

HOWARD COUNTY BOARD OF APPEALS

IN THE MATTER OF :
KINCADE, LLC : **BEFORE THE HOWARD COUNTY**
 : **BOARD OF APPEALS**
and :
 :
THE MATTER OF : **CASE NOS. BA-799D / BA-801D /**
IMH COLUMBIA, LLC : **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.

As indicated in the January 16, 2026 email from counsel, the parties have been discussing next steps in this matter and they continue to do so. These include active discussions and meeting to address common area maintenance charges and calculations applicable to the properties. The most recent discussions have also suggested a possible way forward that could potentially resolve the pending disputes in their entirety while leading to an evolved land use concept that would allow for the redevelopment of both properties. The next meeting is scheduled for April 8, 2026.

The Parties believe it is in the best interests of all concerned to fully explore potential resolution of the pending disputes. Accordingly, the parties also believe the Board’s Order should remain in effect with the next status report due to the Board by August 1, 2026.

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 1st day of April 2026 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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