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**A G E N D A   I T E M   S U M M A R Y****Reference No:** CR-28-1990**Draft No:** 2**P r i n c e   G e o r g e ' s****Meeting Date:** 5/8/90**C o u n t y   C o u n c i l****Requestor:** CO. EXEC.

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**Item Title:** To approve County Executive's determination  
that the Mary McLeod Bethune Junior High  
School property is appropriate for  
disposition

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**Sponsors** P   C   CA   W   B

**Date Presented**     \_\_\_/\_\_\_/\_\_\_     **Executive Action**     \_\_\_/\_\_\_/\_\_\_     \_\_\_  
**Committee Referral** (1) 4/10/90     F&P     **Effective Date**     \_\_\_/\_\_\_/\_\_\_  
**Committee Action**     (1) 4/16/90     FAV(A)  
**Date Introduced**     4/10/90  
**Pub. Hearing Date**     ( ) \_\_\_/\_\_\_/\_\_\_     \_\_:\_\_\_

**Council Action**     (1) 5/8/90     Adopted  
**Council Votes**     B\_: A\_, CA: A\_, C\_: \_\_, CI: \_\_, H\_: \_\_, M\_: A\_,  
                         P\_: A\_, W\_: A\_, WI: \_\_, \_\_: \_\_, \_\_: \_\_, \_\_: \_\_  
**Pass/Fail**     P

**Remarks** \_\_\_\_\_

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Patrick Roome	<b>Resource</b>	Patrick Roome
<b>Drafter:</b> Central Services	<b>Personnel:</b>	Central Services

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**LEGISLATIVE HISTORY**FISCAL AND PLANNING COMMITTEE REPORT

DATE: 4/16/90

Committee Vote: Favorable, as amended 4-0 (In favor: Council Members  
Castaldi, Casula, Wilson and Wineland)

This resolution is submitted in accordance with Section 2-111.1(P) of the County Code, which provides for the disposition or lease of certain County-owned property not needed for public use. The fair market value is \$1,350,000 and the current assessed value is \$1,135,290. The County Code requires that property not be sold for less than the fair market value. The value reflects the cost of asbestos removal estimated to be \$150,000. The school was constructed in 1962 and closed in 1983. The property is on R-55 (one-family detached residential) zoned tract totaling 7.91 acres fronting the south side of Addison Road.

Council Member Wilson stated that he did not want the County to dispose of this property before consulting with the citizens of the community in

order to obtain their wishes and desires for their community.

Beverly Hill, member of the Chapel Oak Civic Association, informed the members of the committee that her association is trying to develop a plan which will provide the resources to properly secure this property.

They would like to have a Multi-Service Center on this property. She also thanked the members of the committee for being cognizant of the community's concerns regarding the disposition of this property.

Reverend Joseph McCree, Chapel Oak Civic Association, stated that this facility is great and they would like to use it but they need money and help in order to accomplish this task.

Robert Platky, Director, Office of Central Services, stated that the bid process does not have a definitive time. Also, that the language on page 2 lines 8 and 9 is not unique to this resolution but is common language for this type of property disposition.

Council Member Castaldi directed the staff to draft a letter to the County Executive requesting him to meet with the members of the community before soliciting bids on this property. This meeting should include all community associations to obtain their input.

Ralph Grutzmacher, Legislative Officer, recommended deleting page 2 Section 2. The Committee voted to amend this resolution by deleting Section 2. By deleting Section 2 the County Executive is required to submit to the Council his plan for the disposition of this property after meeting with the members of the community.

The fiscal impact on the County as a result of adopting CR-28-1990 should be positive to the extent of \$1,350,000 plus applicable recordation and transfer taxes as well as the property being placed on the County's tax rolls.

#### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

Statutory Reference: Section 2-111.1 of the Prince George's County Code, 1987 Edition.

The Mary McLeod Bethune Junior High School surplused to Prince George's County from the Board of Education by Deed dated August 31, 1989, Liber 7398 Folio 353, containing 7.91 acres will be sold by the bid process to the highest bid which is best compatible with the needs of the local community.