

BOARD OF GARRETT COUNTY COMMISSIONERS

PUBLIC MEETING

Monday, November 4, 2024

Meeting was also Live Streamed at <https://www.facebook.com/garrettcountygovernment/>

IN ATTENDANCE

Chairman Paul C. Edwards
Commissioner Ryan S. Savage
Commissioner S. Larry Tichnell

County Administrator Kevin G. Null

ADMINISTRATIVE SESSION

- ❖ **BOARD APPOINTMENTS:** Garrett County Commission for Women
The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, appointed the following individuals to the Garrett County Commission for Women as a County Commissioner Representative:

M. Elizabeth Georg – fulfilling the unexpired term of Melita Friend
Alyssa Tichinel – fulfilling the unexpired term of Erin-Ruth Natividad

An Official letter will be sent to each appointee under the signature of Chairman Edwards outlining the terms of the appointment.
- ❖ Mr. Null reviewed a number of administrative and managerial matters under his authority and jurisdiction with the Board of County Commissioners.

CALL TO ORDER OF PUBLIC SESSION at 4:02 PM

PRAYER & PLEDGE OF ALLEGIANCE – Invocation by Commissioner Tichnell

PUBLIC SESSION

1. Mr. Null indicated there was no addition or deletion to the Public Meeting Agenda. The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, approved the Public Meeting Agenda for November 4, 2024.
2. The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, approved the Public Meeting Minutes and Executive Session Minutes of October 7, 2024.
3. **APPROVAL: Lease/Purchase Agreement – MEDCO Building – McHenry Business Park**
The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, via Resolution 2024 – 15 approved the Lease/Purchase Agreement to Stash Properties, LLC for the MEDCO Building located in the McHenry Business Park for the sum of Two Million Dollars (\$2,000,000.00). (attached). The company anticipates creating 50-60 new jobs.
4. **PUBLIC COMMENTS:**
 - Swallow Falls Bridge – question on the timeline and placement of the bridge
 - Request for the Board to meet at the bridge – meeting will be scheduled

- Group is seeking to submit legislation to establish a Youghiogheny River Advisory Board that would report directly to the Maryland Department of Natural Resources, this new Board would be modeled after the Deep Creek Lake Policy & Review Board. The group asked for support for this legislation.

5. ANNOUNCEMENTS:

- ❖ Proposed plans for the MD 135 Pedestrian & Bicycle Pathway Concept Design and the Oakland to Herrington Manor Trail Feasibility Study are available for review on-line at garrettcountymd.gov/pathways
- ❖ The Board of Garrett County Commissioners announced that the next Public Meeting will be held on Tuesday, November 19, 2024, at 4:00 p.m. at the Garrett County Courthouse.

ADJOURNMENT: The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, adjourned the Public Meeting at 4:22 P.M.

Attest:

KEVIN G. NULL
County Administrator

By Order of the Board,

PAUL C. EDWARDS, Chairman
Board of County Commissioners

THE BOARD OF GARRETT COUNTY COMMISSIONERS

203 South Fourth Street - Courthouse - Room 207 Oakland, Maryland 21550

www.garrettcounty.md.gov countycommissioners@garrettcounty.md.gov

301-334-8970

301-895-3188

FAX 301-334-5000

Board of Commissioners

Paul C. Edwards

Ryan S. Savage

S. Larry Tichnell

County Administrator

Kevin G. Null

County Attorney

Gorman E. Getty III

RESOLUTION NO. 2024-15

CIR CT GARRETT CO, MD
2024 NOV 6 PM3:19

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GARRETT COUNTY, MARYLAND, A BODY POLITIC AND CORPORATE AND A POLITICAL SUBDIVISION OF THE STATE OF MARYLAND (THE "COUNTY"), AUTHORIZING THE LEASE AND SALE OF REAL PROPERTY KNOWN AND IDENTIFIED AS LOT NO. 1 OF THE MCHENRY BUSINESS PARK, CONTAINING 7.48 ACRES, MORE OR LESS, SITUATE IN ELECTION DISTRICT NO. 6, GARRETT COUNTY, MARYLAND, AS SHOWN ON A PLAT ENTITLED "PRELIMINARY & FINAL PLAT FOR THE MCHENRY BUSINESS PARK LOT 1," RECORDED JULY 18, 2018, IN PLAT CASE TWM 2 AT PAGE 877, AMONG THE PLAT RECORDS OF GARRETT COUNTY, MARYLAND (THE "PROPERTY"), TO STASH PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY ("STASH PROPERTIES"), FOR THE SUM OF TWO MILLION DOLLARS AND NO CENTS (\$2,000,000.00).

