

**BOARD OF EDUCATION OF HARFORD COUNTY
INFORMATIONAL BOARD REPORT**

HAVRE DE GRACE HIGH SCHOOL SURPLUS PROPERTY

DECISION ON

**SURPLUS OF BOARD PROPERTY
KNOWN AND DESIGNATED AS LOT 4
700 CONGRESS AVENUE
HAVRE DE GRACE, MARYLAND 21028**

JULY 12, 2021

Background Information:

The Board owns certain real property and improvements thereon located at 700 Congress Avenue and described as follows:

Proposed Lot 4 consisting of 3.321 acres of land, more or less, Tax Map 602, Part of Parcel 792 as more fully described in the attached metes and bounds description dated February 7, 2020, and prepared by KCI Technologies and shown in the attached sheet 2 of 2 of the Consolidation and Subdivision Plat entitled Havre de Grace High School prepared by KCI Technologies and dated November 5, 2019, hereinafter referred to as the "Subject Property."

The Subject Property is improved by a building or buildings which functioned as the gymnasium and auditorium for the former Havre de Grace High School. Such improvements are no longer used by Havre de Grace High School, or Harford County Public Schools as a result of the construction and opening in September 2020, of the new Havre de Grace Middle and High School located at 445 Lewis Lane, Havre de Grace, Maryland.

Discussion:

Section 4-115 of the Education Article of the Maryland Annotated Code and related Maryland State Board of Education regulations, and Maryland State Department of Education procedures mandate that before a local board of education may transfer ownership of real property, the local board must find that the real property is no longer needed for school purposes. Further, Section 4-115 requires that in the event of any such transfer, the real property must be conveyed to the local county government.

Due to the completion of the new Havre de Grace Middle/High School at 445 Lewis Lane, as discussed above, the auditorium and gymnasium at the Subject Property are no longer used or needed by Harford County Public Schools. As a result, the Superintendent, in consultation with Mr. Cornell Brown, Assistant Superintendent for Operations, has determined that the Subject Parcel is no longer needed for school purposes. It is Harford County Public Schools' understanding that, upon the Board's approval of the Superintendent's recommendation, i.e., that the Subject Property be declared surplus and conveyed to the County, the latter will convey the Subject Property to the City of Havre de Grace.

The State Superintendent, by action of the Inter-Agency Commission on School Construction on April 29, 2021, approved the disposal and transfer of the Subject Parcel.

Superintendent's Recommendation:

The Superintendent recommends that, for the reasons explained above, the Board declare the Subject Property surplus pursuant to section 4-115 of the Education Article of the Maryland Code and authorize the Superintendent to execute, on behalf of the Board, such deed and/or other documents as may be necessary to convey the Subject Property to Harford County, Maryland, in fee simple.

Attachments:

1. KCI Metes and Bounds Description of Subject Parcel dated February 7, 2020.
2. Consolidation and Subdivision Plat High School Dated November 5, 2019.
3. Form of Deed Conveying the Subject Parcel to the Harford County Government.



ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

936 RIDGEBROOK ROAD • SPARKS, MD 21152 • 410-316-7800 • (FAX) 410-316-7833

**Legal Description
Proposed Lot 4
Harford County Public Schools
Tax Map 602 Part of Parcel 792
Havre De Grace, Harford County, Maryland**

Beginning for the same at a point at the intersection of the southerly right of way line of Congress Street, 132 feet wide, and the easterly right of way line of Juniata Street, 70 feet wide, said point being known as point number 2202, as shown on a plat entitled "Consolidation and Subdivision Plat, Havre de Grace High School" intended to be recorded among the Plat Records of Harford County, Maryland; thence binding on the southerly line of Congress Street, with meridian reference to Maryland State meridian north.

1. North 88 degrees 17 minutes 50 seconds East 253.53 feet to the beginning of the 2nd or Northerly 25 foot line of a deed dated May 20, 1957 from the Mayor and City Council of Havre de Grace, Maryland to the Board of Education of Harford County, recorded among the Land Records of Harford County, Maryland in Liber 483 at Folio 390; thence binding on the outline of said deed the following 4 courses and distances
2. North 01 degrees 42 minutes 09 seconds West 25.00 feet; thence
3. North 88 degrees 17 minutes 50 seconds East 210.03 feet; thence
4. South 01 degree 37 minutes 54 seconds East 225.01 feet; thence
5. South 88 degrees 22 minutes 05 seconds West 10.00 feet to intersect the easterly right of way line of Adams Street, 70 feet wide; thence binding on said right of way line.
6. South 01 degrees 37 minutes 54 seconds East 106.47 feet to intersect the northerly right of way line of Bourbon Street, 70 feet wide; thence binding on said northerly line
7. South 89 degrees 01 minutes 11 seconds West 451.77 feet to intersect the aforementioned line of Juniata Street; thence binding on said easterly line.
8. North 01 degrees 58 minutes 16 seconds West 300.78 feet to the point of beginning.

