MARYLAND

MARYLAND DEPARTMENT OF HEALTH & MENTAL HYGIENE
MARYLAND DEPARTMENT OF GENERAL SERVICES

January 1, 2016

The Honorable Larry Hogan
State House
100 State Circle
Annapolis, Maryland 21401

The Honorable Thomas V. Miller
H-107 State House
100 State Circle
Annapolis, Maryland 21401

The Honorable Michael E. Busch
H-101 State House
100 State Circle
Annapolis, MD 21401

Dear Governor Hogan, President Miller and Speaker Busch:

The Task Force on the Disposition of the Crownsville Hospital Center Property submits to you our report on the sale, transfer or other disposition of the Crownsville Hospital Center property, as required per the 2015 Laws of Maryland, Chapter 394.

The Task Force was charged to study and make recommendations on the sale, transfer, or other disposition of the Crownsville Hospital Center property and to report on or before January 1, 2016 its findings and recommendations to the Governor, the Secretary of the Department of General Services, the Secretary of the Department of Health and Mental Hygiene, the director of the Maryland State Clearinghouse for Intergovernmental Assistance, the Anne Arundel County Executive, and the General Assembly.

Given the limited timeframe in which the Task Force had to provide its mandated report and the composition of the group, the Task Force was not able to fully address issues such as zoning, environmental and economic issues surrounding the disposition of such a large holding. These would be the next efforts in the process of disposing the Crownsville Hospital Property. The State has to address the mitigation of environmental issues which were created long before such actions were recognized or considered as environmental hazards. Any future efforts will also entail funding for carrying out some of the recommendations set forth in this report.

Should you have any questions, do not hesitate to contact me at 410-767-4960 or Nelson.Reichart@maryland.gov. It has been a pleasure to work with the dedicated members of the Task Force on this worthwhile project.

Sincerely,

Nelson E. Reichart

Nelson Reichart

cc: C. Gail Bassette, Secretary Department of General Services
Van Mitchell, Secretary Department of Health & Mental Hygiene
David Craig, Secretary Department of Planning
Steven Schuh, Anne Arundel County Executive
Linda Janey, Director, Maryland State Clearinghouse for Intergovernmental Assistance
Members of the Task Force

TASK FORCE ON THE DISPOSITION OF THE CROWNSVILLE HOSPITAL CENTER PROPERTY

House Bill 27, 2015 Laws of Maryland, Chapter 394

Study & Recommendations

January 2016

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Task Force on the Disposition of the Crownsville Hospital Center Property
Membership List

Delegate Tony McConkey
Delegate Sid Saab
Delegate Mike Malone
Legislative District 33

Delegate Diana Fennell
Legislative Black Caucus

Councilman Chris Trumbauer
Anne Arundel County Council, District 6

Deputy Secretary Dennis Schrader
Maryland Department of Transportation

James Carroll
Maryland Department of the Environment

Deputy Secretary Nelson Reichart
Department of General Services (Chair)

Secretary Van Mitchell
Department of Health and Mental Hygiene

Staff

Allison Taylor
Department of Health and Mental Hygiene

Ellen Robertson
Department of General Services

Brandon Wright
Department of Planning

Robert Brennan
Individual with experience in disposition of property

Michelle Corkadel
Larry Tom
Bob Hannon
Appointed by the Anne Arundel County Executive

Derek Matthews
Anne Arundel County National Association for the Advancement of Colored People

Melvin Kelly
Maryland Commission on African American History and Culture

Dr. Richard Falk
General's Highway Council of Civic Associations

Wendy Scott-Napier
Department of General Services

Marci Stierhoff
Department of General Services

Legislative Mandate

The Task Force shall study and make recommendations on the sale, transfer, or other disposition of the Crownsville Hospital Center property.

On or before January 1, 2016, the Task Force shall report its findings and recommendations to the Governor, the Secretary of the Department of General Services, the Secretary of the Department of Health & Mental Hygiene, the director of the Maryland State Clearinghouse for Intergovernmental Assistance, the Anne Arundel County Executive, and the General Assembly.

Meeting Schedule

The Task Force held five public meetings. The meetings were scheduled on the following dates and times and were held at the Department of Budget & Management, 45 Calvert Street, Annapolis, MD.

Monday, July 20, 2-4 pm
Monday, August 24, 2-4 pm
Monday, September 28, 2-4 pm
Monday, October 26, 2:30-4 pm
Monday, November 30, 2-4 pm

Subcommittees of the Task Force

(Established by the Chair)

Community Input
Dr. Richard Falk, Councilman Trumbauer & Delegate Saab

Culture & Heritage
Melvin Kelly, Derek Matthews & Delegate Fennel

Infrastructure, Utilities & Environmental
James Carroll, Michelle Corkadel & Delegate McConkey

Zoning, County Regulations & Economics
Bob Hannon, Brandon Wright & Larry Tom

Disposition Alternatives
Robert Brennan & Delegate Malone

Existing Uses
Secretary Van Mitchell & Deputy Secretary Dennis Schrader

Crownsville Property Today

The Crownsville Hospital Center is one of 16 health care facilities owned and operated by the Maryland Department of Health & Mental Hygiene. The hospital was closed on June 30, 2004. The property consists of 544 acres; 474 acres make up the hospital campus, and 70 acres make up a water and sewage facility (including spray fields) managed by the Maryland Environmental Service.[1] The hospital campus contains 69 buildings, for a total of 800,521 square feet. 75% (598,601 square feet) of the buildings are vacant.

