

HHS&GO COMM #1
June 23, 2016

MEMORANDUM

June 10, 2016

TO: Health and Human Services Committee
Government Operations and Fiscal Policy Committee

FROM: Linda McMillan, Senior Legislative Analyst *LMM*

SUBJECT: **Resolution to Approve Declaration of No Further Need: Disposition of Space in Silver Spring Library, 900 Wayne Avenue, to Gandhi Brigade**

Attached at ©1-2 is the resolution introduced May 17, 2016 for the disposition of approximately 2,970 square feet of space in the basement of the new Silver Spring Library. If approved, the Executive will enter into a lease with Gandhi Brigade. Gandhi Brigade Youth Media has after school programming that empowers young people to use multimedia to promote community building and multicultural understanding.

As required by the property disposition process, the Council was sent the material terms for this proposed long-term lease on March 22, 2016 (©6-8). Councilmembers did not have any comments or questions regarding the material terms. The Declaration of No Further Need was sent to the Council on May 11, 2016.

- The Executive is proposing disposing of about 2,970 square feet of space in the basement level of the Silver Spring Library.
- The lease will have a 10-year initial term with possible renewals.
- Gandhi Brigade will build-out the space without any county funding. United Therapeutics is providing financial support for this project.
- Gandhi Brigade will pay a pro-rata share of utilities and common area maintenance.
- There will be no rent charged by the County.
- The Executive requests the Council waive the requirement for a full market value transaction.

- Gandhi Brigade will coordinate youth programming with the Department of Public Libraries.

A public hearing was held on June 14, 2016. The Council received testimony in support of the proposal and has received additional correspondence in support.

Council staff recommends approval. The Silver Spring Library space was intentionally built to be the home of arts and cultural programming and so this space is not needed by the County for another purpose.

Attached:

Resolution to approve Declaration of No Further Need	© 1-2
Executive Order 28-16 and May 11, 2016 memo from The County Executive	© 3-5
March 22, 2016 memo from Assistant CAO Bell-Pearson with material terms.	© 6-8
Correspondence	©9-14

Resolution No.: _____

Introduced: _____

Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of Declaration of No Further Need: Disposition of the Basement Floor of the Silver Spring Library, 900 Wayne Avenue, to Gandhi Brigade.

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 March 22, 2016 the Council received a memo from Assistant Chief Administrative Officer Bell-Pearson, transmitting the Executive's recommended material terms for the disposition of the basement floor of the new Silver Spring Library. The material terms include leasing approximately 2,970 square feet of space to Gandhi Brigade. Gandhi Brigade will build-out the space at no county cost and will pay a prorated share of utilities and operating expenses. The lease term is 10 years with an option for renewals. The Executive has requested the Council waive the requirement for a full market value transaction.
3. On May 11, 2016, the Council received Executive Order 28-16, Disposition of Silver Spring Library Basement, 900 Wayne Avenue, Silver Spring, Maryland. This is the County Executive's Declaration of No Further Need.

4. The Government Operations and Fiscal Policy Committee and Health and Human Services Committee held a joint worksession on June 23, 2016 and recommends
5. A public hearing was held on June 14, 2016.

Action

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

The Declaration of No Further Need for the basement floor of the Silver Spring Library located at 900 Wayne Avenue in Silver Spring, Maryland is approved and the property may be disposed of as described in the material terms provided to the Council on March 22, 2016 and in Executive Order 28-16. The County Council waives the requirement that the disposition be a full market value transaction.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

May 11, 2016

TO: Nancy Floreen, President
Montgomery County Council

FROM: Isiah Leggett 
County Executive

SUBJECT: Executive Order 28-16, Disposition of the Basement floor of the Silver Spring Library located at 900 Wayne Avenue in Silver Spring, Maryland

On March 22, 2016, I sent the material terms to Council to give notice of the fact that I intended to dispose of County property under conditions of a long-term lease to a non-profit organization known as the Ghandi Brigade. To date no comments or questions have been received from Council about this proposed disposition during the thirty (30) day review period provided under the regulations.

