

## MEMORANDUM

March 16, 2022

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Naeem M. Mia, Legislative Analyst

SUBJECT: **FY23-28 Recommended Capital Improvements Program (CIP) –  
Montgomery County Revenue Authority (MCRA)**

### **Expected Attendees:**

- Keith Miller, Chief Executive Officer, MCRA
- Estela Boronat, Fiscal and Policy Analyst, Office of Management and Budget (OMB)

### **Staff Recommendation(s)**

#### **1. Staff concurs the MCRA's recommended CIP.**

### **Summary**

The Executive's total six-year funding level (covering FY23-28) for the Revenue Authority is \$37.3 million, which is approximately \$17 million *more* than the Amended FY21-26 CIP program total of \$20.0 million. The number of projects in this year's CIP is 12 (vs. 3 in the previously approved CIP). The cost increase is due to a number of new added to the CIP, as well as a few projects with cost increases.

Revenue Authority projects are typically funded by the issuance of revenue bonds, which are repaid from user fees collected from MCRA facilities. Projects at the Airpark may also receive state or federal grants.

This briefing will cover the following subjects:

- a. Review of Executive's proposed recommendations for MCRA including:
  - a. New Projects (9)
  - b. Projects with Cost or Schedule (Accelerated or Delayed) Changes (3)

**Public Testimony**

Public Hearing was held on February 8 and 9, 2022. No public testimony was provided regarding the Revenue Authority CIP.

**A. New Projects**

*1) Falls Road Golf Course Improvements*

	<b>6-Year</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>
FY23-28, Recommended	367	-	-	-	217	-	150	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	367	-	-	-	217	-	150	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the renovation of existing and installation of new cart paths throughout the property and the replacement of existing parking lot.

Location: Potomac.

Analysis: The current pathways and parking lot approaching the end of their projected 20-year service life and require replacement. The pathways will be replaced/added in FY24 and the parking lot will be replaced in FY26.

Staff Recommendation: Approve.

*2) Little Bennett Golf Course*

	<b>6-Year</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>
FY23-28, Recommended	75	-	-	75	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	75	-	-	75	-	-	-	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the modification/consolidation of shop, beverage and food service counters into a single location.

Location: Clarksburg.

Analysis: The Revenue Authority expects to realize greater efficiencies (i.e., labor savings) from consolidating into a single location for multiple services. This modification, if successful, may be duplicated at other golf courses.

Staff Recommendation: Approve.

3) *Montgomery County Airpark - Rehabilitate Runway Lighting*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	850	-	-	-	150	700	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	850	-	-	-	150	700	-	-	-

**Source of Funds:** Revenue Authority Bonds, Federal Aid, State Aid

**Background:** This project funds the replacement of the current runway lighting system with light-emitting diodes (LED) lighting.

This project is a continuation of the Airport Layout Plan (ALP), which was developed in conjunction with the FAA in 2002. The ALP Montgomery County Airpark - Rehabilitate Runway Lighting 31-1 identifies the projects and plans the sequencing for continued airport improvement. A supplemental environmental assessment for this purchase was completed in 2017.

**Location:** Gaithersburg.

**Analysis:** The lighting upgrades are a continuation of upgrades made in 2016-2017 to the taxiways to increase visibility/safety and as recommended in the ALP. Electricity savings (compared to the current non-LED lighting) is expected to be 50%; the lighting system has a service life of approximately 30,000 hours (or 25 times greater than the current lights), resulting in less frequent replacement.

The lights, which are mounted low to the ground, are not expected to have a detrimental effect on the surrounding community, the immediate vicinity of which is primarily industrial.

**Staff Recommendation:** Approve.

4) *Montgomery County Airpark – Road Relocation*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	1,250	-	-	-	-	-	200	1,000	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	1,250	-	-	-	-	-	200	1,000	-

**Source of Funds:** Revenue Authority Bonds, Federal Aid, State Aid

**Background:** This project funds the relocation of an existing road (which services several private properties, including an off-site hanger). The current road presents a safety hazard of aircraft taking off or landing when a large tractor-trailer is present (often during deliveries to the Merchant Tire located on the road).

**Location:** Gaithersburg.

Analysis: The Federal Aviation Authority (FAA) determined this hazard as needing correction since the early 2000’s. The Airpark has obtained temporary exemptions to correction until an appropriate remedy could be found.