The Department of Health & Mental Hygiene owns the Crownsville Hospital Center in fee simple, with no title restrictions. The Department has active agreements, mostly leases, with 10 tenants for use of some of the property. Several nonprofits and treatment providers have leases for building space, including Hope House Treatment Center and the Anne Arundel County Food Bank. Leased space accounts for 5 buildings and 14% (107,765 square feet) of the total available space. Additionally, the United States Coast Guard operates a radio tower on the property. The Maryland Institute for Emergency Medical Services Systems operates a Radio Transmitter Station on the property. See the Appendix for a list of Crownsville Hospital Center tenants.

For the most part the Crownsville Hospital Center buildings were constructed between 1913 and the 1950s, with an average building age of 70 years. 21 buildings (33%) are considered to be in "excellent," "good," or "fair" condition, and 42 buildings (67%) are considered to be in "poor" condition. The Maryland Historical Trust has determined that 32 buildings are historic or potentially historic and 35 are unlikely to be designated as historic. There are no known archeological sites.

The Department has determined that a number of environmental conditions exist on the property. The property contains five underground diesel oil tanks, which were installed in 1994. There is asbestos in some buildings and covering buried steam lines and tunnels. All buildings contain lead paint.

In Fiscal Year 2014, the Crownsville Hospital Center operating expenses were $1,042,503. It is projected that the Department of Health & Mental Hygiene will spend $1,176,383 on security and maintenance for the property in Fiscal Year 2016.

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[1] The Crownsville Cemetery is located on a 12.6-acre parcel that adjoins the Crownsville Hospital Center property. The cemetery is owned by Department of Health & Mental Hygiene, and the Department intends to retain ownership of the cemetery.

History of the Disposal Process

In late 2007 and early 2008, the Maryland Department of Planning led a study group of State agencies including the Department of Health & Mental Hygiene, the Department of General Services, the Department of Transportation and the Department of Commerce (formerly the Department of Business & Economic Development) in an effort to review and recommend a direction for the future status of Crownsville. The group recommended disposing of most of the campus. The group recommended that +/-95 acres be retained for existing and anticipated use by State agencies. Lacking an interested State or local agency to make a comprehensive reuse of the Property, the group sought to determine the market's interest by issuing a *Request of Expressions of Interests*. The group identified several guiding principles that would govern its overall review of responses along with specific review criteria. The guiding principles included:

- to maintain existing tenant-based behavioral health capacity and, preferably increase, privately operated outpatient and inpatient behavioral health service capacity on the site;

- to maximize return on the value of the property and deposit proceeds from disposition of the property in the Community Trust Fund to benefit individuals with mental illness; and

- to reduce, and eventually eliminate, the annual costs paid by the Department of Health & Mental Hygiene for the operation of the on-site water and sewer systems and other costs.

Eleven proposals were received in response to the *Request of Expressions of Interests* for Crownsville. The study group reviewed and ranked all proposals based on pre-set criteria. Five proposals were eliminated based on insufficient points to meet a cut-off for consideration, and six were approved for further consideration. At the end of this process a short list of three finalists remained for consideration. However, due to the severe economic downturn in 2008, no transactions to transfer any parts of the property were concluded.

Policy Options

(Presented by Department of Health & Mental Hygiene)

At the first task force meeting on July 20, 2015, Secretary Van Mitchell presented three policy options that the task force could consider:

1. DHMH retains ownership of the property (i.e., maintain the status quo).

2. DHMH transfers the property to Anne Arundel County. Secretary Mitchell noted that it was the intent of the General Assembly that the Crownsville Hospital Center be transferred to Anne Arundel County at the time it was closed in 2004.[2]

3. DHMH disposes of the property through the State Clearinghouse.

Task Force Recommendations

Immediate Action: The State should initiate the Clearinghouse Review process which is estimated to take 90 days. The Task Force agreed that the existing Tower sites on the Crownsville campus should be transferred to the current users which are Maryland Institute for Emergency Medical Services Systems and the U.S. Coast Guard. Following the Clearinghouse review process, the property should be submitted to the Board of Public Works for surplus approval. Once surplus approval is received from the Board of Public Works, one or more of the below four recommendations should be pursued.

Note: In addition to the specific Task Force Recommendations to be approved, the following items must also be completed: a formal access easement for the Crownsville Hospital Cemetery must be granted; an easement must be granted to the Maryland Environmental Service (MES) related to the water and wastewater infrastructure they manage on the site; and any necessary re-zoning of the property is subject to local re-zoning policies and procedures.