Explanation

The Board of County Commissioners of Garrett County, Maryland, a body politic and corporate and a political subdivision of the State of Maryland (the "County"), in consideration of the sum of Two Million Dollars (\$2,000,000.00) (the "Lease Purchase Price"), desires to enter into a lease purchase agreement with Stash Properties, LLC, a Maryland limited liability company ("Stash Properties") for the lease and sale of the real property known and identified as Lot No. 1 of the McHenry Business Park, containing 7.48 acres, more or less, situate in Election District No. 6, Garrett County, Maryland, as shown on a plat entitled "Preliminary & Final Plat for the McHenry Business Park Lot 1," recorded July 18, 2018, in Plat Case TWM 2 at Page 877, among the Plat Records of Garrett County, Maryland, a copy of which Plat is attached hereto, incorporated herein, and marked as Exhibit No. 1 (the "Property").

In accordance with the provisions of Title 5, Subtitle 3, Sections 5-301 through 5-332, inclusive, of the Economic Development Article of the Annotated Code of Maryland (the "State Act"), the County has caused this Resolution to be prepared to reflect the terms and conditions of the County's authorization to enter into the Lease Purchase Agreement with Stash Properties.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Garrett County, Maryland, as follows:

1. The Explanation set forth above is incorporated as a substantive provision of this Resolution.
2. The County authorizes the lease and sale of the Property to Stash Properties for the sum of Two Million Dollars and No Cents (\$2,000,000.00) in accordance with the provisions of the Lease Purchase Agreement.
3. The Chairman of the Board of County Commissioners of Garrett County, Maryland, be and is hereby authorized to execute any and all documents as may be necessary or required in conjunction with the lease and sale of the Property.
4. This Resolution shall be effective upon its adoption.

ADOPTED this 4th day of NOVEMBER, 2024, by the Board of County Commissioners of Garrett County, Maryland, by its Chairman, Paul C. Edwards, and attested by Kevin G. Null, County Administrator.

ATTEST:

THE BOARD OF COUNTY COMMISSIONERS
OF GARRETT COUNTY, MARYLAND



KEVIN G. NULL
County Administrator



By _____ (SEAL)
PAUL C. EDWARDS
Chairman



BY THE REQUEST FROM THE THRASHER GROUP,
THIS PLAT WAS FILED ON 7/30/18
IN PLAT CASE TWM 2, AT PAGE 877.

NOTES:
• PROPERTY CENTER
• SUBDIVISION CENTER
• MIN. LOT SIZE - 10,000 SQ. FT.
• MIN. LOT WIDTH - 75 FT.
• BUILDING SETBACK LINES - 20 FT. FROM ALL ROAD R.O.W.
• TOTAL LOT AREA - 7.48 AC.
• RESIDUAL AREA - 0.00 AC.
• ACTUAL LOT WIDTH - 71.33 FT.
• THERE WILL BE A 20' EASEMENT (10' FROM AS-BUILT CENTERLINE) ALONG POTABLE WATER & SANITARY SEWER LINES.
• THERE WILL BE A 10' EASEMENT (5' FROM AS-BUILT CENTERLINE) ALONG UNDERGROUND TELEPHONE & ELECTRIC LINES.
• A WETLAND DELINEATION HAS BEEN COMPLETED FOR THIS PROPERTY, NO WETLANDS EXIST ON LOT 1.
• NO PART OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP 24023 C 0155 D.
• IT IS THE OWNERS RESPONSIBILITY TO SECURE ALL PERTINENT PERMITS RELATED TO WETLANDS, WATERWAY, PARKWAY CONSTRUCTION AND WATERWAY OBSTRUCTIONS FROM THE APPROPRIATE AGENCIES.
• THERE ARE NO SLOPES OF 30% OR GREATER LOCATED ON LOT 1.
• APPROVAL/REVIEW BLOCK