Containing 144,677 square feet or 3.321 acres of land, more or less.

Being all of same tract of land as in a deed dated May 20, 1957 from the Mayor and City Council of Havre de Grace, Maryland to the Board of Education of Harford County recorded among the Land Records of Harford County, Maryland in Liber 483 at Folio 390.

Also Being all of the same tract of land known as Square 196 as shown on a plat entitled "Plan of the City of Havre de Grace, Maryland" dated 1889, prepared by Peter Lesley Höpper, recorded among the Plat Records of Harford County, Maryland in Plat Book 2 at Page 79



PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

THIS DEED made this ____ day of _____, 2021, by and between the BOARD OF EDUCATION OF HARFORD COUNTY, sometimes hereinafter referred to as the "Board" and HARFORD COUNTY, MARYLAND, a body corporate and politic of the State of Maryland, sometimes hereinafter referred to as the "County."

WHEREAS, pursuant to the Education Article of the Annotated Code of Maryland, Section 4-114(c)(1)(ii), the Board has determined at its business meeting of July 12, 2021, that the real property herein described (the "Subject Property") is no longer needed for school purposes, and

WHEREAS, Section 4-114(c)(1)(ii) mandates that real property owned by the Board, and which is determined by the Board to be surplus be transferred to Harford County, Maryland, and

WHEREAS, the State Superintendent of Schools has approved the Board's determination that the Subject Property is surplus, and

NOW, THEREFORE in consideration of the sum of Zero Dollars (\$0.00), the recitals which are incorporated by reference and other good and valuable consideration, receipt of which is hereby acknowledged, the Board does hereby grant and convey to the County, its successors and assigns, in fee simple, the parcel of land lying and situate in the SIXTH ELECTION DISTRICT of Harford County, Maryland, and described as follows:

Beginning for the same at a point at the intersection of the southerly right of way line of Congress Street, 132 feet wide, and the easterly right of way line of Juniata Street, 70 feet wide, said point being known as point number 2202, as shown on a plat entitled "Consolidation and Subdivision Plat, Havre de Grace High School" intended to be recorded among the Plat Records of Harford County, Maryland; thence binding on the southerly line of Congress Street, with meridian reference to Maryland State meridian north.

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Also Being all of the same tract of land known as Square 196 as shown on a plat entitled "Plan of the City of Havre de Grace, Maryland" dated 1889 prepared by Peter Lesley Hopper, recorded among the Plat Records of Harford County, Maryland in Plat Book 2 at Page 79.

Also being all of that tract of land designated as Lot 4, as shown on a plat entitled "Consolidation and Subdivision Plat Havre de Grace High School," dated November 5, 2019, prepared by KCI Technologies, intended to be recorded among the land Records of Harford County, contemporaneously herewith.

TOGETHER with the building, improvements thereon, if any, and all the rights, ways, roads, waters, water courses, easements, privileges, advantages, and appurtenances, belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described parcel of land to the County, its successors and assigns, in fee simple.

AND the Board does hereby covenant to warrant specially the property herein described and conveyed and agrees to execute such other further assurances of the same as may be necessary.

AND the Board does hereby covenant that is has done no act to encumber the land, and that it will execute such other and further assurances as may be requisite and necessary.

AS WITNESS the hands and seals of the parties hereto on the day and year first above written.

ATTEST/WITNESS:

BOARD OF EDUCATION OF
HARFORD COUNTY

By: _____
Sean W. Bulson, Ed.D.
Superintendent of Schools

By: _____
Signature of Board President

Printed Name of Board President

Approved as to form and legal
Sufficiency this ____ day of
_____, 2021.

Patrick P. Spicer
General Council
Board of Education of Harford County

ATTEST/WITNESS:

HARFORD COUNTY, MARYLAND

By: _____(SEAL)
Barry Glassman
County Executive

Approved as to legal sufficiency
and form this _____
day of _____, 2021.

Margaret Hartka
Senior Assistant County Attorney

Approved and concur this ____ day of
_____, 2021.

Karen D. Myers, Director
Department of Procurement

Approved and concur this ____ day of
_____, 2021.

Erin L. Schafer, Chief
Division of Facilities and Operations