Recommendation 1: Request that Anne Arundel County re-consider taking ownership of the property. Although County Executive Steve Schuh indicated that Anne Arundel County was not interested in receiving the property per letter dated August 24, 2015, the Task Force would like to inquire if there has been any change in this position. The County representatives have been very supportive of the Task Force process, and have offered their assistance in the areas of a feasibility study and future re-zoning efforts. County ownership of the property is considered advantageous in achieving the identified goals for this property to avoid significant development and increased traffic, preserve green space, facilitate access to the cemetery, fulfill the General Assembly's intended disposition of the property, pursuant to Chapter 429 of the Acts of 2004, and further the availability of County supported health and treatment programs.

Recommendation 1a: If Anne Arundel County has no change in their position on receiving the Crownsville Hospital property, the Task Force recommends that the Department of Health and Mental Hygiene (DHMH) issue a Request for Proposals (RFP) after the Clearinghouse review process has been completed. The RFP shall be issued for the sale and re-development of the property. The entire RFP process shall be completed within six (6) months.

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[2] Chapter 429 of the Acts of 2004 (SB 125 – FY 05 Budget Bill), page 90, *available at* http://mgaleg.maryland.gov/2004rs/bills/sb/sb0125e.pdf

Recommendation 2: Create a local development authority to dispose of the property. The Task Force recommends that a Local Development Authority (LDA) be established to dispose of the property. The Local Development Authority would be similar to LDA's created in Cecil and Washington counties to dispose of other similar properties. The Crownsville property would be transferred to the LDA for disposition, following the Clearinghouse Review process. Prior to the transfer to an LDA, the goals for the redevelopment of the property must be agreed to by the State and County government. After transfer to the LDA, a master development plan must be created for the property, based on State and County government input, as well as the community. The development plan would include a re-zoning process with the County, a public participation component and would require periodic reports to the State and County government.

Recommendation 3: Establish a Commission on the Crownsville Hospital Center Property and transfer the property to the Department of General Services. At the October 26, 2015 meeting, Delegate Tony McConkey distributed draft legislation that would establish a Commission on the disposition of Crownsville Hospital Center Property, to be staffed by the Department of General Services. The Commission would be charged with disposing of the property, taking into consideration the Task Force's recommendations. The Commission would consist of the following members: one member of the Senate of Maryland who represents the district in which the hospital is located, one member of the House of Delegates who served on the Commission (should be Task Force) on the Disposition of the Crownsville Hospital Center Property, one member of the Legislative Black Caucus, the Secretary of General Services or designee, the Secretary of Planning or designee, one individual with expertise in matters relevant to the disposition of property, and one representative of the Maryland Commission on African American History & Culture. The Governor will designate the chair of the Commission. Under this model the property, the funds, and the staffing necessary to maintain the property would be transferred from DHMH to DGS before final disposition. The Task Force recommends this option for consideration because the Department of General Services is more experienced than DHMH in the disposition of state property.

Recommendation 4: Conduct a feasibility study. ***(Note: Recommendation 4 is to be included with either Recommendation 2 or 3 above.)*** The final task force recommendation is to conduct a feasibility study in order to prepare the site for disposition. (Please review the attached Appendix, Report of the Zoning, County Regulations, & Economics Subcommittee for the scope of work for the feasibility study.) The purpose of the study is to provide a comprehensive assessment of the site constraints and opportunities, as well as determine how to best and most efficiently market the property. The study would be managed by the Maryland Department of Planning, with support from Anne Arundel County Department of Planning, and the Anne Arundel County Economic Development Corporation, and must be completed by January 1, 2017. State funding for the study would be sought. After the study is completed, a request for proposals (RFP) would be issued by the Department of General Services for the Crownsville property and the feasibility study would be provided as part of the RFP package.

Appendix

Zoning, County Regulations & Economics Subcommittee
Robert Hannon, Larry Tom, and Brandon Wright
September 23, 2015 (Revised December 3, 2015)
Master Planning

The Zoning, County Regulations, and Economics Subcommittee offers this recommendation for consideration by the Crownsville Hospital Center Task Force. It is recommended that a Feasibility and Alternatives Assessment Study be prepared to evaluate the feasible range of alternatives for future use of the site. The study should be prepared by an outside consultant to be funded by the State. The County should have representation on the Project Management Team. Below is an outline of some of the components that should be included in the study.

- Define Existing Conditions
    1. Site analysis (topography, soils, vegetation, etc.)
    2. Inventory of existing facilities and infrastructure
        - The State previously conducted a Due Diligence Study of infrastructure & facilities which could be used & updated, as needed.
        - Determine if any of the current uses on the site have contracts allowing them to remain in operation if the property is sold. What are the allowances? If not, would relocation assistance be provided to current tenants, and by whom?
    3. Inventory of natural features
    4. Inventory of historic resources
    5. Site remediation needs
        - Review Phase I & Phase II Environmental Site Assessment previously conducted.
        - Determine if there are any State (MDE) or Federal site remediation requirements, other than those indicated in the May 2006 Draft Due Diligence Study provided by the State.
        - Determine if areas designated as Old Sump Sites & Rubble Landfill are required to be delineated as deed restrictions on future uses.
    6. Utility infrastructure
        - In 2007-2009 MES estimated more than $5.3 million of additional capital work & maintenance projected were needed for continued operation of the water & wastewater treatment facilities on the site. Determine if any of this work has been done to date and what is the viability of providing public infrastructure to the site and closing of the existing facility.
        - Determine what are the specifics of the contract with MES for the operation and/or maintenance of the wastewater treatment facilities. Determine if a new contract with a new property owner would have additional provisions/constraints. Determine if there are issues in getting a new MDE permit for an expanded wastewater treatment facility, if needed.
        - Determine the condition of the water supply wells on the site and their current production rate. What does the most recent testing data indicate and are there problems with water quality?