REVIEWED BY COUNTY PLANNING
COMMISSION STAFF
Charles E. Felt
DATE 7/10/18

DEPARTMENT OF PLANNING & LAND MANAGEMENT
STAFF PERSON RESPONSIBLE FOR REVIEW
Charles E. Felt
DATE 7/10/18

APPROVED BY THE GARRETT COUNTY PLANNING COMMISSION,
AND ACCEPTED FOR RECORDING
Stephen J. Sheppard
DATE 7/10/18

CHAIRPERSON
Stephen J. Sheppard
DATE 7/10/18

THERE ARE NO EXISTING OR PROPOSED WELLS OR SEWAGE AREAS WITHIN 100 FEET OF THE LOT BOUNDARY UNLESS SHOWN.

LOT 1 AS SHOWN ON THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATION AND THE GARRETT COUNTY COMPREHENSIVE WATER AND SEWER MASTER PLAN FOR CONFORMANCE WITH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT SUPPLY AND COMMUNITY SEWAGE DISPOSAL SYSTEMS FOR COMMERCIAL DEVELOPMENT.

STEPHEN J. SHEPPARD, DIRECTOR
GARRETT COUNTY ENVIRONMENTAL HEALTH

LOT 1 AS SHOWN ON THIS PLAT IS APPROVED FOR SERVICE BY THE DEEP CREEK LAKE SANITARY SEWAGE SYSTEM AND THE DEEP CREEK LAKE WATER SYSTEM.

THE PROPOSED UTILITY SYSTEM IMPROVEMENTS SHOWN ON THIS PLAT ARE APPROVED FOR SERVICE BY THE DEPARTMENT OF PUBLIC UTILITIES FOR PUBLIC SEWER AND WATER.

