



Town of Upper Marlboro

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MEMORANDUM

To: Board of Town Commissioners
From: Kyle Snyder, Town Administrator
Date: Monday, July 3rd, 2023
Re: Property Purchase Overview

Commissioners,

As you are aware from updates over the past few months, the Town is working with the State Department of Natural Resources and M-NCPPC to utilize State Program Open Space (POS) Funding to purchase a 27-acre undeveloped forest lot located at 5510 Old Crain Highway Upper Marlboro MD 20772. It is the intent of the Town to purchase the land for conservation and recreation purposes, and the Town purchasing the land prevents the development of the property. There were apparently several developers who were interested. The preservation of the land would also prevent the stream that runs through the property and feeds into the Western Branch of the Patuxent River from any negative effects of development.

The property is now under contract with the Town, pending the Board passing an Emergency Ordinance at the July Town meeting to purchase the property (as we did for the pocket park). One of the key decisions in the State and M-NCPPC awarding the project POS funding is that the property needs to be acquired for the right of way for the Chesapeake Beach Railroad trail. The Town was recently awarded funding from M-NCPPC PAMC to conduct a feasibility study to build a segment of the trail from the Show Place Arena to MD 725. The Town will hold the title to the land but may enter into a maintenance agreement with M-NCPPC if they choose to build the rail trail.

The purchase cost is \$516,000, there were two appraisals completed (required by POS), one valued the property for \$500,000 and the other at \$532,000. POS will cover all costs the Town incurs in this acquisition project. The Town has spoken to LGIT, our insurance provider, to insure the property at no additional cost (as there are no structures).

After the property is fully purchased, the Town will look for grants to mediate the hazards on site, and hopefully build the trail.

An adjoining residential property on Valley Lane is also currently up for sale, staff are hoping for guidance from the Board to see if we should formally request funding for that acquisition as well as a park maintenance & access site.