Appendix

Subcommittee Reports

Disposition Alternatives Subcommittee
Robert Brennan & Delegate Malone
August 26, 2015

Recommendations
The process to redevelop the Crownsville Hospital site needs to start with some very basic decisions- here are some recommendations in regards to the first steps:

1) The County/ Local Community (local community input could be delivered through a Local Development Authority) must define the potential use of the property and provide a vision of the specifics associated therewith.

2) If any of the future usages/vision of the property requires State funding, then the County will need to request from the Maryland Department of Planning that the site or an area including the Crownsville site be designated a Priority Funding Area.

3) The County/ Local Community should agree upon their vision for the future use of the site and engage an engineering firm to create a concept plan breaking the property into components that would be identified by the proposed uses.

4) After the County and Local Community agree upon a vision/proposed use of the property the County should adopt /approve zoning regulations to match the intended usage/vision.

5) Assuming the intended use has portions that would be attractive to private developers a solicitation should occur to obtain the private sectors ideas based on the limitations set by the zoning and county and local community desires for redevelopment.

Zoning, County Regulations & Economics Subcommittee (continued)

- Identify Constraints
    1. Environmental constraints
    2. Land use/zoning constraints
    3. Infrastructure constraints
    4. Road and access constraints
    5. Future right-of-way (ROW) needs, including County right of way needs and access to the Bacon Ridge Natural Area
        - Determine how much acreage the State will need to retain for future ROW or other State of Federal needs & where it will be located. Identify the boundaries of any acreage the State would retain for easements or other uses.
    6. Historic structures and archaeological sites
        - Determine if the Maryland Historical Trust (MHT) requires a perpetual historic preservation easement be granted to MHT upon transferring the property out of State ownership. If so, identify the boundaries of the easement.
        - The most recent National Register Determination of Eligibility dates from 2000 & may need to be updated. A Phase I archaeological survey would also be needed prior to any construction, demolition or rehabilitation work could begin.

- Public Outreach/ Stakeholder Input

- Identify Range of Potential Uses
    1. Public facilities
    2. Community facilities
    3. Park and recreational uses, including preservation of forested areas and stream beds
    4. Private non-profit centers — possible focus on health and rehab facilities?
    5. Private commercial development
    6. Private residential development
    7. Include a market demand study?

- Alternatives Assessment
    1. SWOT (strengths, weaknesses, opportunities, and threats) analysis of the range of feasible alternatives
    2. Identify preferred alternative(s)
    3. Financial feasibility/ funding strategies

Appendix

Community Input Subcommittee

Dr. Richard Falk, Councilman Trumbauer & Delegate Sid Saab (Debbie Yatsuk, aide to Del. Saab)

Outcomes of the Workgroup

- Approximately 75 people attended a town hall meeting on August 18, 2015 at Baldwin Hall in Millersville, co-hosted by Councilman Trumbauer and the Generals Highway Council of Civic Associations

- After overview presentations by Councilmember Trumbauer and Anne Arundel County staff, attendees participated in a Q&A, community members asked questions about various potential uses and suggested ideas
    - Common concerns included: limiting traffic impacts, protecting the character of the community (which is largely low- to medium-density residential), preserving the environmentally sensitive areas of the site, remediation of contaminated portions of the site, access to the Bacon Ridge Natural Area and to the cemetery

    - Ideas included: using the property for a passive solar array, supporting nonprofits that serve the community, helping the homeless

- Members of the subcommittee also met with Larry Tom, Anne Arundel County Planning & Zoning Director on September 3, 2015 to discuss strategic recommendations

- Recommendations
    - The forested, undeveloped tracks of land on the Crownsville property should be added to the county's Bacon Ridge Natural Area and protected with a conservation easement

    - Before disposal of the property, the county and/or state should undertake a Feasibility and Alternatives Assessment Study to evaluate the feasible range of alternatives for future use of the site. (Furthermore, our subcommittee endorses the recommendations by the Planning subcommittee.)

    - The character of the Crownsville area and the Generals Highway Corridor should not be dramatically changed. Any potential use of the property should consider traffic and infrastructure impacts to the surrounding community

    - Any future use must preserve access to the cemetery

Appendix

Culture & Heritage Subcommittee
Melvin Kelly and Delegate Diana M. Fennel

Founded in 1911 as the Hospital for the Negro Insane of Maryland and fraught with a complicated history ranging from inadequate treatment due to overcrowding and underfunding at best to intentional and atrocious physical and mental experimentation resulting in debilitation and death at worst, Crownsville Hospital represents Maryland's shameful past. It is imperative that the State provide a space for bearing witness to and addressing this complex history. Therefore, it is the recommendation of the Crownsville Hospital Task Force's Culture & Heritage Subcommittee that two turnkey buildings—specifically the Meyer Building and the Chapel--and their adjacent grounds, be retained by the State of Maryland or deeded to a cultural heritage-based nonprofit for perpetual, adaptive reuse in order to preserve and give account of the lives of the patients and staff.

