Other General Government

ADVANCE LAND ACQUISITION REVOLVING FUND

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. ALARF-MCG is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans.

DEPARTMENT OF GENERAL SERVICES - OLD BLAIR AUDITORIUM REUSE

The project to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School in Silver Spring cannot proceed since Montgomery County Public Schools (MCPS) need to replace the auditorium with classroom/program spaces. More information about the Silver Spring International Middle School (SSIMS) addition project and the use of the auditorium was presented at a MCPS community information meeting on June 12, 2019.

HIGHLIGHTS

- Provides revolving funding for land purchases.

CAPITAL PROGRAM REVIEW

The ALARF project totals $12.5 million. The Old Blair Auditorium project is reduced by $12.1 million to reflect the decision to cancel the project so that MCPS can address classroom and program space needs through the Silver Spring International MS Addition CIP project (P651912).

PROGRAM CONTACTS

Contact Naeem Mia of the Office of Management and Budget at 240.777.2786 for more information regarding this department's capital budget.

ALARF: MCG
(P316222)

Category	General Government	Date Last Modified	12/30/19
SubCategory	Other General Government	Administering Agency	Management and Budget
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Land	12,532	-	12,532	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	12,532	-	12,532	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Revolving Fund: G.O. Bonds	12,532	-	12,532	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	12,532	-	12,532	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-
Appropriation FY 22 Request	-
Cumulative Appropriation	12,532
Expenditure / Encumbrances	-
Unencumbered Balance	12,532

Year First Appropriation	FY62
Last FY's Cost Estimate	36,532

PROJECT DESCRIPTION

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for libraries, fire stations, and similar facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. The revolving fund works in the following way: the unencumbered revolving appropriation balance in the fund is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans. Later, the Fund is reimbursed by appropriations to the specific facility project accounts; then, the associated expenditures are transferred from the ALARF project to the facility project, thereby freeing up the appropriation for future expenditures. The reimbursement is desirable for accounting purposes in order to make the cost of the site clearly a part of the total cost of a specific project. Reimbursement also maintains the balance in the revolving fund. (As needed, reimbursements are scheduled in the capital program). Cost estimates are not given for possible acquisitions since any estimates would be speculative. Immediately prior to initiating acquisition proceedings on any site, independent professional appraisals are prepared. When projected land costs appear to be considerably greater than anticipated, consultation with the County Council is useful. In the event the County Executive proceeds with advance land acquisition in years before those shown on project description forms, consultation with Council would be useful. The cumulative appropriation is the amount of the revolving fund, as well as certain special appropriations to this project as described below. Costs shown for prior years include the land acquisition reimbursable to the fund and other charges incurred in site selection, such as appraisal, legal costs, and other required actions. Also displayed,as appropriate, are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

COST CHANGE

Cost change reflects the revolving nature of the ALARF project and available appropriation.

OTHER

Expenditures to buy land using ALARF appropriations made after October 5, 1998, must be reimbursed to the Fund. If the County does not intend to reimburse the Fund, then the land cannot be purchased from the Fund's appropriation and must be purchased in a separate project. This restriction does not apply to land already purchased. To ensure that the County does not lose the opportunity to acquire sites for future projects, the Council encourages the Executive to acquire more sites and to acquire sites earlier than previously assumed. The Council also urges the County Executive to work with Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition. If more sites are acquired, the existing balance may not be sufficient, and the Council encourages the Executive to recommend a supplemental appropriation if necessary.

FISCAL NOTE

Expenditures and resources for Silver Spring ALARF (as part of the Silver Spring Redevelopment Project) previously shown here have been closed out.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services, Other County Departments, Office of Management and Budget, Department of Finance

Old Blair Auditorium Reuse
(P361113)

Category	General Government	Date Last Modified	01/09/20
SubCategory	Other General Government	Administering Agency	General Services
Planning Area	Silver Spring and Vicinity	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	412	412	-	-	-	-	-	-	-	-	-
Construction	179	179	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	591	591	-	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Contributions	298	298	-	-	-	-	-	-	-	-	-
PAYGO	293	293	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	591	591	-	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	(609)
Appropriation FY 22 Request	-
Cumulative Appropriation	1,200
Expenditure / Encumbrances	591
Unencumbered Balance	609

Year First Appropriation	FY14
Last FY's Cost Estimate	12,984

PROJECT DESCRIPTION

This project originally provided for the renovation of the Elizabeth Stickley Auditorium in the former Old Blair High School located at 313 Wayne Avenue, at the corner of Wayne Avenue and Dale Drive in Silver Spring, Maryland. This facility currently houses the Silver Spring International Middle School and the Sligo Creek Elementary School. However, Montgomery County Public Schools (MCPS) intends to provide an addition to Silver Spring International MS and will replace the auditorium with classroom/program spaces. More information on the Silver Spring International MS project and the use of the auditorium was presented at MCPS Community Information Meeting on June 12, 2019.

COST CHANGE

The project is reduced by $12,071,000 to reflect MCPS' updated plans for the Silver Spring International MS project.

OTHER

More information on the scope and status of the Silver Spring International MS Addition project (P651912) can be found here: https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/ssims.aspx.

FISCAL NOTE

The Old Blair Auditorium Project, Inc. (a private, non-profit organization) received State bond bill funding of $600,000 for the renovation of the Old Blair High School auditorium. In FY06-07 the County provided $190,000 as a partial match for the State funds with $50,000 in current revenue for the Department of General Services (DGS) to develop a program of requirements and cost estimate for the project, and bond funded expenditure of $140,000 to pay for part of the construction. These funds were budgeted in the MCG: Cost Sharing project (No. 720601). In FY09, the Council approved $25,000 in the MCPS: Facility Planning project for MCPS to conduct a feasibility study for the auditorium renovation. MCPS worked with community stakeholders to develop a new program of requirements for the auditorium that reflected multi-purpose school and community use. The County G.O. Bonds in FY14 consisted of $140,000 of previously programmed G.O. Bonds in the Cost Sharing Project #720601 and $460,000 of G.O. Bonds previously approved in this project. These funds totaling $600,000 constituted the County's match of the State bond bill funding to the Old Blair Auditorium Project, Inc. The source of contributions is from Old Blair Auditorium Project, Inc.'s bond bill receipt. In FY21, the remaining $609,000 of appropriations was reduced from this project; the planned six-year funding of $11,764,000 of G.O Bonds was also removed from this project due to the change in scope.

COORDINATION

Montgomery County Public Schools (MCPS), Department of General Services (DGS), Community Use of Public Facilities (CUPF), State of Maryland, and Old Blair Auditorium Project, Inc.