

Resolution No.: 19-1478
Introduced: November 15, 2022
Adopted: November 29, 2022

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

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

SUBJECT: Approval of Disposition via Long-Term Lease of 14645 Rothgeb Drive, located in Rockville, Maryland, to CASA de 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. Montgomery County Code §11B-45 defines a disposition as "a sale, a lease or license for a term of 2 years or longer, or a lease or other document which includes an option to buy. If a license or lease for an initial term of less than 2 years is extended or renewed beyond 2 years, that extension or renewal is a disposition."
3. On October 12, 2022, the Executive transmitted the material terms of the proposed disposition. The Executive recommended entering into a long-term 99-year lease of County-owned office space at 14645 Rothgeb Drive, in Rockville Maryland, to CASA de Maryland ("CASA").
4. CASA de Maryland currently has a contract for service with the County's Department of Health and Human Services to provide and operate a program of employment, training, and supportive services for low-income, multicultural residents at the subject building. The long-term lease of the vacant space is needed to allow CASA to renovate this location as a workforce development and training center to provide employment and training services to low-income residents so they can access meaningful long-term employment.

5. On October 20, 2022 Executive Order 212-22 was published in the County Register to give notice of the County's intent to proceed with disposition to CASA and that there was no further need for public use.
6. The Council is scheduled for a public hearing and action on this recommended disposition on November 29, 2022.

Action

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

The Declaration of No Further Need for the Lease Agreement in Excess of two (2) Years of the County-owned office spaces located at 14645 Rothgeb Drive, Rockville Maryland, 20850 is approved and the property may be disposed of as described in the material terms provided to the Council on October 12, 2022, the memorandum dated November 8, 2022, and in Executive Order 212-22 as published in the County Register on October 20, 2022. The County Council waives the requirement that the disposition be a fair market value transaction.

This is a correct copy of Council action.



Judy Rupp
Clerk of the Council