MCPB No. 26-92

Acquisition: 14801 West Old Baltimore Road (Parcel 400 and Parcel 245), Boyds, MD
Seller: James J. Hamm, II
Project: Ten Mile Creek Conservation Park Acquisition

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission ("Commission") is authorized by Md. Code Ann., Land Use, §17-101 (formerly Article 28, Section 5-101), to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, the Montgomery County Planning Board received and considered a recommendation from staff of the Commission, in closed session on September 24, 2026, that it approve the acquisition of 14801 West Old Baltimore Road in Montgomery County, Maryland, known as Parcel 400 (Tax Account No. 02-00021308) and Parcel 245 (Tax Account No. 02-10802405), and recorded among the Land Records of Montgomery County, Maryland in in Book 32305 page 016 and Book 32305 page 012, combined containing approximately 10 acres of land, from James J. Hamm, II (collectively, the "Property"); and

WHEREAS, Commission's Montgomery County Department of Parks ("Montgomery Parks") intends to use about one and a half acres of the said Property to serve as a headquarters for the Natural Surface Trail Crew of the Montgomery Parks' Park Planning and Stewardship Division, allowing the Natural Surface Trail Crew to function more effectively and support their mission of creating more natural surface trails within Montgomery County parkland; and

WHEREAS, approximately eight acres of the Property will be incorporated into Ten Mile Creek Conservation Park for management of natural resources and will create the potential for new trail connections into Black Hill Regional Park; and

WHEREAS, there is sufficient funding available in the Park Acquisitions PDF using a Program Open Space grant to pay the $875,500 negotiated purchase price for the Property; and

NOW THEREFORE, BE IT RESOLVED, that the acquisition of the Property from the Seller as described above, for a purchase price of $875,500, in accordance with a proposed Land Purchase Agreement between the Commission and Seller, is hereby approved by the Montgomery County Planning Board on this 8th day of October 2026 and the Executive Director is authorized to execute said Agreement on behalf of the Maryland-National Capital Park and Planning Commission.

[*AUTHORIZATION APPEARS ON THE NEXT PAGE*]

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This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on the motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of 5-0; Chair Harris, Vice Chair Bartley, and Commissioners Hedrick, Linden and Pedoeem voting in favor of the motion, at its regular meeting held on Thursday, October 8, 2026 in Wheaton, Maryland and via conference.

Artie L. Harris, Chair

APPROVED AS TO LEGAL SUFFICIENCY:

M-NCPPC Legal Department

Date: 10/12/2026