

Resolution No.:	<u>20-100</u>
Introduced:	<u>March 28, 2023</u>
Adopted:	<u>March 28, 2023</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Extension of the Deadline for the Declaration of No Further Need – Disposition via Transfer of certain properties in the White Flint area, located in North Bethesda, Maryland

**Background**

1. Montgomery County Code §11B-45 requires the Council to approve a Declaration of No Further Need before the Executive can dispose of real property that has more than nominal value. Prior to seeking Council approval of a Declaration of No Further Need, the Executive must:
  - (a) submit all material terms of the proposed disposition and any appraisal the Executive relied on in setting the property's market value to the Council; and
  - (b) publish a declaration in the County Register and post a notice on the County website that the County has no further need for the property.If the Council, by resolution, approves the Executive's Declaration of No Further Need, the Executive may dispose of the property for fair market value.
2. The Council must act on the Declaration of No Further Need within 60 days of receiving the Declaration or it is automatically approved. The Council may extend the 60-day deadline by resolution if the Council President has informed the Executive, within 30 days of receiving the proposed action, that the Council has not received all information necessary to review the proposed action. If the 60-day deadline falls during the month of August or during the period of December 15 through December 31, the deadline is automatically extended until the next scheduled Council session.
3. On November 8, 2022, the Executive transmitted the Declaration of No Further Need for the proposed disposition. The Executive recommends a transfer via sale a total of 1.27 acres of County-owned property located in the White Flint area (North Bethesda, Maryland) to the developer Stonebridge. The properties include: a portion of County right of way located on Executive Boulevard, which was abandoned in 2015 under Section 49-62 of the County Code and a portion of the Bethesda North Marriott and Conference Center ("Conference Center") parking lot property.

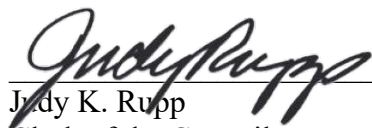
4. The Conference Center, including a portion of the parking lot at issue, is currently owned in fee simple by the Revenue Authority and under lease to the County. Under the lease agreement, the County may require that the Conference Center property be deeded back to the County upon repayment of outstanding bonds in April 2023. It is expected that the County will request the Conference Center property be deeded to the County immediately upon repayment of the bonds and, in any event, by no later than April 2023.
5. On October 20, 2022 Executive Order 211-22 was published in the County Register to give notice of the County's intent to proceed with disposition to Stonebridge and that there was no further need of the properties for public use.
6. The Council held a public hearing on this disposition on November 29, 2022.

**Action**

The County Council for Montgomery County, Maryland, approves the following action:

The time for Council action on the Declaration of No Further Need contained in Executive Order 211-22, Disposition via Transfer of certain properties in the White Flint area in North Bethesda, Maryland, to Stonebridge, is extended to June 27, 2023.

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read "Judy Rupp", is written over a horizontal line.

Judy K. Rupp  
Clerk of the Council