



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: October 6, 2025

Subject: Resolution No. 33 -25 – Resolution approving the determination as surplus and the terms of a private disposition of certain County-owned property on Dorsey Road in Glen Burnie, Maryland

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Resolution No. 33-25.

Summary

This Resolution, introduced at the request of the Administration on behalf of the Office of Central Services, approves the surplus and private disposition of a parcel of 2,509 sq. ft. more or less, on Dorsey Road in Glen Burnie known as Lot 4 in Block A, in the subdivision known as “Arundel Manor” in order to perfect a title issue.

In 1922, the United Realtors and Homebuilders Corporation recorded a plat in the Land Records for Anne Arundel County for a large subdivision on Dorsey Road in Glen Burnie to be known as “Arundel Manor.” A copy has been provided to the Council for reference. The subdivision was never developed as platted. In 1932, the owner of the parcel identified in the plat as Lot 4 in Block A, lost the property in a tax sale initiated by the Treasurer and County Commissioners of Anne Arundel County, who purchased the property. The sale was ratified by the Circuit Court of Anne Arundel County on February 17th, 1937 and a deed was recorded in the Land Records on November 15 of that same year.

In 2019, the owners of adjacent Lots 5 and 6 sold their property. The contract for sale originally called for Lot 4 to be included in the conveyance, however, the title abstractor noted that Lot 4 had never conveyed out of the tax sale in 1937. It is unclear as to when the error in state records occurred, however the owners were paying taxes on Lot 4. One of the owners contacted Real Estate to ask for a deed to perfect their ownership of Lot 4. The Office of Law advised that the donees should match all the prior owners of adjacent lots 5 and 6 as shown in the

Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.

title abstract, and so this resolution approves for the private disposition via donation to all prior owners of Lots 5 and 6 in order to perfect the chain of title for Lot 4.

Legislation is required for the surplus and private disposition due to the requirements of Anne Arundel County Code § 8-3-201 *et seq.* Except for real property that is to be disposed of for purposes consistent with those for which it was originally acquired, the County may not dispose of real property owned by it unless the County Executive, with the approval of the County Council by resolution, has determined that the real property is surplus property. In determining whether property is surplus property, and in addition to other procedures that the County Executive considers appropriate, the County Executive shall inquire whether any office, department, or agency of the County has a present need, or reasonably anticipates a future need, for the property.

Anne Arundel County Code § 8-3-201(b)(1) requires the Central Services Officer to make a preliminary determination that the Property may be surplus. Section 8-3-201(b)(2)(i) of the County Code requires the Real Estate Division poll the Office of Central Services, the Office of Planning and Zoning, the departments listed in § 2-1-103(b) of the County Code, Arundel Community Development Services, Inc., and the Housing Commission of Anne Arundel County as to a need for the Property. All parties responded to the poll that they had no need or use for the property, and the poll results have been provided to the Council. Under § 8-3-201(b)(3)(i) of the County Code, the value of the property was established by one independent real estate appraisal as Fifty Thousand Two Hundred Dollars (\$50,200). A copy of the appraisal has been provided to the Council. Pursuant to § 8-3-201(b)(4)(i) of the County Code, if the appraised value of the real property is less than \$100,000, the real property may be sold through the negotiation of a private disposition. The County has negotiated a private disposition of the property to Richard L. McGlaughlin, Thomas B. McGlaughlin, James E. McGlaughlin, Michael R. McGlaughlin, Nora R. McGlaughlin, Trustee of the Nora R. McGlaughlin Revocable Trust, Samuel H. Jones, Personal Representative of the Estate of Anne S. Jones (Anne Arundel County Estate #97707, also known as Anne Sulin Jones and Ann Sulin Jones), Victor A. Sulin, Victor Richard Stevens, and Clifford Andrew Stevens (also known as Clifford Andrew Stevens, Jr.) for a sum of \$0.

As required by § 8-3-201(b)(5) of the County Code, the Real Estate Division gave notice that the County is planning to surplus the Property and dispose of it through a private disposition to the owners of real property within 300 feet of the lot lines of the Property, to the community association or homeowners association for the community in which the Property is located, if any, and to the Councilmember representing the district in which the Property is located. A copy of the notice that was mailed has been provided to the Council. Also in accordance with § 8-3-201(b)(9)(i) of the County Code, the Real Estate Division gave notice on February 7, 2025 of the proposed disposition to the owners of real property within 300 feet of the lot lines of the Property, the community association or homeowners association for the community in which the Property is located, if any, and the Councilmember representing the district in which the Property is located, and included a statement that objections may be submitted to the Chief Administrative Officer, including an email address and mailing address, by March 21, 2025. In accordance with § 8-3-201(b)(9)(ii) of the County Code, the Real Estate Division advertised the proposed disposition on the County's website and included a statement that objections may be submitted to the Chief Administrative Officer, including an email address and mailing address, by March 21, 2025. There were no objections, and the Chief Administrative Officer determined that the proposed disposition may proceed.

Purpose

The purpose of this resolution is to approve the surplus and private disposition of a parcel of 2,509 sq. ft. more or less, on Dorsey Road in Glen Burnie known as Lot 4 in Block A, in the undeveloped subdivision known as “Arundel Manor” in order to perfect a title issue dating back to 1937.

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Marni Watson or Chris Daniels, Office of Central Services - Real Estate Division, or Christine Niederer, Office of Law. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
Susan Herrold, Central Services Officer
Chris Trumbauer, Budget Officer