



Committee: Directly to Council
Committee Review: N/A
Staff: Keith Levchenko, Senior Legislative Analyst
 Christine Wellons, Senior Legislative Attorney
Purpose: To receive testimony/final action - vote expected

AGENDA ITEMS #16 and
 #17B
 June 16, 2026
Public Hearing/Action

SUBJECT

Expedited Bill 26-26, Capital Improvements - Special Project – North Bethesda Fire Station

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

EXPECTED ATTENDEES

Public speakers

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- Receive public testimony.
- Roll call vote on whether to enact Expedited Bill 26-26

DESCRIPTION/ISSUE

- Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed the “Special Projects Legislation threshold.” The threshold is \$25,582,000 for FY 2027.
- On May 18, 2026, the County Executive transmitted a request for a Special Capital Improvements Project bill associated with the FY27-32 Capital Improvements Program for the North Bethesda Fire Station (P451502).
- As explained by the County Executive, the estimated locally funded cost of the North Bethesda Fire Station in the FY27 Capital Budget the FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.
- A public hearing on the bill is scheduled for June 16, 2026, with action scheduled immediately after the public hearing.

This report contains:

	<u>Page #</u>
Expedited Bill 26-26	© 1
Executive Transmittal	© 3
Fiscal Impact Statement	© 10
Climate Assessment	© 11
Racial Equity and Social Justice Impact Statement	© 14

*The Economic Impact Statement was not available at the time of publication of this staff report. It can be found at the below address when available: [Racial Equity and Social Justice, Economic, and Climate Impact Statements - Office of Legislative Oversight- Montgomery County, Maryland \(montgomerycountymd.gov\)](https://www.montgomerycountymd.gov/legis/legis-over/legis-over-impact-statements)

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Expedited Bill No. 26 - 26
Concerning: Capital Improvements –
Special Project – North Bethesda Fire
Station
Revised: May 19, 2026 Draft No. 1
Introduced: _____
Expires: December 7, 2026
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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

AN EXPEDITED ACT to:

- (1) authorize the planning, design, and construction of the North Bethesda Fire Station (P451502) project in the North Bethesda and vicinity area.

By adding to:

Laws of Montgomery County 2026

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

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

1 **Sec. 1. The Laws of Montgomery County 2026 are amended to add the**
2 **following.**

3 Montgomery County, Maryland, is authorized to construct the North
4 Bethesda Fire Station (P451502) in the North Bethesda and vicinity area.

5 **Sec. 2. Expedited Effective Date.** The Council declares that this Act is
6 necessary for the immediate protection of the public interest. This Act takes effect on
7 the date on which it becomes law.



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

May 18, 2026

TO: Natali Fani-González, President
Montgomery County Council

FROM: Marc Elrich, County Executive *Marc Elrich*

SUBJECT: Special Capital Improvements Project Legislation XX-26
North Bethesda Fire Station (P451502)

In accordance with Section §302 of the County Charter and Section §20-1 of the County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the North Bethesda Fire Station (P451502).

Authorization is needed for this project because County Code requires certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of the North Bethesda Fire Station in the FY27 Capital Budget the FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.

This project provides for a new five-bay fire and rescue station in the Rockville/North Bethesda area and the purchase of associated apparatus. The existing Rockville Fire Station 23 has only three bays and is extremely undersized to meet current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and North Bethesda areas. The new North Bethesda Fire Station will include five bays and will allow for the relocation of Rockville Fire Station 23 to better position the Montgomery County Fire and Rescue Service in relation to the high-density development approved White Flint Sector Plan and to minimize response time to the highest incident call load area.

I recommend prompt passage of this legislation to advance this project.