The current plan to address this issue is as follows (please see circle 20 for visual reference):

- a) Purchase, relocate, and demolish the Gold’s Gym property (also known as the Leet-Melbrook Property – see separate CIP project below) in FY24-25. Negotiations are currently in progress.
- b) Construct a new road (contingent upon FAA approval of a final design), likely to the east of the current road, in FY26-27 to provide access to the off-site private hanger (which will remain in operation).
- c) Potentially purchase the Merchant Tire property (see separate CIP project below) – this purchase is contingent upon FAA approval of the new road design; if the FAA deems the purchase of Merchant Tire to be necessary, funding is currently included in the Beyond 6-Years as a placeholder.

Staff Recommendation: Approve.

5) *Montgomery County Revenue Authority Office Relocation*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	600	-	-	600	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	600	-	-	600	-	-	-	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds upgrades and renovation of existing space (currently vacant) at the Rattlewood Golf Course to allow the relocation and consolidation of MCRA staff from its current leased space in the Executive Office Building to a single location.

Location: Mt. Airy.

Analysis: MCRA currently rents approximately 1,500 square feet of space at the EOB in Rockville at an annual cost of \$41,220; the current lease ends on June 30, 2022. The EOB space is insufficient to house all management/operations staff at a single location. The proposed space at the Rattlewood Golf Course, once renovated, will allow staff to be in a single location.

Staff Recommendation: Approve.

6) *Needwood Golf Course*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	1,600	-	-	-	-	-	1,600	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	1,600	-	-	-	-	-	1,600	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the upgrades/replacement of irrigation system for the golf course.

Location: Derwood.

Analysis: Needwood Golf Course is located in Rock Creek Park and serves the entire County. The last major upgrade of the system was in the mid-2000s (at which time the golf course was managed by the Maryland-National Capital Planning and Parks Commission). The current system was last renovated in 2020 but is approaching the end of its useful life. A new system is likely to be more water-efficient; the final design and cost estimates will be more fully known closer to project implementation.

Staff Recommendation: Approve.

7) *Northwest Golf Course*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	150	-	-	-	150	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	150	-	-	-	150	-	-	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the upgrades to the current irrigation system, including replacement of control wires and systems.

Location: Layhill.

Analysis: Replacement of these components are necessary to maintain an efficient system and maintain the quality of playing surfaces.

Staff Recommendation: Approve.

8) *Poolesville Golf Course*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	1,900	-	-	1,900	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	1,900	-	-	1,900	-	-	-	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the replacement of all cart paths and renovates all play areas (including tee areas, bunkers, and drainage areas).

Location: Poolesville.

Analysis: Replacement of these features are necessary to maintain a high-quality golf course.

Staff Recommendation: Approve.

9) *Rattlewood Golf Course*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	100	-	-	-	-	-	100	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	100	-	-	-	-	-	100	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the repair of existing cart paths.

Location: Mt. Airy.

Analysis: Some sections of the existing cart paths will require repair in the next few years.

Staff Recommendation: Approve.

**d) Projects with Cost and/or Schedule Changes**

1) *Crossvines Poolesville Economic Development Project*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	5,442	-	-	5,442	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	5,442	-	-	5,442	-	-	-	-	-

**Source of Funds:** Revenue Authority Bonds

Background: This project funds the development of surplus property to include a custom winery, education/events center, and a vineyard. This project will support the County's long-range plan for economic and agricultural development, education, and workforce development. MCRA will collaborate with educational institutions to support opportunities in viticulture and enology, hospitality, marketing, and culinary arts programs. The project will dedicate several acres for the development of a demonstration vineyard where students

can learn vineyard management skills while providing quality grapes to support the industry.

The University of Maryland Extension will coordinate the research and development of this demonstration vineyard. In addition to supporting specific degrees in viticulture and enology, the Revenue Authority will also collaborate with Universities at Shady Grove to support degree programs in agri-tourism, marketing, communication, business entrepreneurship, and culinary arts. Students in these degree programs will use the facility to obtain hands-on experience in their fields of study.

Location: Poolesville

Analysis: The total project cost increased from \$14.605M to \$19.907M (\$5.302M, or 36%) due to updated cost estimates from final design.

Staff Recommendation: Approve.