Jan Meyer
JAN MEYER, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

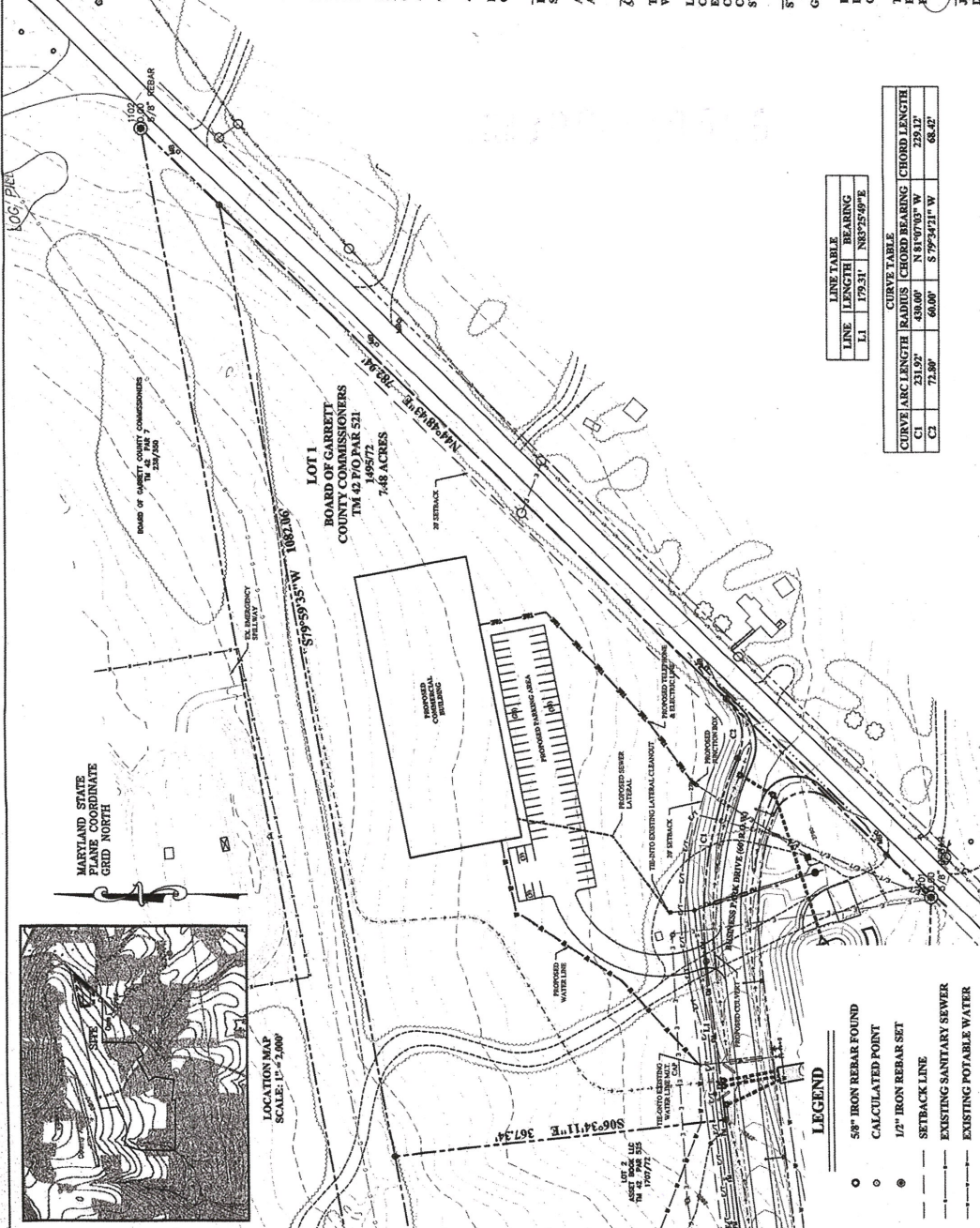
PRELIMINARY & FINAL PLAT FOR

MCHENRY BUSINESS PARK
LOT 1

TAX MAP NO. 42, P/O PARCEL 521
ELECTION DISTRICT NO. 6, GARRETT COUNTY, MARYLAND
SCALE: 1"=80' JUNE 27, 2018

09A-3386

MSA 51A45-2832



LINE TABLE

LINE	LENGTH	BEARING
L1	179.31'	N 87° 52' 49" E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	231.97'	430.00'	N 81° 07' 03" W	229.17'
C2	72.80'	60.00'	S 79° 54' 21" W	68.42'

I, FLOYD E. BARGY, JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND PLS NO. 20015, DO HEREBY CERTIFY THAT THE PLAT CORRECTLY AND ACCURATELY REPRESENTS THE BOUNDARIES OF THE PROPOSED NEW LOTS AND THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

Floyd E. Bargy, Jr.
DATE 7/10/18
SURVEYOR'S SIGNATURE

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO LAW, STATE THAT WE ARE THE MAJORITY OWNERS OR ARE THE AUTHORIZED OFFICERS OF THE CORPORATION THAT ARE THE POSSESSORS OF THE LAND AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

Paul C. Edwards
DATE 07/12/18
PRINTED NAME
OWNERS OR AUTHORIZED AGENT'S SIGNATURES
BOARD OF GARRETT COUNTY COMMISSIONERS

- LEGEND**
- 58" IRON REBAR FOUND
 - CALCULATED POINT
 - 1/2" IRON REBAR SET
 - SETBACK LINE
 - EXISTING SANITARY SEWER
 - EXISTING POTABLE WATER
 - UNDERGROUND UTILITIES

OWNER & DEVELOPER
BOARD OF GARRETT COUNTY COMMISSIONERS
203 S. FOURTH STREET, ROOM 208
OAKLAND, MD 21550
301-334-1921

THRASHER
3000 HAYES CENTER
OAKLAND, MD 21550
(301)-334-3866

