

Resolution No: 20-911
Introduced: July 29, 2025
Adopted: September 16, 2025

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Council President at the Request of the County Executive

SUBJECT: Approval of Lease Disposition of County Parking Lot No. 12, located at 1920 Seminary Road, Silver Spring, Maryland and Colesville Commuter Lot, located at 13504 New Hampshire Ave, Silver Spring, Maryland

Background

1. Montgomery County Code Section 11B-45 requires the Council to approve a Declaration of No Further Need before the Executive can enter a long-term lease arrangement with a vendor on a country property. 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 enter into the lease agreement.

2. Montgomery County Code Section 11B-45 defines a disposition as "the sale of County owned or controlled real property; the lease or license of County owned or controlled real property for a term of 2 years or longer or for an initial term of less than 2 years that is extended or renewed beyond 2 years; or, a lease or other agreement that provides the lessee with an option to buy the County owned or controlled real property".
3. On June 26 2025, the Executive transmitted the material terms of the proposed lease disposition. The Executive recommended entering a 10-year lease arrangement with the vendor, Francis Energy, with the option to renew for an additional five (5) years. The lease has an option to terminate upon thirty (30) days' notice.
4. Montgomery County, by and through the Department of Transportation, Division of Parking Management, will enter into a Lease Agreement with Francis Energy to improve twelve (12) existing parking spaces in Lot 12 and fourteen (14) spaces in the Colesville Commuter lot with EV fast-charging stations.

5. On July 21, 2025 Executive Order 130-25 was published in the County Register to give notice of the County's intent to proceed with disposition and lease arrangement with Francis Energy and that the lots would be retained for public parking use.
6. The Council held a public hearing on this recommended disposition on September 9, 2025.

Action

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

1. The Declaration of No Further Need for the lease for the twelve (12) parking spaces in Lot No. 12 and for fourteen (14) parking spaces in the Colesville Commuter lot for EV improvements pursuant to the County's property disposition law as set forth in Montgomery County Code section 11B-45 and corresponding regulations. The properties are to be retained by the County with a 10-year agreement to install and operate DC fast charge EV stations, subject to the terms and conditions set forth in a Lease Agreement with Francis Energy. Lot No. 12 located at 1920 Seminary Road, Silver Spring, Maryland and the Colesville Commuter Lot, located at 13504 New Hampshire Avenue, Silver Spring, Maryland are approved and the lease may be executed as described in the material terms provided to the Council on June 26, 2025 and in Executive Order 130-25 as published in the County Register on July 21, 2025.

This is a correct copy of Council action.



Sara R. Tenenbaum
Clerk of the Council