2) *Montgomery County Airpark – Land Acquisition Leet-Melbrook Property*

	<b>6-Year</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>
FY23-28, Recommended	5,000	-	-	-	-	3,500	1,500	-	-
FY21-26, Approved	2,500	-	-	2,500	-	-	-	-	-
Difference:	2,500	-	-	(2,500)	-	3,500	1,500	-	-

**Source of Funds:** Revenue Authority Bonds, Federal Aid, State Aid

Background: This project funds purchase, relocation, and demolition of costs associated with the private businesses located on this property in support of the new road relocation project (“Montgomery County Airpark – Road Relocation”) described above.

Location: Gaithersburg.

Analysis: The estimated cost increased by \$2.5M to a total cost of \$5.0M (a 100% increase) due to revised estimates.

See additional staff analysis under the “*Montgomery County Airpark – Road Relocation*” section.

Staff Recommendation: Approve.

3) *Montgomery County Airpark – Land Acquisition Merchant Tire Property*

	<b>6-Year</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>
FY23-28, Recommended	-	-	-	-	-	-	-	-	-
FY21-26, Approved	-	-	-	-	2,500	-	-	-	-
Difference:	-	-	-	-	(2,500)	-	-	-	-

**Source of Funds:** Revenue Authority Bonds, Federal Aid, State Aid

Background: This project funds purchase, relocation, and demolition of costs associated with the private businesses located on this property in support of the new road project (“Montgomery County Airpark – Road Relocation”) described above.

Location: Gaithersburg.

Analysis: The estimated cost increased by \$2.5M to a total cost of \$5.5M (a 120% increase) due to revised estimates. However, the purchase of this property is contingent upon FAA approval of the new road; a decision to purchase this property will be made upon completion of the road design, likely in FY24-25. Therefore, funding has been deferred to the Beyond 6-Years.

See additional staff analysis under the “*Montgomery County Airpark – Road Relocation*” section.

Staff Recommendation: Approve.

e) **Projects with No Changes**

This packet contains:

1. Executive’s Recommended CIP Section – Revenue Authority
2. Visual depiction of properties impacted by new road relocation project

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# Revenue Authority

## AGENCY DESCRIPTION

The Revenue Authority is an instrumentality of Montgomery County and a public corporation created in accordance with State law in 1957 to construct and operate a variety of self-supporting projects. The Revenue Authority Board consists of six members. Five members serve five-year staggered terms and are appointed by the County Executive, subject to confirmation by the County Council. A sixth member, the Chief Administrative Officer or designee, was added when Chapter 42 of the County Code was amended in 1998. The Revenue Authority is authorized to issue its own revenue bonds and other debt, which are repaid solely from the revenues received by the Authority; general tax receipts are not used for the retirement of Authority debt.

## PROGRAM DESCRIPTION AND OBJECTIVES

The Revenue Authority was created to construct, improve, equip, furnish, and maintain financially self-supporting projects devoted wholly, or partially, for the public use, public good, or general welfare. It promotes, develops, and operates or leases operations in several County program areas, including transportation and recreation. In the area of transportation, the Authority leases the operation of the Montgomery County Airpark. The recreation program area includes nine active golf courses; and leased operations to the County Department of Recreation of four pools, which are partially financed by the Authority. Under a thirty-year lease agreement between the Revenue Authority and the Maryland-National Capital Park and Planning Commission (M-NCPPC), the Revenue Authority assumed responsibility for managing the following M-NCPPC golf courses in FY08: Sligo Creek, Northwest, Little Bennett, and Needwood. The Sligo Creek golf course has since been returned to the M-NCPPC and is currently managed by the Revenue Authority under a management agreement.

## HIGHLIGHTS

- Continue to implement the Crossvines Poolesville Economic Development Project to support economic development, agriculture, education, and workforce development.
- Implement the next phase of the Airport Layout Plan and the Airport Capital Improvement Plan through land acquisitions.

## PROGRAM CONTACTS

Contact Keith Miller, Executive Director, Montgomery County Revenue Authority, 301.762.9080, or Estela Boronat of the Office of Management and Budget at 240.777.2785 for more information regarding this department's capital budget.

## CAPITAL PROGRAM REVIEW

The FY23-28 Capital Improvements Program proposed by the Revenue Authority consists of the Crossvines Poolesville Economic Development project, Montgomery County Airpark acquisition projects, and golf courses improvements during the six-year period.

The Revenue Authority Project Description Forms portray only costs for the six-year period to comply with County Code Chapter 42-13. The Revenue Authority FY23-28 program is funded by Revenue Authority debt, Revenue Authority current revenues, Federal funds, and State funds. Details of the Revenue Authority projects are included on the respective project description forms.