As required under Section 11B-45 of the Montgomery County Code, the County Executive must issue an Executive Order declaring that the County-owned site is no longer needed for public use. Attached please find Executive Order 28-16 which was published in the April *County Register* to give notice of my intent to proceed with the disposition through a long-term ten-year lease agreement and to declare that the basement floor of the Silver Spring Library located at 900 Wayne Avenue is no longer needed for public use. The required advertisement period for the material terms has now concluded without any comments or questions being received from the public.

According to property disposition regulations Council now has 60 days to hold a public hearing and determine if approval of this declaration is appropriate. My Executive Staff is available to facilitate the approval process if needed.

I hope this information is helpful. If you have any questions, please feel free to contact me directly or speak with Greg Ossont at 240-777-6192 or greg.ossont@montgomerycountymd.gov.

Attachment

cc: Ramona Bell-Pearson, ACAO
Greg Ossont, Deputy Director, DGS



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Disposition of Silver Spring Library Basement 900 Wayne Avenue Silver Spring, Maryland	Executive Order No. 28-16	Subject Suffix ORE
Department of General Services	Department No. ORE	Effective Date 3/22/16

BACKGROUND

WHEREAS the County owns property located at 900 Wayne Avenue in Silver Spring, Maryland comprised of 58,000 gross square feet and known as the new Silver Spring Library, and

WHEREAS, in January 2015, the Department of General Services issued a solicitation seeking organizations to occupy the Basement, First and Second floors of the library; and

WHEREAS, the solicitation advertised a long term lease opportunity with the intent to incorporate services provided by the lessee with County library community programming; and

WHEREAS, upon review of the proposals, Gandhi Brigade Youth Media, Inc. was selected to enter into negotiations with the County to lease the basement floor space in the Silver Spring Library. Gandhi Brigade Youth Media is a local nonprofit based in the Silver Spring area. The Gandhi Brigade is a pioneering afterschool program that empowers young people in the Washington, DC region to use multimedia as tools to promote community building, multicultural understanding and the common good. This Organization has as its goal that objective to prepare Children to live and learn with positive youth development at its core. They encourage youth community engagement and foster youths to become leaders in their community; and

WHEREAS, the County Executive intends to approve the disposition of the basement floor of the Silver Spring Library as leased space for Gandhi Brigade Youth Media; and

WHEREAS, the Department of General Services did not conduct a formal reuse analysis for this portion of the Silver Spring Library because the Council previously approved the Capital Improvement Program (CIP) for the library which included a plan to use the basement, first and second floors of the library as potential leased space; and

WHEREAS, the material terms of the lease agreement are as follows:

- Gandhi Brigade proposes to lease the basement floor space which is approximately 2970 square feet of the total 38,200 net square feet of the library facility.
- Gandhi Brigade proposes to build out the basement floor and operate a Gandhi Brigade Youth Media services in the Silver Spring Library.
- In addition to self-funding the build out, Gandhi Brigade has agreed to pay a pro rata share of utilities and operating expenses. Those costs represent the utility and operating expenses that are



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Disposition of Silver Spring Library Basement 900 Wayne Avenue Silver Spring, Maryland	Executive Order No. 28-16	Subject Suffix ORE
Department of General Services	Department No. ORE	Effective Date 3/22/16

estimated to result from their basement floor programming activities. The costs are estimated to be \$3.58/ sq. ft. and \$4.00/sq. ft. respectively.

- The lease term would be for a ten-year period with an option for renewal extensions. This lease arrangement will not be based on fair market value so the County Executive will request Council to waive the fair market value for this disposition.
- Gandhi Brigade has also offered to provide youth programming and other services that will be coordinated with the Library Staff. Those programs and services will provide community benefits, such as interactive educational workshops, live entertainment, creative activities using film, music, art and photography. These Gandhi Brigade activities will further support the Arts and Entertainment District offerings in the Silver Spring area; and

WHEREAS, in accordance with the provisions of Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled real property is no longer needed for public use.

