, that's from a historic register for PG County, there is still a historic property arm there, so the rest of the site is still considered part of the.

10:31:09 What do they call it? Context, environment of.... Of that, and so there are still going to be historic issues.

10:31:15 Um, if anyone should wish to modify the main building. Um, there was also....

10:31:21 A study done around 15 years ago that said that there was at least a million dollars worth of asbestos abatement to be done to the building.

10:31:28 Um, and I assume that the price has gone up since then, just because everything has been 15 years, so....

10:31:34 Um, that assessment may be high.

10:31:40 Thank you so much, I appreciate it. I appreciate all the comments. And for us to open if there's anything else.

10:31:47 Evelyn Stevens. I'm gonna give you points. You know what? I didn't skip, I say the best, the last. I'm gonna get 10.

10:32:10 Because I'm very interested in the town acquiring the property as a resident and.

10:32:18 Elenstein, it's 14504 Old Mill Road. My property. But the elementary school, so I'm very invested.

10:32:28 And who gets that property, if it goes on surplus, if it gets torn down.

10:32:33 I'm very interested in that. So, for many years, as our mayor has said to you.

10:32:40 The commissioners, we have wanted that property to.... Enhance the town of Lamonto.

10:32:47 I've been a longtime resident, I grew up... I played on that playground, even though I couldn't go to that school, but I played on that program with my....

10:32:58 Of fellow residents. So I'm very....

10:33:02 Hopeful that. The county will....

10:33:06 Put the property on the surplus list. And above then, allow the town of Upper Marlboro.

10:33:13 To purchase it. It's not.... Allow me, as a property owner, which is adjacent to the building.

10:33:21 Allow me to try to acquire the property.

10:33:27 Thank you so much for having some greatly appreciate it, and thank you for coming out.

10:33:35 Make a quick comment about their elementary school. From an historic perspective, I went there, and I'll... you can see I'm pretty old.

10:33:43 My wife heard from 1940.... Probably to 52, and then went to Sasser High School.

10:33:52 Uh, I echo the comments of the people here. It's.... A terrible sight right now. It's not being used, it's vacant.

10:34:00 But to me, it has some historic significance, because it was an old... it was an old high school one time.

10:34:07 And then L. from the 6th grade, they made elementary, I went to Prairie Recessor High School.

10:34:14 So I grew up in town, but it is an eyesore, something has to be done with it, so I hope whoever gets it.

10:34:20 Recognizes the historic nature of the building itself. And does something with it, so....

10:34:27 Amen. Thank you so much for that. Any other comments? Thoughts, suggestions? Anything at all?

10:34:37 Well, I thank you all so much for coming out. Again, we've recorded everything. You've also transcribing, so we have all the notes, we have the video itself.

10:34:44 So as legislation gets put together, we're going to take all of your comments, everything you said, into consideration.

10:34:48 As we start to formulate the disposition that will apply to each property as we submit the legislation.

10:34:55 Sure. Um.... I would like to see the properties again, to review them, and do you have them on a... you can email them to me, or... You can email them to you as well, and then also, they'll be up on the website as well, this presentation will be up.

10:35:08 Also in 48 hours. Okay. But I can also send it to you as well, via email address.

10:35:13 I can send it to you. Well, and you know what? Thank you all so much for coming out. We very much appreciate the participants, and have a great, great day. Thank you, guys.

10:35:33 Hang on again?

10:35:46 For the most part.

10:36:09 You're very welcome.

10:36:17 Apparently.

10:36:36 So, what 11Je do have... I know the county is planning to, uh, post.

10:36:45 It'll be interrupted.

10:37:06 No, no, we're all. Who you're affecting.

10:37:33 Well, you came on the right timing, you know, as I said, it's history.

10:37:43 Thank you. But everybody... Thank you. There you go. Well, that's not harsh. Nice to meet you.