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## STATUTORY AUTHORITY

The Revenue Authority operates under the Montgomery County Code Chapter 42, 1984, amended 1998. Prior to FY93, the Revenue Authority operated under State law. It was transferred from State law to the County Code during FY93. The transfer to the County enables local amendments to the Authority's governing law without requiring State legislative action. The Revenue Authority is responsible for preparing a six-year Capital Improvements Program (CIP) for projects costing \$50,000 or more and submitting it to the County Executive prior to October 1 of each biennial year. The County Executive includes this program, along with comments and recommendations, in the comprehensive six-year program submitted to the Council under Section 302 of the County Charter. The County Council must hold public hearings and adopt a six-year Capital Improvements Program for the Authority as part of the County's comprehensive six-year program. The Council may amend the program. Any amendment must not become final until it is submitted to the Authority for written comments on at least 30 days notice. Funds for the Revenue Authority projects are not appropriated since the Revenue Authority is self supporting and operates independently of the County government. Any project costing more than \$50,000 may not be undertaken by the Revenue Authority without review and approval by the County Executive and County Council.



# Crossvines Poolesville Economic Development Project

(P391801)

Category	Revenue Authority	Date Last Modified	01/08/22
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Poolesville and Vicinity	Status	Under Construction

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	2,900	-	2,150	750	750	-	-	-	-	-	-
Site Improvements and Utilities	3,109	-	2,169	940	940	-	-	-	-	-	-
Construction	12,548	-	9,700	2,848	2,848	-	-	-	-	-	-
Other	1,350	-	446	904	904	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>19,907</b>	<b>-</b>	<b>14,465</b>	<b>5,442</b>	<b>5,442</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	16,907	-	11,465	5,442	5,442	-	-	-	-	-	-
State Aid	3,000	-	3,000	-	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>19,907</b>	<b>-</b>	<b>14,465</b>	<b>5,442</b>	<b>5,442</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY18
Appropriation FY 24 Request	-	Last FY's Cost Estimate	14,605
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

The Poolesville Economic Development Project calls for the development of surplus land owned by the Montgomery County Revenue Authority (MCRA). The physical plant consists of a custom winery, education/events center, and a vineyard.

## LOCATION

16601 W. Willard Road, Poolesville, Maryland

## COST CHANGE

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Cost increase due to updated construction cost estimate.

## PROJECT JUSTIFICATION

This project will support the County's long-range plan for economic and agricultural development, education, and workforce development. MCRA will collaborate with educational institutions to support opportunities in viticulture and enology, hospitality, marketing, and culinary arts programs. The project will dedicate several acres for the development of a demonstration vineyard where students can learn vineyard management skills while providing quality grapes to support the industry. The University of Maryland Extension will coordinate the research and development of this demonstration vineyard. In addition to supporting specific degrees in viticulture and enology, the Revenue Authority will also collaborate with Universities at Shady Grove to support degree programs in agri-tourism, marketing, communication, business entrepreneurship, and culinary arts. Students in these degree programs will use the facility to obtain hands-on experience in their fields of study. The project is projected to bring \$45 million in economic activity to the State and over \$22 million in activity to the County.

## FISCAL NOTE

There will be two agreements between the Revenue Authority and the County related to this project. Under the first agreement, the County will lease land from the Revenue Authority for an amount sufficient to cover the Revenue Authority's annual debt service costs. The second agreement will be an operating agreement whereby the Revenue Authority will agree to develop and operate the facilities on behalf of the County, with net operating cash being paid to the County to offset lease payments. During the early years of operation, there will be net costs to the County, but within eight years the expectation is that there will be no net costs to the County. (Under current estimates, net County costs will range from approximately \$860,000 to \$40,000 from FY23 to FY28.) The County's net costs will be reassessed each year. And, the County will be reimbursed in total from net operating revenue for the funds it expends.

## DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress.

## COORDINATION

Montgomery County's Department of Permitting Services, Maryland Department of the Environment, Montgomery County's Department of General Services, University of Maryland, Universities at Shady Grove, Montgomery College, Office of Management and Budget, and Maryland-National Capital Park and Planning Commission.