ACTION

In consideration of the above recitals, the County Executive declares that the basement floor of the Silver Spring library property located at 900 Wayne Avenue in Silver Spring, Maryland is no longer needed for public use and hereby directs the Department of General Services to take all steps necessary to dispose of the basement floor through a lease agreement with Gandhi Brigade Youth Media, Inc. in the manner described in this Executive Order.

Approved as to Form and Legality
Office of the County Attorney (insofar as
bond counsel has approved)

By: Clifford Royalty
Date: 3/22/16

APPROVED

Ramona Bell-Pearson

Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:

- County Council
- County Attorney
- Department of General Services



OFFICES OF THE COUNTY EXECUTIVE

Isiah Leggett
County Executive

Timothy L. Firestine
Chief Administrative Officer

MEMORANDUM

March 22, 2016

TO: Nancy Floreen, President
Montgomery County Council

FROM: Ramona Bell-Pearson *Ramona Bell-Pearson*
Assistant Chief Administrative Officer

SUBJECT: Silver Spring Library Tenant Space

In January 2015, the Department of General Services (DGS) issued a solicitation seeking organizations to occupy the basement, 1st and 2nd floors of the Silver Spring Library located at 900 Wayne Avenue. The County received only two proposals. One proposal submitted by an Arts Consortium requested space on all three floors to be built out at the County's expense. In consideration of the County's operating budget constraints, the Consortium was informed that County funded build out and operating expenses was not possible. As a result, the Arts Consortium withdrew their offer. The Arts Consortium was composed of multiple organizations and the Gandhi Brigade was one of those organizations. Upon the withdrawal of the Consortium's proposal, the Gandhi Brigade Youth Media organization continued discussions with DGS to explore the opportunity to occupy the basement of the Silver Spring Library.

The Gandhi Brigade Youth Media is a local nonprofit based in the Silver Spring area. Gandhi Brigade Youth Media is a pioneering afterschool program that empowers young people in the Washington, DC region to use multimedia as tools to promote community building, multicultural understanding and the common good. This Organization has as its goal to make Children prepared to live and learn with positive youth development at its core. They encourage youth community engagement and foster youths to become leaders in their community.

In accordance with the provisions of Section IIB-45, Disposition of Real Property, before seeking County Council approval of a declaration of no further need, the County Executive must submit all material terms of the disposition, including the price or rent to be paid and any associated economic incentives and any appraisal that the Executive relied on or will rely on in selling the property at market value. The Council is permitted 30 days to comment.

101 Monroe Street • Rockville, Maryland 20850
240-777-2500 • 240-777-2544 TTY • 240-777-2518 FAX
www.montgomerycountymd.gov