Special Capital Improvements Project Legislation XX-26, North Bethesda Fire Station (P451502)

May 18, 2026

Page 2 of 2

Enclosures: Bill XX-26, Special Capital Improvements Project Legislation, North Bethesda Fire Station (P451502)
Legislative Request Report
Fiscal Impact Statement

cc: Thomas Heyboer, Chief of Staff to the Council President, Montgomery County Council
Craig Howard, Executive Director, Montgomery County Council
Richard S. Madaleno, Chief Administrative Officer
Fariba Kassiri, Deputy Chief Administrative Officer
Earl Stoddard, Assistant Chief Administrative Officer
Tricia Swanson, Director of Strategic Partnerships
Jennifer R. Bryant, Director, Office of Management and Budget
Corey Smedley, Chief, Montgomery County Fire and Rescue Service

Bill No. _____
Concerning: North Bethesda Fire Station
Revised: _____ Draft No. 1
Introduced: _____
Expires: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. 2026

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the Request of the County Executive

AN ACT to:

- (1) authorize the planning, design, and construction of the North Bethesda Fire Station (P451502) project in the North Bethesda and vicinity area.

By adding to:

Laws of Montgomery County 2026

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

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



North Bethesda Fire Station (P451502)

Category	Public Safety	Date Last Modified	05/11/26
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Final Design Stage

	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	7,348	3,285	500	3,563	2,042	1,063	252	206	-	-	-
Land	3,394	3,394	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	1,728	28	-	1,700	567	850	283	-	-	-	-
Construction	36,091	109	-	35,982	11,994	17,991	5,997	-	-	-	-
Other	2,943	5	-	2,938	1,279	1,169	490	-	-	-	-
TOTAL EXPENDITURES	51,504	6,821	500	44,183	15,882	21,073	7,022	206	-	-	-

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	50,499	5,816	500	44,183	15,882	21,073	7,022	206	-	-	-
Recordation Tax Premium (MCG)	1,005	1,005	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	51,504	6,821	500	44,183	15,882	21,073	7,022	206	-	-	-

OPERATING BUDGET IMPACT (\$000s)											
Maintenance				693	-	-	159	178	178	178	
Energy				719	-	-	131	196	196	196	
NET IMPACT				1,412	-	-	290	374	374	374	

APPROPRIATION AND EXPENDITURE DATA (\$000s)			
Appropriation FY 27 Request	37,924	Year First Appropriation	FY15
Appropriation FY 28 Request	2,301	Last FY's Cost Estimate	48,796
Cumulative Appropriation	10,123		
Expenditure / Encumbrances	7,643		
Unencumbered Balance	2,480		

PROJECT DESCRIPTION

This project provides for a new five-bay fire and rescue station in the Rockville/North Bethesda area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be constructed in accordance with the general square footage specifications of the prototype Program of Requirements (POR) for a Class I fire station, with adjustments made to meet these specific site conditions and additional uses. This fire station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be accommodated on site to the greatest extent possible. Fire/rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future police substation at the fire station. Site constraints for this project include a significant Washington Metropolitan Area Transit Authority easement which bisects the site running north/south through the mid-parcel. A Phase I Environmental Site Assessment has been performed. This project also supports land acquisition for the development of affordable housing immediately adjacent to the fire station that will be funded through the Advanced Land Acquisition Fund and reimbursed by this project.

LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

ESTIMATED SCHEDULE

Design began in October 2023 and is expected to be completed winter 2026. Construction is expected to begin in FY27 and be complete in FY29.

COST CHANGE

Cost increase reflects the addition of land acquisition costs to reflect the acquisition of land for the development of affordable housing and construction escalation.

PROJECT JUSTIFICATION

The existing Rockville Fire Station 23, located at 121 Rollins Avenue, has only three bays and is extremely undersized to meet the current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and North Bethesda areas. The White Flint sector is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the North Bethesda District as the focal point. North Bethesda is experiencing fast growth and the population is expected to increase with a significant amount of residential and commercial development, including 5,938 new proposed dwelling units and nearly 3 million square feet of new non-residential/commercial space. Relocation of Rockville Fire Station 23 operations to

the new North Bethesda location is needed to better position Montgomery County Fire and Rescue Service in relation to the high-density development in the approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The new site is of sufficient size to accommodate the construction of a larger station which can house additional needed apparatus and other public safety services.