- Uses for the Meyer Building
    - House a permanent installation for public viewing that displays the Crownsville Hospital history through artifacts, photos, text, oral history recordings, and documentaries
    - Function as the source for historical products documenting Crownsville Hospital history
    - Provide space to preserve in perpetuity the murals and other works created by Crownsville patients as art therapy
    - Operate a repository of African American culture in Maryland, where members of the Consortium of African and African American Heritage Institutions of MD can rent artifact storage and stewardship
    - Provide Education/Public Programming ranging from the historical treatment of mental illness to current practices in health and wellness
    - Provide multi-purpose rental space for non-profits (meetings, lectures, performances)
    - Establish a Visitor's center to conduct tours, offer Crownsville history-based items, etc.

- Uses for the Chapel
    - Address the public perception of the Crownsville Hospital experience and transform the landscape into one of reflection and reconciliation
    - Commission a MD-based artist to lead in the creation of an art memorial honoring the site's original use as a potato barn. This project will prioritize community participation and will yield both a work of public art and a meditative space, such as a square, garden, or small park.
    - Serve as the site for an annual commemorative ceremony and other heritage programming

Culture & Heritage Subcommittee (continued)

- Use of the Adjacent grounds
    - Establish a public right-of-way for a recreational trail linking the Meyer Building to the Chapel-turned-Potato Barn/Art Memorial, the cemetery, and other sites on campus

- Potential Partners
    - Johns Hopkins University
    - The Johns Hopkins Hospital
    - The University of Maryland Medical System
    - Black Psychiatrists of America
    - Center for Race and Culture, Maryland Institute College of Art
    - Maryland Archeological Conservation Lab
    - Maryland Folk Life Center
    - Maryland Historical Society
    - Maryland Historical Trust
    - Maryland State Archives
    - Maryland State Arts Council
    - National Association for the Advancement of Colored People, Anne Arundel County Branch
    - National Trust for Historic Preservation --"This Place Matters"
    - Preservation Maryland
    - The Association of Black Psychologists
    - The University of Maryland School of Medicine

The State of Maryland must play a leading role in shaping the conversation about what was a state-sanctioned segregated mental hospital. The Maryland Commission on African American History and Culture is willing to function in this capacity on behalf of the State.

Appendix

Infrastructure, Utilities & Environment Subcommittee
James Carroll, Michelle Corkadel & Delegate McConkey

1. Environmental Resources:
    a. Forest conservation and watershed protection areas should be a mandatory component of any redevelopment plan(s) for the property.
        i. Drainage from the property impacts the Bacon Ridge Natural Area.
        ii. Redevelopment activities on the property must incorporate environmental protection to minimize or eliminate the impacts from development activity.
    b. Maintaining control over the preservation areas, such as the Forest Mitigation Area created by the State Highway Administration and the Department of Natural Resources, is necessary.
        i. Redevelopment activities on the property must be coordinated with DNR to identify and document specific locations for the forest mitigation boundaries.
        ii. Similar actions are necessary for stream watersheds on the property.
2. Environmental Condition of the Property
    a. Based on existing data and information from the Department of Health and Mental Hygiene (DHMH) personnel assigned to the property, the Subcommittee notes that the extent of actual environmental contamination is perceived to be greater than the actual presence of contamination.
    b. There are many historic operational areas on the property that constitute recognized environmental conditions that merit further assessment as part of any redevelopment activity's environmental due diligence.
    c. The Subcommittee's previous reports provide detailed explanation regarding specific recognized environmental conditions on the Crownsville State Hospital property.
3. Infrastructure
    a. Any redevelopment activity must take into consideration the existing infrastructure and its characteristics when evaluating redevelopment potential.
        i. These characteristics include integrating future redevelopment activity with the aging existing sewer, water and electrical utilities.
        ii. The Maryland Environmental Service should consider constructing additional fencing along the access road through the Crownsville State Hospital property so that the general public is provided unrestricted access to the Crownsville State Hospital Cemetery.
    b. Careful evaluation of the historic and cultural value of existing structures on the property must occur.
        i. Stakeholders should pragmatically weigh the value of maintaining the building stock for historic purposes and rehabilitating structures for reuse in an economically viable fashion.

Appendix

Existing Uses Subcommittee

Secretary Van Mitchell & Deputy Secretary Dennis Schrader

The Crownsville Hospital Center property includes 69 buildings, totaling approximately 800,000 square feet. The property includes four additional structures: two water towers, a Maryland Institute for Emergency Medical Services Systems (MIEMSS) radio transmitter station, and a United States Coast Guard tower. In FY 2014, the operating expenses for the property totaled $1,042,530. Specific information about the property is as follows:

Current Acreage = 544 Acres

- 474 Acres- Crownsville Campus with Improvements
- 70 Acres- Maryland Environmental Service water and sewage treatment facility

Historic Cemetery = +/- 12.60 Acres

- To be retained by Department of Health & Mental Hygiene.
- Prior to any final disposal of the Crownsville Campus, an easement will be required to ensure future access to the cemetery.