Nancy Floreen, President
March 22, 2016
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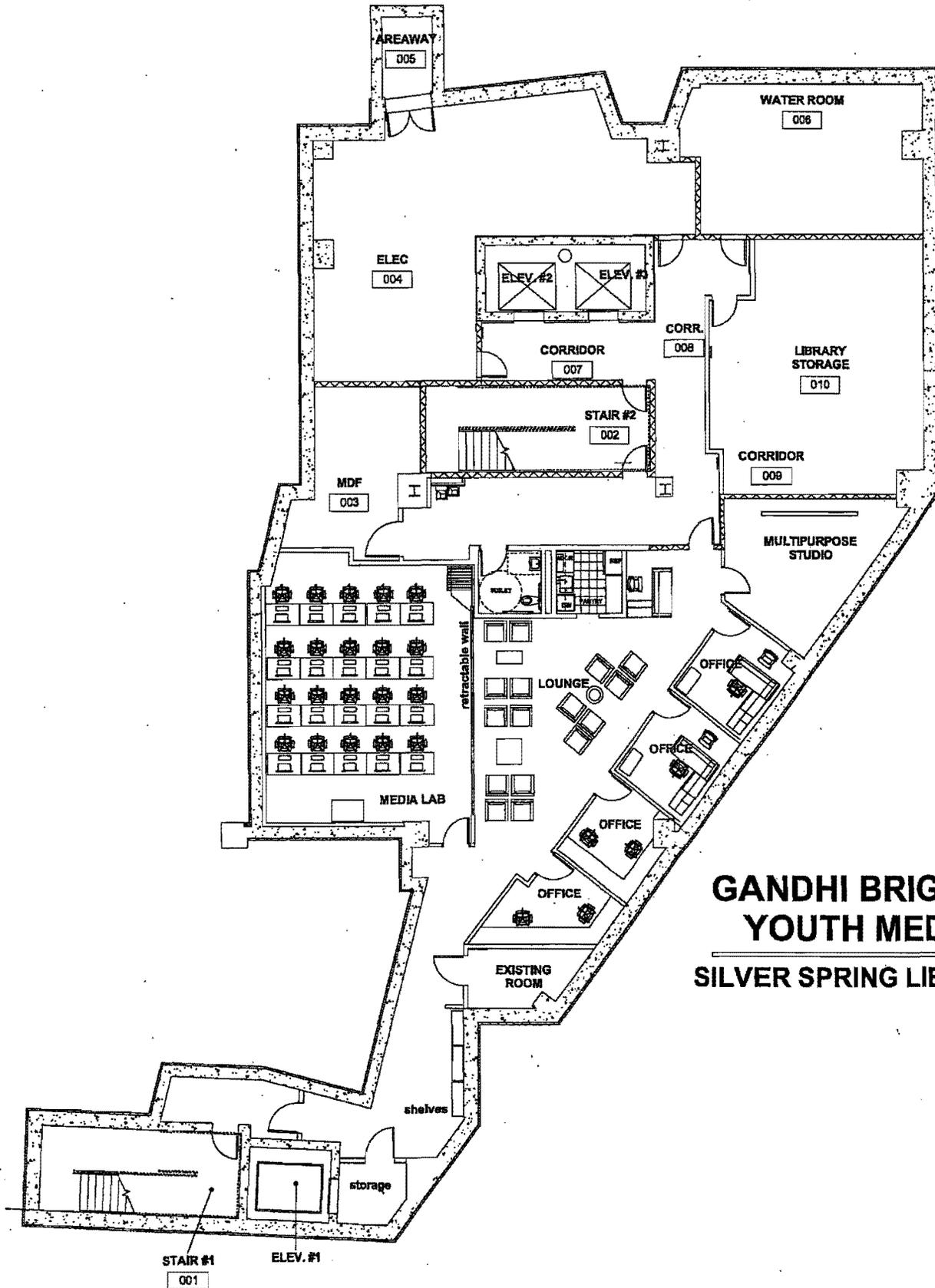
Gandhi Brigade proposes to occupy the basement level of the library which is approximately 2970 gross square feet. The organization has fostered a relationship with United Therapeutics (UT) that will allow them financial support for this lease opportunity with the County. UT will assist Gandhi Brigade in designing and building out the basement space. The buildout will include the addition of a bathroom as well as other capital improvements that will benefit the building and the library. Their presence in the basement space will also provide more security as their occupancy in the basement will fill an otherwise empty space. The Gandhi Brigade will not have a separate entrance but will use the common elevator lobby entrance which is different from the coffee shop entrance but the same as the entrance for the first and second floor occupants. The cost of the build out is approximately \$200,000, none of which will be borne by the County. The build out concept is attached for your review.

The proposed capital investment that will be made by Gandhi Brigade in a County owned facility is significant. For that reason, we have negotiated a 10-year lease term with the opportunity for renewals as an appropriate means to accomplish amortization of their investment. Under the proposed terms, the County would not incur any ongoing operating expenses or subsidies associated with the Gandhi Brigade occupancy. The pro-rated share of utilities (\$3.58/sf) and common area maintenance (\$4.00/sf) would be passed through to the Tenant. While there will be no rent charged by the County, all operational costs of this tenancy will be covered by the Tenant resulting in no cost for the tenancy to the County. Gandhi Brigade would also coordinate youth programming with the Department of Public Libraries at the Silver Spring Library that would be at low or no cost to the participants. Scheduling will be worked out between the Library Staff and the Gandhi Brigade management.

