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.

ALCOHOL BEVERAGE SERVICES PROJECTS

ABS Retail Store Refresh

The Alcohol Beverage Services (ABS) level of effort project is intended to provide a structured process to ensure that all retail store locations are modernized and updated to provide customers with a friendlier shopping experience in well merchandised stores that offer choice, convenience, and knowledgeable staff. Further project updates will be provided in March in coordination with the County Executive's Recommended Operating Budget.

ABS Conveyor Belt System Upgrade

The ABS project is intended to update the warehouse conveyor belt system to improve efficiency, accuracy, and employee health and safety. The updated system will automate the checking process for accurate picking and selection of products and will double the number of trucks that can be loaded at one time.

ABS Delivery Trucks Purchase

This ABS project allows for the replacement of seven trucks that are at or near the end of their service life. The new trucks will allow the department to continue to serve licensees and retail stores throughout the County.

AFRICAN AMERICAN HISTORICAL MARKERS

This project provides funding for identifying and installing historical markers recognizing significant locations related to African American history throughout the County.

HIGHLIGHTS

- Provides revolving funds for land purchases.
- Purchase property to provide for future space needs of currently leased space.
- Modernize and update Alcohol Beverage Services' 20 retail store locations to provide customers with a friendlier and safer shopping experience.
- Provides funds to identify and install up to 40 historical markers recognizing significant locations related to African American history throughout the County.

CAPITAL PROGRAM REVIEW

The ALARF project totals $12.5 million. The ABS Retail Store Refresh project totals $17.5 million. $150,000 is provided to plan for and place African American Historical markers throughout the County.

PROGRAM CONTACTS

Contact Katherine Bryant Higgins of the Office of Management and Budget at 240-777-2764 for more information regarding this department's capital and operating budgets; Seamus McNamara of the Office of Management and Budget at 240-777-2755 for more information regarding the Alcohol Beverage Services Retail Store Refresh project; and Derrick Harrigan of the Office of Management and Budget at 240-777-2759 for more information regarding the ALARF project.

ABS Conveyor System Upgrade
(P852501)

Category	General Government	Date Last Modified	01/10/26
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Other	5,979	-	4,266	1,713	1,713	-	-	-	-	-	-
TOTAL EXPENDITURES	5,979	-	4,266	1,713	1,713	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Long-Term Financing	5,979	-	4,266	1,713	1,713	-	-	-	-	-	-
TOTAL FUNDING SOURCES	5,979	-	4,266	1,713	1,713	-	-	-	-	-	-

OPERATING BUDGET IMPACT ($000s)

Impact Type		Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Cost Savings		(60)	(10)	(10)	(10)	(10)	(10)	(10)
NET IMPACT		(60)	(10)	(10)	(10)	(10)	(10)	(10)

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	1,713
Appropriation FY 28 Request	-
Cumulative Appropriation	4,266
Expenditure / Encumbrances	-
Unencumbered Balance	4,266

Year First Appropriation	FY25
Last FY's Cost Estimate	4,266

PROJECT DESCRIPTION

This project is intended to upgrade the current conveyor system in the Alcohol Beverage Services (ABS) warehouse to improve efficiency, accuracy, and employee health and safety. The upgraded system would automate the checking process to confirm accurate picking and selection of products, which will allow for continuous flow before orders are loaded on up to six trucks at a time for delivery versus its current maximum of three trucks. The new system will also establish the ability to create hybrid routes in the future which would allow ABS to combine all three available product lines (liquor/wine, beer, and kegs).

LOCATION

201 Edison Park Drive, Gaithersburg, Maryland 20878

ESTIMATED SCHEDULE

The upgrade will take place over approximately 40 weeks during FY26 and FY27 with a break from Memorial Day to Labor Day to avoid disrupting warehouse operations.

COST CHANGE

Cost increase due to receiving final bids that were higher than budgeted and phased implementation to avoid disrupting warehouse operations.

PROJECT JUSTIFICATION

The current conveyor system's design, which was not built for beer, liquor, and wine distribution, has been in use since ABS acquired the warehouse in 2014. The limitations of the current conveyor system include frequent repairs and maintenance to restore the system in response to stoppages, backups, and product damage. ABS is limited in its efficiency due to the conveyor system design and how trucks are loaded.

FISCAL NOTE

This project will be debt financed with a term of 10 years.

COORDINATION

Department of Finance

ABS Delivery Trucks Purchase
(P852502)

Category	General Government	Date Last Modified	12/18/25
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Planning Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Other	1,485	-	900	585	585	-	-	-	-	-	-
TOTAL EXPENDITURES	1,485	-	900	585	585	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Short-Term Financing	1,485	-	900	585	585	-	-	-	-	-	-
TOTAL FUNDING SOURCES	1,485	-	900	585	585	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	585
Appropriation FY 28 Request	-
Cumulative Appropriation	900
Expenditure / Encumbrances	-
Unencumbered Balance	900

Year First Appropriation	FY25
Last FY's Cost Estimate	900

PROJECT DESCRIPTION

This project provides for the purchase of seven Alcohol Beverage Services (ABS) replacement delivery trucks in the ABS fleet. These vehicles directly support delivery operations to all ABS licensees.

ESTIMATED SCHEDULE

Four diesel trucks to be replaced in FY26 and three to be replaced in FY27.

COST CHANGE

Cost increase reflects the addition of three diesel trucks to the project scope.

