

**Office of the County Auditor**  
**Auditor's Analysis**

**Council Resolution No. 101-2023**

Introduced: June 5, 2023

Auditor: Rebecca Gold

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Fiscal Impact:

Based on information provided by the Chief of the Real Estate Services Division of the Department of Public Works (the Division Chief), we anticipate revenues of \$11,450 to be paid into the General Fund as a result of this legislation. Baltimore Gas and Electric Company (BGE) will pay these funds in exchange for easements granting access to two County-owned parcels, upon receipt of the approved easement document.

The County received one appraisal per parcel. Expenses for the appraisals of the properties were paid in the amount of \$2,500 with bond funds from Capital Project C0360 – FY2019 Real Estate Planning and Design.

The Division Chief relayed that there will not be any additional costs to the County to convey these easements to BGE, and the County will not incur any costs for relocating or replacing the BGE-owned equipment.

Purpose:

Council Resolution 101-2023 authorizes the County to grant two easements to BGE at 8683 Frederick Road, Ellicott City, Maryland (at properties known as Parcel 249 of Tax Map 24 and Parcel 221 of Tax Map 25B) for the purpose of relocating and replacing BGE-owned equipment within the easement area.

Other Comments:

The Division Chief stated that the County will retain ownership of the parcels and an easement agreement will be drafted upon approval of CR101-2023.

An amended Administrative Testimony will be submitted to revise the appraised easement values from \$11,600 to a corrected \$11,450, to align with the appraisals.

The property being considered for easement conveyance currently contains a driveway and parking area for the Ellicott City Historic Colored School, as well as forested open space.