Resolution No.:	20-1267
Introduced:	November 10, 2026
Adopted:	November 17, 2026

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: County Council

SUBJECT: Approval of Lease (with Option to Purchase) of Property Known as the Site of the Former Lincoln High School, located at 595 North Stonestreet Avenue also known as (a/k/a) 201 Lincoln Avenue, Rockville, to Lincoln High School Community Development Corporation

Background

1. Montgomery County Code, Chapter 11B-45, Disposition of Real Property, Section (g) requires the County Executive to adopt regulations to establish a process for disposition of surplus schools. The Code of Montgomery County Regulations (COMCOR) 11B.45.02 Reuse, Leasing and Sale of Closed Schools provides for the requirements for the reuse of a closed school.

2. COMCOR 11B.45.02 provides for, among other requirements, that the Executive must hold a public hearing on the proposed reuse options after the reuse analysis is presented to the Council, and must advertise the hearing in at least one newspaper of general circulation in the County at least 15 days before it is held. Within a reasonable time after the public hearing is closed, the Council by resolution should indicate its priorities for reuse of the closed school. After the Council acts the Executive may select a specific user consistent with the Council's priorities and restrictions and negotiate a lease which reflects any conditions imposed by the Council.

3. Lincoln High School opened in 1935 as the first dedicated junior high school for African-American students in Montgomery County; it closed in 1961 after the county-wide desegregation of public schools. In 1992, the Board of Education transferred the property to the County which thereafter leased the property to Crusader Baptist Church of God for a term of ten (10) years.

4. The property is located at 595 North Stonestreet Avenue a/k/a 201 Lincoln Avenue, Rockville and is comprised of the primary school building, original wooden schoolhouse, three utility sheds, and associated parking lots. The property is located within the City of Rockville's limits, is designated as historic since 1990 and is currently zoned for residential use. A structural and environmental assessment of the facility was performed by the

County in March 2020 and found that it was in significant disrepair since the end of its lease to Crusader Baptist Church of God. To limit further deterioration and stabilize the building, the County appropriated $5.0 million in FY23 to replace the roof, repair the building envelop and complete other improvements for code compliance; all renovation work has since been completed.

5. The Executive proposed a lease to the Lincoln High School Community Development Corporation, a Maryland non-profit corporation; the initial term of the lease is for five (5) years with options to renew in five-year increments. Lincoln High School Community Development Corporation has the option to purchase the property for a nominal sum of $10.00; the County retains the right of first refusal in the event of a future resale.

6. Lincoln High School Community Development Corporation intends to use the property to honor the legacy of those who were connected to it; present the history and significance of the original school; establish a home base for organizations that target and serve this community and the county; honoring the legacy of the founders, including but not limited to the National Association for the Advancement of Colored People (NAACP), the Black Collective and the Divine Nine. Additional uses include providing an affordable and accessible business incubator space, including a kitchen for small businesses, as well as hosting support for underserved students through tutoring, vocational training and mentorship for parents. Space for community events is also planned to be provided. The proposed terms of the lease requires the County to undertake further capital improvements necessary for Lincoln High School Community Development Corporation's intended use based upon mutually-agreed upon plans.

7. On June 10, 2026, the Executive sent a letter to the Board of Education requesting a statement be sent to the Council that the closed school will not be needed for public education uses in the foreseeable future, and in any case, for at least 10 years after the proposed lease.

8. On July 2, 2026, the Executive sent a letter to the Planning Board requesting a statement be sent to the Council that the site will not be needed for park uses.

9. On July 6, 13 and 20, 2026, an advertisement for written comments or alternative proposals was published. This advertisement included a public hearing notice and also was sent to nearby civic associations and Rockville High School cluster Parent Teacher Associations/Parent Teacher Student Associations, as required by disposition regulation.

10. On July 22, 2026, the Lincoln High School Community Development Corporation submitted comments in support of the Executive's proposed disposition. Also on July 22, 2026, the Lincoln Park Civic Association, Rockville Bike Hub and Rockville Science Center jointly submitted an alternative proposal for the disposition.

11. On August 10, 2026, the Executive held a public hearing to receive additional comments as required by the disposition regulations.

12. On August 13, 2026, the Montgomery Planning and Parks Departments approved the Mandatory Referral for this disposition.

Action

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

The County Council approves the transfer of the property located at 595 North Stonestreet Avenue a/k/a 201 Lincoln Avenue, Rockville that is known as Lincoln High School and is currently vacant to the Lincoln High School Community Development Corporation as recommended by the County Executive in his transmittal memo dated September 10, 2026, and for the uses specified in the term sheet executed between the County and Lincoln High School Community Development Corporation on March 31, 2026.

The County Council also directs that the Executive include language in any lease agreement between the County and Lincoln High School Community Development Corporation that specifies that any capital improvements made by the County to the property are subject to funding appropriation by the Council.

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council