I hope this information is helpful. If you have any questions, please contact DGS Deputy Director Greg Ossont at 240-777-6192 or greg.ossont@montgomerycountymd.gov.

Attachment

cc: Greg Ossont, DGS
Parker Hamilton, MCPL
Reemberto Rodriguez, RSC



**GANDHI BRIGADE
YOUTH MEDIA**

SILVER SPRING LIBRARY

2-10-16 CCF Letter in support of GB Library Space

To the Montgomery County Council
County.Council@MontgomeryCountyMD.gov

Dear Council Members,

We are writing in support of the Gandhi Brigade proposal to occupy new space in the Silver Spring Library.

Chino Cienega Foundation was one of the first financial sponsors of the Gandhi Brigade. We have continued that support annually for over 10 years. Why? Richard Jaeggi had a compelling idea – that young people should have a voice in their communities. And, that giving them that voice would make them better, more engaged citizens. This idea has been borne out in the amazing work done by Gandhi Brigade participants. Whether on immigration reform, racial justice, sexual harassment or whatever topic, the graphics and videos produced by GB youth showcasing their experiences and perspectives have enriched the social and political dialogue in Silver Spring, Montgomery County and, indeed, the state of Maryland.

Office space for non-profits is hard to come by. Richard had a strong desire to place Gandhi Brigade in downtown Silver Spring, close to transit options and accessible to teens. Locating Gandhi Brigade in the new library would fulfill that objective – but a more important goal as well. Providing this space for teenagers tells them that they count – they are an important part of the community and its infrastructure.

While the library space carries this important psychic message, as the county council knows, this space is not free. Evan Glass, the Executive Director of Gandhi Brigade is to be congratulated for a highly creative leveraging of community resources and philanthropy to do the build out of this space. It will finally give the Gandhi Brigade a quality long-term home that meets Richard Jaeggi's objectives and more.

As both long-term Silver Spring residents and long-term supporters of Gandhi Brigade we cannot imagine a better use of this space for our community.

Rob Wolcott, Vice President
June Taylor, Trustee
[Chino Cienega Foundation](http://ChinoCienegaFoundation.org)

Rob: rob@chinofound.org cell: 301-802-2978
June: june@chinofound.org cell: 301-802-3223

402 Hamilton Ave.
Silver Spring, MD 20901
Ph: 301-587-5725

Kathlin Smith
742 Silver Spring Avenue
Silver Spring, MD 20190

June 13, 2016

President Nancy Floreen and
Members of the Montgomery County Council
100 Maryland Avenue, 5th Floor
Rockville, MD 20850

Dear President Floreen and members of the Council:

I am writing to express my support for the Gandhi Brigade's occupancy of the basement level of the Silver Spring Library building. For years, the Gandhi Brigade has been a positive force in Silver Spring, offering youth a welcoming community where they can learn skills in media production while also promoting community building and multicultural understanding. Executive Director Evan Glass is to be commended for finding support for a buildout that will create a comfortable, attractive, and highly practical environment for group members.

The Gandhi Brigade's focus on personal development, skill building, and community engagement complements the library's mission well. The Gandhi Brigade, like its neighboring Levine School of Music and library, will draw a critical mass of young people to a building where, on five floors, they can explore their passions, advance their knowledge, build skills, and engage with a larger community. What wonderful gifts for our area's youth—and for the next generation.

There is great potential for the library to benefit from youth programming led by the Gandhi Brigade. The library has a Mac Lab on the third floor where patrons can come to use digital media tools (e.g., Photoshop, Illustrator, InDesign, and Premiere video editing) that are usually too costly for individuals to afford. This is an exciting feature. However, the Mac Lab hours and services are at times limited by the availability of library staff and volunteers to help patrons use the tools, and to provide training. The Gandhi Brigade is already teaching free graphic design classes in the library's Mac Lab and plans to offer workshops to the broader library community.

