

Resolution No.:	<u>19-467</u>
Introduced:	<u>May 21, 2020</u>
Adopted:	<u>May 21, 2020</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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By: County Council

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**SUBJECT:** Authorizations for the FY 2021-2026 Capital Budget of the Montgomery County Revenue Authority

**Background**

1. As required by Section 42-13 of the County Code, the Montgomery County Revenue Authority sent to the County Executive a 6-year Capital Improvements Program (CIP).
2. Section 302 of the County Charter requires the Executive to send to the County Council by January 15 in each even-numbered calendar year a 6-year CIP. Section 303 of the Charter requires the Executive to send to the Council by January 15 in each year a Recommended Capital Budget.
3. As required by Section 304 of the County Charter, the Council held public hearings on February 5, and February 6, 2020 on the FY 2021-2026 Capital Improvements Program and the FY 2021 Capital Budget.
4. Chapter 601 of the 1992 Laws of Maryland provides that no provision of the County Charter or other County law regarding the duties, powers, or organization of the Revenue Authority will apply unless the County expressly provides by law that the Charter provision or law applies to the Revenue Authority.
5. Section 42-13(a)(3) of the County Code expressly requires the Executive to include the Authority's 6-year program in the comprehensive 6-year program submitted to the Council under Section 302 of the County Charter.
6. Section 42-13(a)(4) of the County Code expressly authorizes the Council to amend the Authority's 6-year program.
7. The Council has no amendments in the Authority's FY 2021-2026 Capital Improvements Program as revised by the County Executive.

**Action**

The County Council for Montgomery County, Maryland approves the FY 2021-2026 Capital Improvements Program for the Montgomery County Revenue Authority as recommended by the County Executive including revisions to the Revenue Authority's approved FY 2019-2024 approved Capital Improvements Program:

1. For FY 2021, the Council approves the new projects shown in Part I.
2. The Council approves the projects revised in Part II
3. The Council approves the close-out of the projects in part III.

This is a correct copy of Council action.

  
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Selena Mendy Singleton, Esq.  
Clerk of the Council

**PART I: NEW PROJECTS IN FY 2021 APPROVED BY COUNCIL**

None

## **PART II: REVISED PROJECTS**

The projects described in this section were revised from, or were not included among, the projects approved by the County Council as they appeared in the Approved FY 2019-2024 Capital Improvements Program (CIP) as of May 23, 2019.

Attached:

391801 Crossvines Poolesville Economic Development Project  
391902 Montgomery County Airpark Land Acquisition – Leet-Melbrook Property  
391901 Montgomery County Airpark Land Acquisition – Merchant Tire Property



# Crossvines Poolesville Economic Development Project (P391801)

Category	Revenue Authority	Date Last Modified	02/28/20
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Poolesville and Vicinity	Status	Ongoing

	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	2,875	-	400	2,475	750	1,725	-	-	-	-	-
Site Improvements and Utilities	2,351	-	-	2,351	940	1,411	-	-	-	-	-
Construction	7,118	-	-	7,118	2,848	4,270	-	-	-	-	-
Other	2,261	-	-	2,261	904	1,357	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>14,605</b>	<b>-</b>	<b>400</b>	<b>14,205</b>	<b>5,442</b>	<b>8,763</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
Revenue Authority	11,605	-	400	11,205	2,442	8,763	-	-	-	-	-
State Aid	3,000	-	-	3,000	3,000	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>14,605</b>	<b>-</b>	<b>400</b>	<b>14,205</b>	<b>5,442</b>	<b>8,763</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>APPROPRIATION AND EXPENDITURE DATA (\$000s)</b>			
Appropriation FY 21 Request	-	Year First Appropriation	FY18
Appropriation FY 22 Request	-	Last FY's Cost Estimate	12,450
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

The Poolesville Economic Development Project calls for the development of surplus land owned by the Montgomery County Revenue Authority (MCRA). The physical plant consists of a custom winery, education/events center, and a vineyard.

## LOCATION

16601 W. Willard Road, Poolesville, Maryland.

## COST CHANGE

Cost increase due to additional parking and related stormwater management requirements.

