

**RESOLUTION NO. 1235-24**

**A RESOLUTION OF THE BOARD OF TOWN COMMISSIONERS OF BEL AIR, MARYLAND, TO APPROVE THE PURCHASE OF APPROXIMATELY .38 ACRES OF PROPERTY LOCATED WITHIN THE WAKEFIELD MANOR APARTMENT COMPLEX, FOR THE PURPOSE OF CREATING AN EMERGENCY ACCESS ROAD IN CONNECTION WITH THE HOMESTEAD-WAKEFIELD ELEMENTARY SCHOOL PROJECT.**

**WHEREAS**, the Town of Bel Air recognizes the importance of ensuring public safety through the provision of adequate infrastructure, including access roads that facilitate rapid emergency response; and

**WHEREAS**, the Board of Education of Harford County is undertaking the construction of the new Homestead-Wakefield Elementary School (HWES), a significant project intended to enhance educational facilities within the community; and

**WHEREAS**, the creation of a gated emergency access road connecting Maryland Route 924 Emmorton Road to Maryland Route 24 Vietnam Veterans Memorial Highway has been identified as a critical component of the HWES project to ensure the safety of students, staff, and residents by providing a direct route for police, fire, EMS, HazMat, and rescue services; and

**WHEREAS**, approximately .38 acres of land located within the Wakefield Manor Apartment Complex on South Atwood Road at the intersection of West MacPhail Road, and

owned by Wakefield Manor Associates, LLP c/o Mount Royal Management Company, LLP has been determined to be essential for the construction of the emergency access road; and

**WHEREAS**, the Town of Bel Air, after due diligence including two independent appraisals, has negotiated a purchase price of \$66,000 with Wakefield Manor Associates, LLP c/o Mount Royal Management Company, LLP for the acquisition of the said property; and

**WHEREAS**, the acquisition of this property aligns with the Town's commitment to enhancing public safety infrastructure and ensuring the well-being of its residents and the broader community;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWN COMMISSIONERS OF BEL AIR:**

1. That the Town of Bel Air is hereby authorized to enter into a contract of purchase with Wakefield Manor Associates, LLP c/o Mount Royal Management Company, LLP for the acquisition of approximately .38 acres of land located within the Wakefield Manor Apartment Complex on South Atwood Road at West MacPhail Road, Bel Air, Maryland, for the purchase price of \$66,000.

2. That the acquired property shall be used for the express purpose of constructing a gated emergency access road as part of the Homestead-Wakefield Elementary School project, facilitating swift and efficient emergency response.

3. That the Town Administrator and other appropriate officials are hereby authorized to take any and all necessary actions to effectuate the purchase of the property and ensure its integration into the Town's public safety infrastructure.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately upon its adoption.

ENACTMENT:

EFFECTIVE:

AYES:

NAYS:

ABSENT:

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Paula S. Etting, Chair  
Board of Town Commissioners

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Michael L. Krantz, Town Clerk