OTHER

A number of test fits have been conducted at the proposed site located at the southeast quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through the Advanced Land Acquisition Revolving Fund and will be reimbursed from this project. FY27 amendment changes the project name from White Flint Fire Station 23 to North Bethesda Fire Station.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds. FY24 funding switch from GO Bonds to Recordation Tax Premium.

DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress.

COORDINATION

Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Department of Police, Regional Service Centers, Department of Housing and Community Affairs, Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, WSSC Water, Department of Transportation, Washington Metropolitan Transit Authority (WMATA), State Highway Administration, Department of Environmental Protection, and Pepco. Special capital projects legislation will be proposed by the County Executive.

Bill XX - 26
North Bethesda Fire Station (P451502)
Legislative Request Report

1. **Description** - The County Executive requests that capital project No. 451502, North Bethesda Fire Station (P451502), be authorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of this project in the FY27 Capital Budget and FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.
3. **Goals and Objectives** - This project provides for a new five-bay fire and rescue station in the Rockville/North Bethesda area and the purchase of associated apparatus. The existing Rockville Fire Station 23 has only three bays and is extremely undersized to meet current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and North Bethesda areas. The new North Bethesda Fire Station will allow for the relocation of Rockville Fire Station 23 to better position Montgomery County Fire and Rescue Service in relation to the high-density development approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The project will be funded with General Obligation Bonds and Recordation Tax Premium.
4. **Coordination** - This project has been coordinated with the Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Department of Police, Regional Service Centers, Department of Housing and Community Affairs, Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, WSSC Water, Department of Transportation, Washing Metropolitan Transit Authority (WMATA), State Highway Administration, Department of Environmental Protection, and Pepco.
5. **Fiscal Impact** – Not Applicable.
6. **Impact** – Not applicable
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not Applicable.
9. **Sources of Information** – Montgomery County Fire and Rescue Service, Department of General Services.
10. **Applications Within Municipalities** - Not Applicable.
11. **Penalties** - None Required.



Fiscal Impact Statement

Office of Management and Budget

Bill XX-26

Special Capital Improvements Project - North Bethesda Fire Station (P451502)

Bill Summary

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of the North Bethesda Fire Station (P451502) in the FY27 Capital Budget and FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.

Fiscal Impact Summary

There are no expenditures or revenues associated with this bill. The bill serves only to authorize the designation of the North Bethesda Fire Station (P451502) project as a Special Capital Improvement Project.

Fiscal Impact Analysis

This bill is not estimated to impact revenues or expenditures. The North Bethesda Fire Station was approved in prior years, and this legislation serves only to authorize the designation of the North Bethesda Fire Station (P451502) project as a Special Capital Improvement Project.

Staff Impact

The bill is not expected to impact staff time or duties.

Actuarial Analysis

The bill is not expected to impact retiree pension or group insurance costs.

Information Technology Impact

The bill is not expected to impact the County Information Technology (IT) or Enterprise Resource Planning (ERP) systems.

Other Information

Later actions that may impact revenue or expenditures if future spending is projected

The bill does not authorize future spending.

Sources of information

Montgomery County Fire and Rescue Service, Office of Management and Budget

Contributors

Katherine Bryant Higgins



Climate Assessment

Office of Legislative Oversight

EXPEDITED BILL 26-26: CAPITAL IMPROVEMENTS – SPECIAL PROJECT – NORTH BETHESDA FIRE STATION

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Expedited Bill 26-26 will likely have little to no impact on the County's contribution to addressing climate change as the Bill is proposing the authorization of a capital improvement project intended to increase fire and rescue services to one area of the County.

