

Resolution No.: 17-1009
Introduced: February 4, 2014
Adopted: February 25, 2014

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of Declaration of No Further Need: Disposition of Progress Place Site

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 June 13, 2013 the Department of General Services forwarded a summary of the material terms for the disposition of County-owned land called the Progress Place Site. The Progress Place Site consists of three parcels: 1014 Ripley Street, Lot 7; 8206 Colonial Lane, Parking Lot 20; and 8210 Colonial Lane. The County intends to grant fee simple title to the land and improvements in exchange for the design, construction, and conveyance of a new Progress Place on a County-owned parcel and a cash payment to the Parking Lot District. The County intends to enter into a General Development Agreement with the Washington Property Company, which was selected as a result of a Request for Expression of Interest. The terms were updated by the County Executive on December 4, 2013 to include a fourth floor with 21 Personal Living Quarters to be paid for with County funds.
3. The Planning, Housing, and Economic Development Committee, Health and Human Services Committee, and Government Operations and Fiscal Policy Committee held a joint worksession to review this proposed disposition on December 5, 2013. The joint Committee recommended approval of this proposed disposition as a fair market exchange and recommended approval of a Declaration of No Further Need. The joint Committee also recommended approval of the construction of 21 Personal Living Quarters as a part of the new Progress Place.

4. On February 1, 2014, the Executive published in the County Register Executive Order 18-14, Disposition of Progress Place Property and PLD Parking Lot, 1014 Ripley Street and 8206 and 8210 Colonial Lane, Silver Spring, MD, with an effective date of January 23, 2014. The Executive declared that the property is no longer needed for public use and directs the Department of General Services to take the steps necessary to dispose of the property in the manner described.
5. On February 4, 2014 the Council waived the public hearing for this disposition.

Action

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

The Declaration of No Further Need for the County-owned property located at 1014 Ripley Street, Lot 7; 8206 Colonial Lane, Parking Lot 20; and 8210 Colonial Lane is approved and the property may be disposed of in a fair market exchange as described in the General Development Agreement terms provided to the Council on June 13, 2013 and updated on December 4, 2013.

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council