PROJECT JUSTIFICATION

A large percentage of ABS's current delivery fleet is comprised of vehicles beyond their expected life and/or mileage. They are also in need of repairs at a cost near or exceeding the replacement cost.

FISCAL NOTE

This project will be debt financed via the Master Lease program.

COORDINATION

Department of General Services, Department of Transportation, Department of Finance

ABS Retail Store Refresh
(P852101)

Category	General Government	Date Last Modified	12/19/25
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	6,532	6,532	-	-	-	-	-	-	-	-	-
Construction	10,945	-	5,034	5,911	1,654	1,158	1,823	1,276	-	-	-
TOTAL EXPENDITURES	17,477	6,532	5,034	5,911	1,654	1,158	1,823	1,276	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Contributions	3,808	1,405	630	1,773	496	347	547	383	-	-	-
Current Revenue: Liquor	13,669	5,127	4,404	4,138	1,158	811	1,276	893	-	-	-
TOTAL FUNDING SOURCES	17,477	6,532	5,034	5,911	1,654	1,158	1,823	1,276	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	1,654
Appropriation FY 28 Request	1,158
Cumulative Appropriation	11,566
Expenditure / Encumbrances	6,761
Unencumbered Balance	4,805

Year First Appropriation	FY21
Last FY's Cost Estimate	17,477

PROJECT DESCRIPTION

This level of effort project is intended to provide a structured process to ensure that all Alcohol Beverage Services (ABS) retail store locations are modernized and updated to provide customers with a friendlier shopping experience in well-merchandised stores that offer choice, convenience, and knowledgeable staff. Once a retail store has been refreshed, it could offer a more aesthetically pleasing and safer shopping experience with new flooring and lighting, wider shopping aisles, tasting rooms, pairing dinners, and other special events. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including roofing, mechanical/heating, ventilation, air conditioning [HVAC], and added security measures) will be included to freshen up the retail stores and ensure working and efficient operating systems.

ESTIMATED SCHEDULE

ABS started remodeling stores in FY20 within the operating budget, with four refurbishment projects at the Gaitherburg, Cabin John, Montrose, and Wheaton retail store locations. The remodel schedule will align with lease expirations with stores being remodeled in the year in which their lease is negotiated for renewal with the understanding that all stores will be evaluated and refurbished prior to the end of the capital improvement program project. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's five-year financial plan related to its transfer to the County. Many of the retail stores have not been updated for 20 years. Ensuring that ABS is able to execute its multi-year plan to renovate/upgrade its 20 outdated retail stores is key to providing better service to its clientele. This project will also allow ABS to leverage contributions from landlords - an investment the landlords will not commit to without the County funding appropriation.

African American Historical Markers
(P362704)

Category	General Government	Date Last Modified	01/11/26
SubCategory	Other General Government	Administering Agency	General Services
Planning Area	Countywide	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Other	150	-	-	150	150	-	-	-	-	-	-
TOTAL EXPENDITURES	150	-	-	150	150	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
G.O. Bonds	150	-	-	150	150	-	-	-	-	-	-
TOTAL FUNDING SOURCES	150	-	-	150	150	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	150
Appropriation FY 28 Request	-
Cumulative Appropriation	-
Expenditure / Encumbrances	-
Unencumbered Balance	-

Year First Appropriation	
Last FY's Cost Estimate	-

PROJECT DESCRIPTION

This project provides funding to identify and install up to 40 historical markers recognizing significant locations related to African American history throughout the County. An advisory committee will be established to select the locations for the historical markers.

ESTIMATED SCHEDULE

Planning work and installation work is expected to begin in FY27.

PROJECT JUSTIFICATION

This project is intended to complete work initially programmed under the Maryland-National Park and Planning Commission. African American Historical Markers project was initiated in 2016, and a story map was developed to guide the creation of markers.

COORDINATION

ALARF: MCG
(P316222)

Category	General Government	Date Last Modified	01/05/26
SubCategory	Other General Government	Administering Agency	Management and Budget
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Land	12,532	2,484	10,048	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	12,532	2,484	10,048	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Revolving Fund: G.O. Bonds	12,532	2,484	10,048	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	12,532	2,484	10,048	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	-
Appropriation FY 28 Request	-
Cumulative Appropriation	12,532
Expenditure / Encumbrances	2,484
Unencumbered Balance	10,048

Year First Appropriation	FY62
Last FY's Cost Estimate	12,532

PROJECT DESCRIPTION

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital projects and facility programs in the County. Acquisition of land in advance of actual construction saves money in the inevitability of rising land prices and enables suitable locations for libraries, fire stations, and similar facilities to be secured before development begins. Waiting for construction plans to begin to start the acquisition process eliminates choice and forces acceptance of a less desirable and accessible site. ALARF 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, ALARF 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 the project and to maintain the balance in the ALARF. 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. Consultation with County Council is useful in the event the County Executive proceeds with advance land acquisition in years before those are shown on project description forms. The cumulative appropriation is the amount of the ALARF, 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.

OTHER

Expenditures to buy land using ALARF appropriations made after October 5, 1998, must be reimbursed to the revolving 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 County Council encourages the County Executive to acquire more sites and to acquire sites earlier than previously assumed. The County 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 Capital Improvements Program (CIP) for acquisition. If more sites are acquired, the existing balance may not be sufficient, and the County Council encourages the County 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, Office of Management and Budget, Department of Finance, and Other County Departments.