BACKGROUND AND PURPOSE OF EXPEDITED BILL 26-26

County law requires the County Executive to prepare, and the Council to adopt, a Capital Improvements Program (CIP) every other year.^{1,2} The CIP is a six-year plan for long-term investments in County facilities and infrastructure, commonly referred to as "capital projects." These include projects such as schools, transportation systems, and libraries. The CIP can be amended between biennial updates to address changing needs and priorities.

Each year, the Council approves a Capital Budget that is prepared by the County Executive. The annual Capital Budget provides yearly appropriations for capital projects and must be consistent with the CIP.³ County law further requires the Council to individually authorize "special capital improvement projects" where the cost exceeds a certain threshold.⁴ This threshold is currently \$25,582,000 for FY27.⁵

The purpose of Bill 26-26 is to authorize the planning, design, and construction of the North Bethesda Fire Station (also referred to as White Flint Fire Station 23). The project is estimated to cost \$51,504,000. Because its cost exceeds the local funding threshold, the Council must individually authorize the project before it can proceed.⁶

The project description for the fire station notes:

"This project provides for a new five-bay fire and rescue station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road...This fire station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms."⁷

The Council introduced Expedited Bill 26-26 on May 21, 2026.

ANTICIPATED IMPACTS

Capital improvement planning is an important tool for local jurisdictions to systematically identify, budget, and prioritize investment in local projects. It can also enable jurisdictions to ensure the efficient delivery of emergency services.⁸ Increasing the capacity to deliver emergency services can contribute to a community's overall emergency preparedness and can improve its climate resilience.⁹ The Special Capital Project specified in Expedited Bill 26-23 is intended to increase capacity of Fire and Rescue Services to meet the needs of the present and projected population density of the Rockville and North Bethesda areas.¹⁰

As this Bill would authorize the construction of one fire station, it will likely have little to no impact on the County's contribution to greenhouse gas emissions. While construction is carbon intensive and generates greenhouse gas emissions, there are practices to mitigate emissions.¹¹ Further, fire and rescue services are an essential part of community climate resilience. They are first responders who are trained in responding quickly to emergencies and helping the community to recover. However, as it would be one fire station, it will likely have little to no impact on the County's overall community climate resilience. Overall, OLO anticipates Bill 26-26 will have little to no impact on the County's contribution to addressing climate change.

RECOMMENDED AMENDMENTS

The Climate Assessment Act requires OLO to offer recommendations, such as amendments or other measures to mitigate any anticipated negative climate impacts.¹² OLO does not offer recommendations or amendments as Expedited Bill 26-26 is likely to have little to no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions and community climate resilience.

CAVEATS

OLO notes two caveats to this climate assessment. First, predicting the impacts of legislation upon climate change is a challenging analytical endeavor due to data limitations, uncertainty, and the broad, global nature of climate change. Second, the analysis performed here is intended to inform the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the bill under consideration.

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of legislation on the County's contribution to addressing climate change. These climate assessments will provide the Council with a more thorough understanding of the potential climate impacts and implications of proposed legislation, at the County level. The scope of the Climate Assessments is limited to the County's contribution to addressing

climate change, specifically upon the County's contribution to greenhouse gas emissions and how actions suggested by legislation could help increase the County's community climate resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed County bills may impact GHG emissions and community resilience.

CONTRIBUTIONS

OLO staffer Kaitlyn Simmons drafted this assessment.

¹ [Montgomery County Code § 302](#).

² [Capital Improvements Program \(CIP\)](#), Montgomery County Operating Budget.

³ [Montgomery County Code § 303](#).

⁴ [Montgomery County Code § 20-1](#).

⁵ [Introduction Staff Report for Bill 26-26](#), Montgomery County Council, Introduced May 21, 2026.

⁶ Ibid.

⁷ [White Flint Fire Station 23](#), Montgomery County Capital Budget.

