



# HARFORD COUNTY, MARYLAND

## Office of the County Auditor

### FISCAL IMPACT NOTE

**Resolution Number:**  
001-20

Washington Court Surplus  
Property

**Sponsor:**  
Council President Vincenti  
at the request of the  
County Executive

**Estimated Fiscal Impact:**  
\$15,300 annually

#### Summary of Legislation

A RESOLUTION declaring County real property located in Edgewood, known as Washington Court, located in the First Election District, Harford County, Maryland, containing 35.05 acres, more or less, as surplus real property and authorizing its conveyance to Coppermine Fieldhouse, LLC, its successors or affiliated assigns, in accordance with Chapter 1, § 1-29 of the Harford County Code, as amended.

The resolution will take effect when adopted; however, it may not be adopted until after a public hearing.

#### Fiscal Analysis

County Code § 1-29 (B)-(C) explains the procedures for disposition of real property; it requires the County Council to declare property as surplus before it may be approved for sale or transfer by the County Executive. The County Code states once a property has been determined to be surplus, it shall be disposed of by public auction unless otherwise stated and approved by the Council. The sale of any property requires approval by the Board of Estimates.

The resolution proposes to convey property to Coppermine Fieldhouse, LLC, for one-dollar contingent upon its development and use as a sports complex. The County will not pay for the costs of the site design, development or operation.

The property is comprised of two parcels with a total carrying value of \$993,941. These government owned properties are tax exempt, but their assessed value is \$1,468,000. Under private ownership, the property would generate approximately \$15,300 annually in real property tax. We cannot estimate the assessed value after the site has been developed.

Additionally, accompanying legislation (Bill 20-001) has been proposed to amend the zoning code to allow for the construction and operation of commercial recreation on athletic fields on these parcels.

**Additional Information:**

Version: 01

based on resolution as  
introduced 1/7/2020

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