

## HOWARD COUNTY BOARD OF APPEALS

**IN THE MATTER OF  
KINCADE, LLC**

**and**

**THE MATTER OF  
IMH COLUMBIA, LLC**

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**BEFORE THE HOWARD COUNTY  
BOARD OF APPEALS**

**CASE NOS. BA-799D / BA-801D /  
BA-800D / BA-802D**

### **JOINT STATUS REPORT**

Pursuant to the Board of Appeals Order staying the above-referenced matters, the parties were directed to submit a joint status report on resolution efforts to the Board every four months, with the first report due by May 1, 2025. This status report is filed in accordance with the Board's Order.

When the Stay was ordered, two separate law suits had been filed against The Howard Research And Development Corporation that involved the parties and properties that have been discussed before the Board. One suit was filed by IMH Columbia, LLC (Case No. C13-CV-22-212) which had been appealed to the Appellate Court of Maryland and the other by Kincade, LLC (Case No. C-13-CV-23-774) which was pending in the Howard County Circuit Court. Since that time, the case filed by Kincade has been concluded through the efforts of the parties. However, although principals at HRD and IMH met to discuss the pending appeals and lawsuit, the case was filed by IMH, judgement was entered by the Circuit Court and is now on appeal by HRD before the Appellate Court of Maryland (Case No. ACM-REG-0752-2024). The issues on appeal before the Appellate Court of Maryland relate to IMH's proposed development on its own land, including whether it can self-park or is required to park on HRD land, and the appeals before this Board relate to HRD's proposed development, including parking arrangements. At this time, the Parties

would like additional time for the opportunity to discuss possible global resolutions related to both proposed developments. Under the circumstances, the parties believe an approximate 90-day continuance of the Board's existing Order and Stay would be appropriate with the next status report due to the Board by August 1, 2025.

Counsel to Kincade, LLC and IMH Columbia, LLC have authorized the undersigned to file this request on behalf of their clients.

Respectfully submitted,

**SHULMAN ROGERS, P.A.**

By: \_\_\_\_\_



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*Counsel for The Howard Research and  
Development Corporation*

## **CERTIFICATION**

A copy of the foregoing Joint Status Report was sent via electronic mail on this 1<sup>st</sup> day of May 2025 to all parties of record or to their designated spokesperson, and to persons known to have an interest in this case, including but not limited to the Appellant/Petitioner, the property owner, the Planning Board, the Department of Planning and Zoning, any person entitled to written notification under Rule 2.203, Kincade, LLC and IMH Columbia, LLC.

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