

Consent Item (A) 07-25-2019

Washington Metropolitan Area Transit Authority

Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
202090

Resolution:
☒ Yes ☐ No

TITLE:

Sale of Property at Albion Road in College Park

PRESENTATION SUMMARY:

Request Board approval for the sale of WMATA excess property located on Albion Road and Baltimore Avenue in College Park, Maryland to the Maryland National Capital Park and Planning Commission.

PURPOSE:

Request Board approval for the sale of 6 acres of WMATA excess property located at Albion Road and Baltimore Avenue in College Park, Maryland to the Maryland National Capital Park and Planning Commission..

DESCRIPTION:

Key Highlights:

- The 6 acres located at Albion Road and Baltimore Avenue is deemed excess WMATA property, with no future operating need for Metro.
- Metro will maintain permanent underground easements for the Green Line tunnels.
- Metro will receive fair market value for the property, as determined by third-party appraisal.
- Metro expects to close on the sale of this property by the end of 2019.

Background and History:

WMATA seeks to dispose of its excess properties to reduce cost and risk. This excess property is one among several that has been offered to the jurisdictions and to the public for purchase. As purchase agreements are reached with prospective buyers, and in accordance with Board Resolution #2011-32, staff is seeking Board approval for the sale of excess properties valued over \$1 million.

The 6-acre property located at Albion Road and Baltimore Avenue was acquired by Metro in 1988 as a construction staging area for the northeastern section of the Green Line. Since completion of the Green Line, the property

has not been used or needed by Metro for operational purposes and was deemed excess property.

Discussion:

The Maryland National Capital Park and Planning Commission has agreed to pay Metro the fair market value price of \$2.1 million, as determined by a third-party contract appraisal. Metro will retain permanent underground easements for the Green Line tunnels. Sale of the property is expected to close by the end of 2019.

FUNDING IMPACT:

| | |
|--|-----------------|
| This is a revenue generating transaction | |
| Project Manager: | Cynthia Jachles |
| Project Department/Office: | CFO/LAND |

TIMELINE:

| | |
|---|---|
| Previous Actions | None |
| Anticipated actions after presentation | Acquire concurrence with the purchase price from the Federal Transit Administration (FTA) Assuming FTA concurrence, go to settlement with M-NCPPC. |

RECOMMENDATION:

Board approval for the sale of 6 acres of WMATA excess property located at Albion Road and Baltimore Avenue in College Park, Maryland to the Maryland National Capital Park and Planning Commission.

PRESENTED AND ADOPTED: July 25, 2019

SUBJECT: APPROVAL OF THE SALE OF EXCESS PROPERTY LOCATED AT ALBION ROAD AND BALTIMORE AVENUE IN COLLEGE PARK, MD

2019-25

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

WHEREAS, Resolution 2011-30 requires Board approval to sell real property valued over \$1 million; and

WHEREAS, Staff has determined that approximately 6 acres of unimproved land at Albion Road and Baltimore Avenue in College Park, Maryland (the Property) is no longer required for Metro's operational needs; and

WHEREAS, The Maryland-National Capital Park and Planning Commission (M-NCPPC) has agreed to purchase the Property for \$2.1 million;

NOW, THEREFORE, be it

RESOLVED, That the Board approves the sale of the Property to M-NCPPC for \$2.1 million; and be it finally

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

Reviewed as to form and legal sufficiency,



Patricia Y. Lee
General Counsel

WMATA File Structure No.:
21.3.1 Fee Simple Disposal

**Motioned by Mr. Smedberg, seconded by Mr. Goldman
Ayes: 8- Mr. Smedberg, Mr. Bulger, Mr. Goldman, Mr. Rouse, Mr. Dorsey, Mr. Marootian, Mr. Graham and Mr. McMillin**