⁸ [University of Virginia Institute for Engagement and Negotiation, "Maryland Climate Adaptation and Resilience Draft Framework, 2021 - 2030", 2019.](#)

⁹ [National Academies, "Increasing National Resilience to Hazards and Disasters", 2011.](#)

¹⁰ [Introduction Staff Report for Bill 26-26](#), Montgomery County Council, Introduced May 21, 2026.

¹¹ [American Council for an Energy Efficient Economy, "Knowledge Infrastructure: The Critical Path to Advance Embodied Carbon Building Codes", 2021.](#); [Mckinsey, "Reducing Embodied Carbon in New Construction", October 17, 2022.](#)

¹² Bill 3-22, Legislative Branch – Climate Assessments – Required, Montgomery County Council, Effective date October 24, 2022

Racial Equity and Social Justice (RESJ) Impact Statement

Office of Legislative Oversight

EXPEDITED BILL 26-26: CAPITAL IMPROVEMENTS - SPECIAL PROJECT - NORTH BETHESDA FIRE STATION

SUMMARY

When considered in isolation from the overall Capital Improvements Program, the Office of Legislative Oversight (OLO) anticipates Expedited Bill 26-26 would have a negative impact on racial equity and social justice (RESJ) in the County. Bill 26-26 would authorize the reallocation of \$26 million in local funds from programs benefitting all residents to a project that benefits community members, fire and rescue staff, and business owners who are disproportionately White. OLO offers two policy options for Council consideration.

PURPOSE OF RESJ IMPACT STATEMENTS

RESJ impact statements (RESJIS) evaluate the anticipated impact of legislation on racial equity and social justice in the County. RESJ is a **process** that focuses on centering the needs, leadership, and power of Black, Indigenous, and other People of Color (BIPOC) and communities with low incomes. RESJ is also a **goal** of eliminating racial and social inequities. Applying a RESJ lens is essential to achieve RESJ.¹ This involves seeing, thinking, and working differently to address the racial and social inequities that cause racial and social disparities.²

PURPOSE OF EXPEDITED BILL 26-26

County law requires the County Executive to prepare, and the Council to adopt, a Capital Improvements Program (CIP) every other year.^{3,4} The CIP is a six-year plan for long-term investments in County facilities and infrastructure, commonly referred to as “capital projects.” These include projects such as schools, transportation systems, and libraries. The CIP can be amended between biennial updates to address changing needs and priorities.

Each year, the Council approves a Capital Budget that is prepared by the County Executive. The annual Capital Budget provides yearly appropriations for capital projects and must be consistent with the CIP.⁵ County law further requires the Council to individually authorize “special capital improvement projects” where the cost exceeds a certain threshold.⁶ This threshold is currently \$25,582,000 for FY27.⁷

The purpose of Bill 26-26 is to authorize the planning, design, and construction of the North Bethesda Fire Station (also referred to as White Flint Fire Station 23). The project is estimated to cost \$51,504,000. Because its cost exceeds the local funding threshold, the Council must individually authorize the project before it can proceed.⁸

The project description for the fire station notes:

“This project provides for a new five-bay fire and rescue station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road...This fire station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms.”⁹

The Council introduced Expedited Bill 26-26 on May 21, 2026.

RESJ Impact Statement

Expedited Bill 26-26

This RESJIS builds on the one for Expedited Bill 26-23, Capital Improvements Program – White Flint Fire Station 23, which OLO published in June 2023.¹⁰ Please refer to this RESJIS for background on capital improvement planning and racial equity.

ANTICIPATED RESJ IMPACTS

To consider the anticipated impact of Bill 26-26 on RESJ in the County, OLO recommends the consideration of two related questions:

- Who would primarily benefit or be burdened by this bill?
- What racial and social inequities could passage of this bill weaken or strengthen?