## PROJECT JUSTIFICATION

This project will support the County's long-range plan for economic and agricultural development, education, and workforce development. MCRA will collaborate with educational institutions to support opportunities in viticulture and enology, hospitality, marketing, and culinary arts programs. The project will dedicate several acres for the development of a demonstration vineyard where students can learn vineyard management skills while providing quality grapes to support the industry. The University of Maryland Extension will coordinate the research and development of this demonstration vineyard. In addition to supporting specific degrees in viticulture and enology, the Revenue Authority will also collaborate with Universities at Shady Grove to support degree programs in agri-tourism, marketing, communication, business entrepreneurship, and culinary arts. Students in these degree programs will use the facility to obtain hands-on experience in their fields of study. The project is projected to bring \$45 million in economic activity to the State and over \$22 million in activity to the County.

## FISCAL NOTE

There will be two agreements between the Revenue Authority and the County related to this project. Under the first agreement, the County will lease land from the Revenue Authority for an amount sufficient to cover the Revenue Authority's annual debt service costs. The second agreement will be an operating agreement whereby the Revenue Authority will agree to develop and operate the facilities on behalf of the County, with net operating cash being paid to the County to offset lease payments. During the early years of operation, there will be net costs to the County, but within seven years the expectation is that there will be no net costs to the County. The County will be reimbursed in total for the funds it expends from net operating revenue.

Thru FY19 expenditures = \$670,000.

## DISCLOSURES

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

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## COORDINATION

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Montgomery County's Department of Permitting Services, Maryland Department of the Environment, Montgomery County's Department of General Services, University of Maryland, Universities at Shady Grove, Montgomery College, Office of Management and Budget, and Maryland-National Capital Park and Planning Commission.



# Montgomery County Airpark Land Acquisition - Leet-Melbrook Property

(P391902)

Category	Revenue Authority	Date Last Modified	01/09/20
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
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### EXPENDITURE SCHEDULE (\$000s)

Land	2,500	-	-	2,500	-	-	2,500	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>

### FUNDING SCHEDULE (\$000s)

Federal Aid	2,250	-	-	2,250	-	-	2,250	-	-	-
Revenue Authority	125	-	-	125	-	-	125	-	-	-
State Aid	125	-	-	125	-	-	125	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>

### APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 21 Request	-	Year First Appropriation	
Appropriation FY 22 Request	-	Last FY's Cost Estimate	2,500
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

### PROJECT DESCRIPTION

This is the first of two land purchases of property located on Maryland 124. The property is located adjacent to the southeast corner of the Airpark property. The Federal Aviation Administration (FAA) has deemed this purchase necessary to maintain safety standards at Montgomery County Airpark, Gaithersburg (GAI).

### LOCATION

18810 Woodfield Road, Gaithersburg, Maryland.

### PROJECT JUSTIFICATION

This project is a continuation of the Airport Layout Plan (ALP), which was developed in conjunction with the FAA in 2002. The ALP identifies the projects and plans the sequencing for continued airport improvement. A supplemental environmental assessment for this purchase was completed in 2017. This project includes the purchase of land adjacent to the Airpark, which is necessary to maintain Federal safety standards for airport operations. Federal funds for the Airpark are approved by the FAA through the Airport Capital Improvement Plan (ACIP). FAA priorities for funding airport projects include promoting safety and security; preserving existing infrastructure; mitigating noise or environmental impacts; fulfilling compliance; and providing capacity. Federal funding and requirements will dictate the final timeline for the purchase.

### COORDINATION

Federal Aviation Administration, and Maryland Aviation Administration.



# Montgomery County Airpark Land Acquisition - Merchant Tire Property (P391901)

Category	Revenue Authority	Date Last Modified	01/09/20
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Land	2,500	-	-	2,500	-	-	-	2,500	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
Federal Aid	2,250	-	-	2,250	-	-	-	2,250	-	-	-
Revenue Authority	125	-	-	125	-	-	-	125	-	-	-
State Aid	125	-	-	125	-	-	-	125	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>APPROPRIATION AND EXPENDITURE DATA (\$000s)</b>			
Appropriation FY 21 Request	-	Year First Appropriation	
Appropriation FY 22 Request	-	Last FY's Cost Estimate	2,500
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

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## COORDINATION

Federal Aviation Administration, and Maryland Aviation Administration.



**PART III: CAPITAL IMPROVEMENTS PROJECTS TO BE CLOSED OUT**

The following capital projects are closed out effective July 1, 2020.

None