Building and Structure Inventory

- 69 Buildings Totaling- 800,521 Gross Square Feet (GSF)
- Historical designation, as determined by the Maryland Historical Trust
    - 19 Historic buildings totaling - 345,832 GSF
    - 15 Potentially historic buildings totaling - 310,104 GSF
    - 35 Structures unlikely to be historic totaling- 144,585 GSF
- Four Additional Structures
    - Two Water Towers
    - MIEMSS Radio Transmitter Station
    - United States Coast Guard Tower

Crownsville Campus Fiscal Year 2014 operating expenses= $1,042,530
(Fiscal Year 2016 projected expenses = $1,176,383)

Tenants – Crownsville Hospital Center

The Department of Health and Mental Hygiene currently has 10 tenants that are using various buildings on the property. A list of those tenants, and their lease terms, is included below.

Appendix

Existing Uses Subcommittee (continued)

Tenants – Crownsville Hospital Center

Location-Real Property, Communications/Radio Tower Agreement-Lease Tenant-U.S. Coast Guard, CEU Cleveland GWEN Tower Lease Area-10.4 Acres Term-2 Months Lease Begin Date-8/1/2000 Lease End Date-9/30/2000 Renewal Periods-Lease can be renewed on a year-to-year basis up until July 31, 2020	Location-Fire House Agreement-MOU Tenant-Maryland Historical Trust Lease Area-1,920 GSF Term-2 Years, 1 Month Lease Begin Date-6/1/2004 Lease End Date-6/30/2006 Renewal Period-None Comments-Used to store archeological equipment
Location-Central Kitchen/Storage Agreement-Lease Tenant-Anne Arundel County Food Bank Lease Area-2,000 GSF Term-1 Year Lease Begin Date-9/12/2007 Lease End Date-9/11/2008 Renewal Periods-Lease will continue on a month-to-month basis	Location-Central Kitchen/Storage Agreement-Lease Tenant-Chesapeake PC Users Group Lease Area-30,000 GSF Term-1 Year Lease Begin Date-10/1/2007 Lease End Date-9/30/2008 Renewal Periods-Lease will continue on a month-to-month basis
Location-Real Property, Sports Field adjacent to Campanella Bldg. Agreement-Lease Tenant-Arundel Soccer Association, Inc. Lease Area Term-5 Years Lease Begin Date-10/16/2010 Lease End Date-10/15/2015 Renewal Periods-One renewal term for five years	Location-Real Property, Vacant Lot Agreement-Lease Tenant-Habitat for Humanity of the Chesapeake Lease Area-1Acre Term-20 Years Lease Begin Date-11/19/1997 Lease End Date-11/18/2017 Comments-Used to store building materials in a lessee owned warehouse for renovating low income housing
Location-Phillips Annex Agreement-Lease Tenant-Guadenzia Drug Treatment Lease Area-12,000 GSF Term-5 Years Lease Begin Date-9/19/2014 Lease End Date-9/18/19 Renewal Periods-Two renewal terms of five years each	Location-Phillips Agreement-Lease Tenant-Guadenzia Drug Treatment Lease Area-40,319 GSF Term-5 Years Lease Begin Date-9/19/2014 Lease End Date-9/18/2019 Renewal Periods-Two renewal terms of five years each
Location-Residence Dorm Agreement-Lease Tenant-Addiction Recovery/Hope House Lease Area-21,654 GSF Term-20 years Lease Begin Date-8/16/2004 Lease End Date-8/15/2024 Renewal Periods-None	Location-Real Property, Crownsville Hospital Cemetery Agreement-Right of Entry Tenant-Anne Arundel County Government Term-30 Years, 9 Months Lease Begin Date-10/6/2009 Lease End Date-7/1/2040 Renewal Periods-None Comments-Lessee will maintain the landscaping of the cemetery
Location-Real Property, Communications/Radio Tower Agreement-MOU Tenant-Maryland Institute for Emergency Medical Services Systems Lease Area-8.8 Acres Term-Indefinite Lease Begin Date-3/1/1993 Lease End Date-N/A Renewal Periods-None Comments-Lease can be terminated by either party with 180-day notice	

Appendix

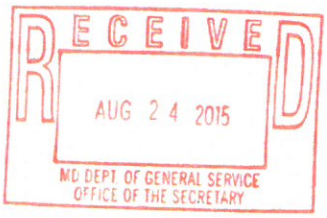
Letter from Anne Arundel County

STEVEN R. SCHUH
County Executive

P.O. Box 2700 | Annapolis, Maryland 21404
(410) 222-1821 | countyexecutive@aacounty.org | www.aacounty.org

August 18, 2015

Mr. Van T. Mitchell, Secretary
Maryland Department of Health and Mental Hygiene
Herbert R. O'Conor State Office Building
201 West Preston Street
Baltimore, MD 21201



RE: Crownsville Hospital

Dear Secretary Mitchell:

Thank you for taking the time last week to discuss the Crownsville Hospital property with me and Chief of Staff Diane Croghan. The purpose of this letter is to share with you the results of our internal assessment of the property and its potential for use by Anne Arundel County.