As a community member and long-time library advocate (serving over the past 18 years, variously, on the Library Advisory Committee and Friends of the Library), I am pleased to offer my support to this proposal.

Sincerely,



Kathlin Smith

24 6/14/16

SS LIBRARY-GANDHI BRIGADE

LAM
JF

Email Viewer

Message Details Attachments Headers Source

5041659

[HTML](#)

From: "Daniels, Ellen B" <Ellen_B_Daniels@mcpsmd.org>
Date: 6/13/2016 5:21:49 PM
To: "county.council@montgomerycountymd.gov" <county.council@montgomerycountymd.gov>
Cc:
Subject: letter of support for Gandhi Brigade Youth Media

Dear Councilmembers,

As a teacher of ESOL students in MCPS, I would like to strongly support the dedicated use of space by the Gandhi Brigade Youth Media in the Silver Spring Library.

My students have benefited greatly from the programs of the Gandhi Brigade since 2007. The Gandhi Brigades provides a variety of opportunities to learn valuable skills to students who would not have another avenue for these types of activities. My students have arrived to the United States within the past few years and are developing their language and academic skills. I teach an elective course in film analysis and production, and after one year of taking this class, many students search for other opportunities to continue learning and developing their skills in video production. The Gandhi Brigade is the only local, accessible organization that fits the bill. Several of my former students have gone on to participate in Gandhi Brigade after school programs as well as the summer documentary production program. Students report back to me about how much they learned not only technology skills, but social skills in how to work cooperatively with other students. They make new friendships and develop their English skills in speaking, listening, reading, and writing.

The Gandhi Brigade has an important focus to reach out to students in Montgomery County who would not normally have access to these types of classes and skills development. Our young people are taught how to utilize technology, to research and develop ideas, and to express themselves constructively and effectively. The Gandhi Brigade is a truly unique program that meets a great need of the youth of Montgomery County. Through the support of having a dedicated space in the library, this program can continue to grow, develop, and make a positive impact on our community.

Sincerely,

Ellen Daniels, NBCT
ESOL Department
Albert Einstein High School

Close

12

Jaime Robles
1110 Fidler Lane
Silver Spring, Md. 20910

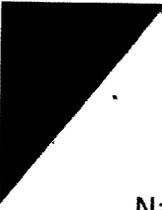
14 June 2016

President Nancy Floreen, and
Members of the Montgomery County Council
100 Maryland Avenue
Rockville, Md. 20850

Dear President Floreen and Members of the Council,

I write in support of the proposed long term lease of the basement level of the Silver Spring Library building to the local nonprofit Gandhi Brigade Youth Media. The library is a major institution and cultural center in our community. Locating the Gandhi Brigade in the same building, as has already been done with the nonprofit Levine School of Music, will contribute greatly to the enhancement of that status, to the continued benefit of the residents of Silver Spring.

The mission of the Gandhi Brigade complements that of the library as both focus on education, knowledge, and access. The Gandhi Brigade in particular works to educate and train youth on ways to incorporate relevant 21st century technologies into their daily lives. Once in place, it will surely coordinate with library staff to offer educational workshops and craft programs to introduce youth to the creative benefits of learning about and using film, music, art and photography to foster personal growth and positive development.



Nancy Floreen

14 June 2016

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Some of the many words which come to mind when I think about the core life values the Gandhi Brigade strives to instill in youth are inspiration, diversity, multiculturalism, acceptance and embrace of differences, confidence building, self-empowerment, giving back to the community, and the development of latent leadership potential. These are a good fit for the Silver Spring Library. When the Council approves the proposed lease, we will have in one building the Gandhi Brigade empowering youth through the acquisition of life enhancing media skills, the Levine School enriching lives through music, and the three floors of the library above serving as an egalitarian gateway to access knowledge and experience the limitless joy of exploration and wonder.

As a library advocate and Silver Spring community activist, I support the granting of the lease of the basement of the Silver Spring Library building to the Gandhi Brigade Youth media, and urge the Council to do the same.

Very truly yours,

Jaime Robles