Resolution No.: 20-1260
Introduced: October 20, 2026
Adopted: November 10, 2026

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

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

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SUBJECT: Supplemental Appropriation #27-10 to the FY27 Capital Budget
Montgomery County Government
Department of Alcohol Beverage Services
ABS Retail Store Refresh (No. P852101), $185,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of six Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of seven Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.

2. The County Executive recommends the following capital project appropriation increases:

Project Name	Project Number	Cost Element	Amount	Source of Funds
ABS Retail Store Refresh	P852101	Construction	$185,000	Contributions
TOTAL			$185,000	

3. This increase is needed to reflect tenant improvement assistance of $185,000 for a pilot refresh model that will start with the Clarksburg Retail Store to maintain overall quality and appearance across retail stores and because failing to proceed would result in the loss of the tenant improvement assistance. This pilot will allow the store to remain open for most of the and no material impact on store revenue is anticipated.

4. The County Executive recommends a supplemental appropriation in the amount of $185,000 for ABS Retail Store Refresh (No. P852101), and specifies that the source of funds will be Contributions.

5. Notice of public hearing was given, and a public hearing was held.

Action

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

A supplemental appropriation to the FY27 Capital Budget is approved as follows:

Project Name	Project Number	Cost Element	Amount	Source of Funds
ABS Retail Store Refresh	P852101	Construction	$185,000	Contributions
TOTAL			$185,000	

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council

ABS Retail Store Refresh
(P852101)

Category	General Government	Date Last Modified	03/10/26
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Ongoing

	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
EXPENDITURE SCHEDULE ($000s)											
Planning, Design and Supervision	6,532	6,532	-	-	-	-	-	-	-	-	-
Construction	9,924	-	2,938	6,986	185	-	1,498	976	1,546	1,067	1,714	-
TOTAL EXPENDITURES	16,**456**	6,532	2,938	6,**986**	**185**	-	1,498	976	1,546	1,067	1,714	-
FUNDING SCHEDULE ($000s)											
Contributions	3,472	1,405	416	1,651	185	-	414	165	339	174	374	-
Current Revenue: Liquor	12,984	5,127	2,522	5,335	-		1,084	811	1,207	893	1,340	-
TOTAL FUNDING SOURCES	16,**456**	6,532	2,938	6,**986**	**185**	-	1,498	976	1,546	1,067	1,714	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	185	Year First Appropriation	FY21
Appropriation FY 28 Request	1,498	Last FY's Cost Estimate	17,477
Cumulative Appropriation	11,566		
Expenditure / Encumbrances	6,761		
Unencumbered Balance	4,805		

PROJECT DESCRIPTION

This level of effort project is intended to provide a structured process to ensure that all Alcohol Beverage Services (ABS) retail store locations are modernized and updated to provide customers with a friendlier shopping experience in well-merchandised stores that offer choice, convenience, and knowledgeable staff. Once a retail store has been refreshed, it could offer a more aesthetically pleasing and safer shopping experience with new flooring and lighting, wider shopping aisles, tasting rooms, pairing dinners, and other special events. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including roofing, mechanical/heating, ventilation, air conditioning [HVAC], and added security measures) will be included to freshen up the retail stores and ensure working and efficient operating systems.

ESTIMATED SCHEDULE

ABS started remodeling stores in FY20 within the operating budget, with four refurbishment projects at the Gaitherburg, Cabin John, Montrose, and Wheaton retail store locations. The remodel schedule will align with lease expirations with stores being remodeled in the year in which their lease is negotiated for renewal with the understanding that all stores will be evaluated and refurbished prior to the end of the capital improvement program project. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins.

COST CHANGE

Reduction in project scope has resulted in a lower overall project cost.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's five-year financial plan related to its transfer to the County. Many of the retail stores have not been updated for 20 years. Ensuring that ABS is able to execute its multi-year plan to renovate/upgrade its 20 outdated retail stores is key to providing better service to its clientele. This project will also allow ABS to leverage contributions from landlords - an investment the landlords will not commit to without the County funding appropriation.