

Resolution No.: 18-785
Introduced: March 28, 2017
Adopted: May 2, 2017

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Approval of Declaration of No Further Need: Disposition of 175 Watts Branch Parkway, Rockville, 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. On January 31, 2017, Council received the Executive's transmittal of the summary of material terms for the disposition of approximately 5.07 acres of County-owned property located at 175 Watts Branch Parkway to the City of Rockville. The Executive proposes sale of the land for \$811,200, which is the full market value. The City of Rockville has stated that it intends to place the property in use as parkland consistent with the use of adjacent City property, but this is not a material term of the disposition.
3. On March 17, 2017, the Council received Executive Order 010-17, Disposition of County Property: 175 Watts Branch Parkway. This is the Executive's Declaration of No Further Need. Executive Order 010-17 was advertised in the County Register for 30 days commencing on February 1, 2017. No public comments were received.
4. The Council held a public hearing on April 18, 2017.
5. On April 21, 2017, the Council's Government Operations and Fiscal Policy Committee held a worksession. The Committee recommends approval and requests the County Executive transfer the proceeds from the sale to the Housing Initiative Fund.

Action

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

The Declaration of No Further Need in Executive Order 010-17, to dispose of the approximately 5.07-acre County-owned parcel located at 175 Watts Branch Parkway, is approved and the property may be disposed of in a fair market exchange as described in the memorandum provided to the Council on March 17, 2017.

The Council requests the County Executive transfer the \$811,200 in proceeds from the sale of this residentially zoned property to the Housing Initiative Fund to acknowledge the priority of using County-owned land for affordable housing.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council