OLO identified the following groups who would be impacted by Bill 26-26:

Community members who live in North Bethesda and Rockville, which includes the White Flint area, would benefit from enhanced services from a new fire station. Census data suggests White community members are overrepresented in North Bethesda, while Asian community members are overrepresented in Rockville. Black community members are underrepresented in both communities, while Native American, Pacific Islander, and Latinx community members are proportionately represented. (Table A, Appendix)

Montgomery County Fire and Rescue Service (MCFRS) staff would benefit from having a new and improved workspace. County data shows White people are largely overrepresented among MCFRS staff. Asian, Black, and Latinx people are underrepresented among MCFRS staff, while Native Americans and Pacific Islanders are proportionately represented. (Table B, Appendix)

Construction businesses, employees and other businesses and employees supporting this sector will benefit from having access to an additional \$26 million in local funds authorized by the Bill. Census data suggests construction business owners in the County are disproportionately White. Census data also suggests Latinx community members are much more likely than other community members to be employed in the construction industry. (Table C & D, Appendix) Since jobs for construction projects are temporary and wealth-building from business ownership yields greater economic benefits than income from employment,¹¹ White business owners are likely to reap greater economic benefits from this project.

Of note, there are several considerations outside the scope of this analysis that are necessary to have an accurate understanding of how this project will impact racial and social inequities in the County as a part of the overall CIP. A comprehensive analysis of the CIP as discussed in previous RESJISs and in the policy options offered next could help address these questions.

Taken together, when considered in isolation from the overall CIP, OLO anticipates Bill 26-26 would have a negative impact on RESJ in the County. Bill 26-26 would authorize the reallocation of \$26 million in local funds from programs benefitting all residents to a project that benefits community members, MCFRS staff, and business owners who are disproportionately White. OLO anticipates the potential benefits to White stakeholders from Bill 26-26 will likely outweigh the potential benefits to Asian community members who live in Rockville and Latinx community members working in the construction industry who would also benefit from this Bill.

RESJ Impact Statement

Expedited Bill 26-26

RECOMMENDED AMENDMENTS

The County’s RESJ Act requires OLO to consider whether to recommend amendments to bills that could reduce racial and social inequities and advance RESJ.¹² OLO anticipates Expedited Bill 26-26 would have a negative impact on RESJ in the County. Should the Council seek to improve the RESJ impact of this Bill, OLO offers two policy options for Council consideration:

- **Commission Equity Review of the Capital Improvements Program.** To understand and address potential racial and social inequities in capital investments, the Council could consider commissioning a comprehensive equity review of the Capital Improvements Program. For instance, as described in the RESJIS for Bill 26-23, the Baltimore City Department of Planning partnered with the Baltimore Neighborhood Indicators Alliance to develop a methodology for conducting an annual equity analysis of the City’s CIP.¹³ The analysis developed indicators to measure CIP investments across four areas of equity: distributional, transgenerational, structural, and procedural. The analysis also accounted for the varying influence of CIP projects by identifying projects as having local, multi-neighborhood, or Citywide impacts.¹⁴
- **Increase Access to CIP Construction Opportunities to Black, Native American, and Asian-owned businesses and Black, Native American, and Asian workers.** The County’s 2024 Disparity Study found that compared to their availability in the marketplace, Black, Native American, and Asian-owned firms are underutilized in County procurement contracts for construction. Conversely, White male and Latinx-owned firms are overutilized.¹⁵ The Council could advance RESJ by supporting efforts to proactively identify and contract Black, Native American, and Asian-owned businesses for CIP projects. PolicyLink’s “Strategies for Addressing Equity in Infrastructure and Public Works” offers best practices for incorporating historically excluded workers and businesses into employment and procurement opportunities.¹⁶

CAVEATS

Two caveats to this RESJIS should be noted. First, predicting the impact of bills on RESJ is challenging due to data limitations, uncertainty, and other factors. Second, this RESJIS is intended to inform the Council’s decision-making process rather than determine it. Thus, any conclusion made in this statement does not represent OLO’s endorsement of, or objection to, the bill under consideration.