The Crownsville Hospital property is a 544-acre parcel in the heart of Anne Arundel County. The property is zoned Rural Agricultural (RA) and is part of the central and southern portions of the County that we have targeted for preservation as green space. Consistent with that land-use priority, our General Development Plan does not anticipate extending public water and sewer service to those portions of the County. The property is also adjacent to our Bacon Ridge Natural Area and is accessed primarily from Generals Highway, which is a registered scenic and historic road. Finally, the property includes a historic cemetery. Consistent with these considerations, Anne Arundel County is adamantly opposed to any scenario that would involve significant development, loss of green space, increased traffic or disturbance to the cemetery.

After careful analysis and deliberation by multiple County departments, we have concluded that there would be no public benefit for the citizens of Anne Arundel County if the County were to acquire or take possession of the Crownsville Hospital property. Accordingly, we believe the State of Maryland should pursue other alternatives that do not involve transferring the property to Anne Arundel County.

We believe that the State of Maryland would be best served by surplusing the property and making it available for limited, private redevelopment, either by for-profit developers, private institutions, or private non-profit organizations. If the State were to pursue this alternative, Anne Arundel County would be pleased to assist the State with a master-planning effort to establish future uses for the property.

Furthermore, we would assist with any rezoning that would serve to implement the land uses established in the master planning of the property.

There are two other considerations that we believe need to be incorporated into any future master-planning efforts. First, it is imperative that access to the Bacon Ridge Natural Area be maintained. This 900-acre property has great potential as an open-space and ecological preserve to protect existing forests, habitat for indigenous flora and fauna, and historic and scenic qualities. The only active recreation we are planning for this site is a network of natural trails that can be used for hiking, biking, and equestrian activities. The primary means of ingress and egress from Bacon Ridge is through the Crownsville property along Farm Road. It is vital that this connection be maintained through whatever redevelopment is determined by the master-planning process.

Second, there are two major stream beds located on the Crownsville Hospital property. Any future redevelopment of the property should preserve these stream beds in their natural states. The master-planning process should re-zone these stream beds to prevent any development activity.

Anne Arundel County stands ready to assist the State as it moves forward with the disposition of the Crownsville Hospital property. We will be pleased to work in partnership with the State to ensure that future uses of the property provide a reasonable economic opportunity for re-development while maintaining the historical and environmental character of this important parcel.

Sincerely,

Steven R. Schuh
County Executive

Cc: Anne Arundel County Senate Delegation
Anne Arundel County House Delegation
David Craig, Secretary, Department of Planning
Jeannie Haddaway-Riccio, Director, Intergovernmental Affairs
Nelson Reichart, Deputy Secretary, Department of General Services
Anne Arundel County Council
Rick Anthony, Director of Recreation and Parks
Robert Hannon, CEO, EDC
Larry Tom, Planning and Zoning Officer

Appendix

Text of Chapter 394, 2015 Laws of Maryland (House Bill 27)

Chapter 394

(House Bill 27)

AN ACT concerning

Task Force on the Disposition of the Crownsville Hospital Center Property

FOR the purpose of establishing the Task Force on the Disposition of the Crownsville Hospital Center Property; providing for the composition, chair, and staffing of the Task Force; prohibiting a member of the Task Force from receiving certain compensation~~, but authorizing the reimbursement of certain expenses~~; requiring the Task Force to study and make recommendations regarding the sale, transfer, or other disposition of the Crownsville Hospital Center property; requiring the Task Force to report its findings and recommendations to the Governor, certain individuals, and the General Assembly on or before a certain date; ~~declaring the intent of the General Assembly;~~ providing for the termination of this Act; and generally relating to the Task Force on the Disposition of the Crownsville Hospital Center Property.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That:

(a) There is a Task Force on the Disposition of the Crownsville Hospital Center Property.

(b) The Task Force consists of the following members:

(1) ~~one member of the Senate of Maryland who represents the district in which the Crownsville Hospital Center is located, appointed by the President of the Senate;~~

(2) ~~two~~ *three* members of the House of Delegates who represent the district in which the Crownsville Hospital Center is located, appointed by the Speaker of the House;

(3) *(2)* one member of the Legislative Black Caucus, appointed by the Chair of the Legislative Black Caucus;

(4) *(3)* one member of the Anne Arundel County Council who represents the district in which the Crownsville Hospital Center is located~~, or a designee of the councilmember~~;

(4) the Secretary of Transportation, or the Secretary's designee;

(3) (5) the Secretary of the Environment, or the Secretary's designee;

(4) (6) the Secretary of General Services, or the Secretary's designee;

(5) (7) the Secretary of Health and Mental Hygiene, or the Secretary's designee;

(6) (8) the Secretary of Planning, or the Secretary's designee;

(7) (9) ~~two individuals~~ *one individual* with expertise in matters relevant to the disposition of property, appointed by the Governor; ~~and~~

(8) (10) ~~six~~ *three* individuals appointed by the County Executive of Anne Arundel County~~, one of whom shall be a representative of a community adjacent to the Crownsville Hospital Center property~~;

(11) one representative of the Anne Arundel County Branch of the NAACP, appointed by the Branch President;

(12) one representative of the Maryland Commission on African American History and Culture, appointed by the Chair of the Commission; and

(13) ~~one representative of the Anne Arundel County Historical Society, appointed by the President of the Society.~~

(13) one representative of the Generals Highway Council of Civic Associations.

