

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
202344

Resolution:
☐ Yes ☒ No

TITLE:

Excess property sale in Upper Marlboro, Maryland

PRESENTATION SUMMARY:

Staff will seek approval to sell excess property in Upper Marlboro in accordance with Board policy requiring approval for transactions that exceed one million dollars.

PURPOSE:

Request Board approval of the sale of excess property located at 9450 Lottsford Road, Upper Marlboro, Maryland

DESCRIPTION:

The property is excess to WMATA and is being purchased by 9450 Lottsford Road, LLC for \$1,450,000.

Key Highlights:

Metro acquired the property, which is approximately 65,470 square feet or 1.48 acres, in 2002 as part of the Blue Line extension construction project. The property has been deemed excess (or surplus) with no future transit purpose and was placed on the market and competitively offered in 2021. The highest bidder, 9450 Lottsford Road, LLC was selected and offered the purchase price, which is the fair market value of \$1,450,000.

Background and History:

The property at 9450 Lottsford Road was acquired by Metro in 2002 as part of the Blue Line extension construction project. Because a portion of the property is currently used by WMATA for a recycled wastewater plant and underground rail storage, it was not initially included on the list of excess properties marketed for sale in 2018.

After Prince George's County completed construction of the Curry Administration Building across the street from the property in 2020, the County expressed interest in acquiring a portion of the property not encumbered with WMATA facilities. WMATA screened the property internally and concluded it was not needed for transit purposes. Ultimately, the County decided not to

proceed with the acquisition, therefore, the property was offered for sale in 2021 and the highest bidder, 9450 Lottsford Road LLC, was selected. The buyer will be responsible for the costs associated with subdividing the property to create a saleable lot separate from the portion WMATA will retain.

Discussion:

Metro seeks to dispose of excess property to generate real estate revenue, as well as to reduce maintenance and operating expenses. WMATA has determined that the property at 9450 Lottsford Road is not needed for transit purposes. The purchase price equals the fair market value of \$1,450,000, as determined by a third-party appraisal. Because the purchase price exceeds one million dollars, the sale required Board approval.

FUNDING IMPACT:

Define current or potential funding impact, including source of reimbursable funds.	
Project Manager:	James Abadian
Project Department/Office:	CFO/LAND

This is a revenue generating transaction.

TIMELINE:

Previous Actions	None
Anticipated actions after presentation	Close on sale by calendar 2022 year-end

RECOMMENDATION:

- Board approval of the sale of excess property located at 9450 Lottsford Road, Upper Marlboro, Maryland.

SUBJECT: APPROVAL OF SALE OF EXCESS PROPERTY LOCATED AT 9450
LOTTSFORD ROAD, UPPER MARLBORO, MARYLAND

RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, Resolution 2011-30 requires Board of Directors approval for the sale of property valued over \$1 million; and

WHEREAS, WMATA acquired the property located at 9450 Lottsford Road, Upper Marlboro, Maryland ("Lottsford Road Property") in the 1980s as part of the Metrorail expansion of the Blue Line to Largo Town Center; and

WHEREAS, Staff has determined that the Lottsford Road Property is no longer needed for operational purposes; and

WHEREAS, Staff has negotiated a purchase and sale agreement for the Lottsford Road Property, with a purchase price exceeding \$1 million;

NOW, THEREFORE, be it

RESOLVED, That the Board of Directors approves the sale of 9450 Lottsford Road in Upper Marlboro, Maryland; and be it finally

RESOLVED, That this Resolution shall be effective 30 days after adoption in accordance with Compact Section 8(b).

Reviewed as to form and legal sufficiency,

/s/
Patricia Y. Lee
Executive Vice President and General Counsel