APPENDIX

Table A: Percent of Population by Race and Ethnicity¹⁷

Race or ethnicity	North Bethesda	Rockville	County
Asian	16.1	22.5	15.4
Black	9.3	11.5	18.6
Native American	0.3	0.3	0.6
Pacific Islander	0.0	0.0	0.0
White	54.4	45.6	42.1
Latinx	16.9	18.1	21.0

Source: [Table S0501](#), 2024 American Community Survey (ACS) 5-Year Estimates, Census Bureau.

RESJ Impact Statement

Expedited Bill 26-26

Table B: Percent of MCFRS Personnel by Race and Ethnicity

Race or ethnicity	MCFRS Personnel	County
Asian	2.1	15.3
Black	11.7	18.3
Native American	1.0	0.1
Pacific Islander	0.1	0.0
White	70.9	39.5
Latinx	6.0	21.0

Source: OLO Analysis of 2025 unpublished Office of Human Resources data and [Table DP05](#), 2024 ACS 5-Year Estimates, Census Bureau.

Table C: Percent of Construction Business Owners by Minority Business Status, Montgomery County

Minority Business Status	Construction Business Owners (NAICS 23)	County
Nonminority (White and non-Latinx)	67.1	39.5
Minority (any other race and ethnicity combination other than White and non-Latinx)	30.6	60.5

Source: OLO analysis of Table [AB2300CSA01](#), 2023 American Business Survey and [Table DP05](#), 2024 ACS 5-Year Estimates, Census Bureau.

Table D: Employment Rate in Construction Industry by Race and Ethnicity, Montgomery County

Race or ethnicity	Employees in Construction-Related Occupations
Asian	1.8
Black	1.6
White	4.2
Latinx	13.7
Countywide	5.2

Source: [Table S0201](#), 2024 ACS 1-Year Estimates, Census Bureau.

¹ Definition of racial equity and social justice adopted from M. Gamblin et al., [“Applying Racial Equity to U.S. Federal Nutrition Programs,”](#) Bread for the World and [Racial Equity Tools](#).

² Ibid.

³ [Montgomery County Code § 302](#).

⁴ [Capital Improvements Program \(CIP\)](#), Montgomery County Operating Budget.

⁵ [Montgomery County Code § 303](#).

⁶ [Montgomery County Code § 20-1](#).

⁷ [Introduction Staff Report for Bill 26-26](#), Montgomery County Council, Introduced May 21, 2026.

⁸ Ibid.

⁹ [White Flint Fire Station 23](#), Montgomery County Capital Budget.

¹⁰ [RESJIS for Bill 26-23](#), Office of Legislative Oversight, June 8, 2023.

RESJ Impact Statement

Expedited Bill 26-26

¹¹ Brian Headd, [“Small Business Facts: The Importance of Business Ownership to Wealth,”](#) Office of Advocacy, U.S. Small Business Administration, August 2021.

¹² [Bill 27-19, Administration – Human Rights – Office of Racial Equity and Social Justice – Racial Equity and Social Justice Advisory Committee – Established](#), Montgomery County Council.

¹³ Baltimore Neighborhood Indicators Alliance, [“Equity Analysis of Baltimore City’s Capital Improvement Plan, FY 2014 – FY 2020,”](#) Baltimore City Department of Planning, August 2019.

¹⁴ Ibid.

¹⁵ MGT, [“Montgomery County, MD 2024 Disparity Study,”](#) Office of Procurement, September 23, 2024, pg. 60.

¹⁶ Kalima Rose and Judith Dangerfield, “Strategies for Addressing Equity in Infrastructure and Public Works,” PolicyLink.

¹⁷ For Tables A and D, race is inclusive of Latinx origin. For Table B, race is not inclusive of Latinx origin. For Table D, data for Native American and Pacific Islander community members are not available.