(c) The Governor shall designate the chair of the Task Force.

(d) The State agencies represented on the Task Force shall provide staff for the Task Force.

(e) A member of the Task Force~~:~~

(1) may not receive compensation as a member of the Task Force~~; but~~

(2) ~~is entitled to reimbursement for expenses under the Standard State Travel Regulations, as provided in the State budget~~.

(f) The Task Force shall study and make recommendations on the sale, transfer, or other disposition of the Crownsville Hospital Center property.

(g) On or before January 1, 2016, the Task Force shall report its findings and recommendations to the Governor, the Secretary of General Services, the Secretary of Health and Mental Hygiene, the director of the Maryland State Clearinghouse for Intergovernmental Assistance, *the County Executive of Anne Arundel County*, and, in accordance with § 2–1246 of the State Government Article, the General Assembly.

~~SECTION 2. AND BE IT FURTHER ENACTED, That it is the intent of the General Assembly that until the Task Force on the Disposition of the Crownsville Hospital Center Property issues its report as required under Section 1 of this Act, the State agencies involved with the disposition of the Crownsville Hospital Center property refrain from taking any permanent action with regard to the disposition of the property.~~

SECTION ~~2.~~ ~~3.~~ *2.* AND BE IT FURTHER ENACTED, That this Act shall take effect ~~July~~ June 1, 2015. It shall remain effective for a period of 1 year and 1 month and, at the end of June 30, 2016, with no further action required by the General Assembly, this Act shall be abrogated and of no further force and effect.

Approved by the Governor, May 12, 2015.

P1 6lr0786

Bill No.: _____ Drafted by: Scott

Requested: _____

Committee: _____

By: **Delegate McConkey**

A BILL ENTITLED

AN ACT concerning

Commission on the Disposition of the Crownsville Hospital Center Property

FOR the purpose of establishing the Commission on the Disposition of the Crownsville Hospital Center Property as an independent unit in the Executive Branch of State Government; placing the Commission under the Department of General Services for administrative and budgetary purposes; providing for the purpose, composition, chair, and staffing of the Commission; requiring the Commission to determine the times and places of its meetings; prohibiting a member of the Commission from receiving certain compensation, but authorizing the reimbursement of certain expenses; authorizing the Commission to sell, transfer, or otherwise dispose of certain property and enter into contracts and execute certain instruments to carry out its purpose; providing for the termination of this Act; and generally relating to the Commission on the Disposition of the Crownsville Hospital Center Property.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, that:

(a) (1) There is a Commission on the Disposition of the Crownsville Hospital Center Property.

(2) The purpose of the Commission is to sell, transfer, or otherwise dispose the Crownsville Hospital Center property, taking into consideration the

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.

recommendations of the Task Force on the Disposition of the Crownsville Hospital Center property.

(b) The Commission is an independent unit in the Executive Branch of State Government that is placed under the Department of General Services for administrative and budgetary purposes.

(c) The Commission consists of the following members:

(1) one member of the Senate of Maryland who represents the district in which the Crownsville Hospital Center is located, appointed by the President of the Senate;

(2) one member of the House of Delegates who served on the Commission on the Disposition of the Crownsville Hospital Center Property, appointed by the Speaker of the House;

(3) one member of the Legislative Black Caucus, appointed by the Chair of the Legislative Black Caucus;

(4) the Secretary of General Services, or the Secretary's designee;

(5) the Secretary of Planning, or the Secretary's designee;

(6) one individual with expertise in matters relevant to the disposition of property, appointed by the Governor; and

(7) one representative of the Maryland Commission on African American History and Culture, appointed by the Chair of the Commission.

(d) The Governor shall designate the chair of the Commission.

(e) The Commission shall determine the times and places of its meetings.

(f) The Department of General Services shall provide staff for the Commission.

(g) A member of the Commission:

(1) may not receive compensation as a member of the Commission; but

(2) is entitled to reimbursement for expenses under the Standard State Travel Regulations, as provided in the State budget.

(h) To carry out the purposes of the Commission, the Commission may:

(1) sell, transfer, or otherwise dispose of the Crownsville Hospital Center property; and

(2) enter into a contract and execute any instrument necessary or convenient.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2016. It shall remain effective for a period of 2 years and 1 month and, at the end of June 30, 2018, with no further action required by the General Assembly, this Act shall be abrogated and of no further force and effect.