# Falls Road Golf Course Improvements (P392301)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Potomac-Cabin John and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	15	-	-	15	-	10	-	5	-	-	-
Construction	352	-	-	352	-	207	-	145	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>367</b>	<b>-</b>	<b>-</b>	<b>367</b>	<b>-</b>	<b>217</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	367	-	-	367	-	217	-	150	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>367</b>	<b>-</b>	<b>-</b>	<b>367</b>	<b>-</b>	<b>217</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	217	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Renovation of existing and installation of new cart paths throughout the property, and replacement of existing parking lot.

## LOCATION

10800 Falls Road, Potomac, MD

## PROJECT JUSTIFICATION

The Authority is created to construct, improve, equip, furnish, maintain, acquire, operate, and finance projects to be devoted wholly or partially for public uses, good or general welfare. This project supports the long term sustainability of the County's golf course system currently operated by the MCRA.



# Little Bennett Golf Course

(P392307)

Category	Revenue Authority	Date Last Modified	11/29/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Bennett and Little Bennett Watershed	Status	Under Construction

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	5	-	-	5	5	-	-	-	-	-	-
Construction	70	-	-	70	70	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>75</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	75	-	-	75	75	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>75</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	75	Year First Appropriation	
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Modification of food and beverage and golf operations to provide better efficiency and experience for the customer.

## LOCATION

25900 Prescott Road, Clarksburg, MD

## PROJECT JUSTIFICATION

The Authority is created to construct, improve, equip, furnish, maintain, acquire, operate, and finance projects to be devoted wholly or partially for public uses, good or general welfare. This project supports the long term sustainability of the County's golf course system currently operated by the MCRA.



# Montgomery County Airpark - Rehabilitate Runway Lighting

(P392308)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	150	-	-	150	-	150	-	-	-	-	-
Site Improvements and Utilities	700	-	-	700	-	-	700	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>850</b>	<b>-</b>	<b>-</b>	<b>850</b>	<b>-</b>	<b>150</b>	<b>700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Federal Aid	765	-	-	765	-	135	630	-	-	-	-
Revenue Authority	55	-	-	55	-	15	40	-	-	-	-
State Aid	30	-	-	30	-	-	30	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>850</b>	<b>-</b>	<b>-</b>	<b>850</b>	<b>-</b>	<b>150</b>	<b>700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	150	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

The replacement of the runway lighting system with LED lighting.

## LOCATION

7940 Airpark Road, Gaithersburg, Maryland

## PROJECT JUSTIFICATION

This project is a continuation of the Airport Layout Plan (ALP), which was developed in conjunction with the FAA in 2002. The ALP

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identifies the projects and plans the sequencing for continued airport improvement. A supplemental environmental assessment for this purchase was completed in 2017. This project includes the purchase of land adjacent to the Airpark which is necessary to maintain Federal safety standards for airport operations. Federal funds for the Airpark are approved by the FAA through the Airport Capital Improvement Plan (ACIP). FAA priorities for funding airport projects include promoting safety and security; preserving existing infrastructure; mitigating noise or environmental impacts; fulfilling compliance, and providing capacity. Federal funding and requirements will dictate the final timeline for the purchase.

## COORDINATION

Federal Aviation Administration, and Maryland Aviation Administration.





# Montgomery County Airpark - Road Relocation (P392309)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	250	-	-	250	-	-	-	250	-	-	-
Construction	1,000	-	-	1,000	-	-	-	-	1,000	-	-
<b>TOTAL EXPENDITURES</b>	<b>1,250</b>	<b>-</b>	<b>-</b>	<b>1,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250</b>	<b>1,000</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Federal Aid	1,125	-	-	1,125	-	-	-	225	900	-	-
Revenue Authority	75	-	-	75	-	-	-	25	50	-	-
State Aid	50	-	-	50	-	-	-	-	50	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>1,250</b>	<b>-</b>	<b>-</b>	<b>1,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250</b>	<b>1,000</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

A tractor-trailer using the road adjacent to the Airpark next to Parcel 28 - Gold's Gym, and Parcel 29 - Market Tire represents an obstruction that requires elimination. The road must be relocated to eliminate the problem.

## LOCATION

7940 Airpark Road, Gaithersburg, Maryland

## PROJECT JUSTIFICATION

This project is a continuation of the Airport Layout Plan (ALP), which was developed in conjunction with the FAA in 2002. The ALP identifies the projects and plans the sequencing for continued airport improvement. A supplemental environmental assessment for this

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purchase was completed in 2017. This project includes the relocation of a road adjacent to the Airpark which is necessary to maintain Federal safety standards for airport operations. Federal funds for the Airpark are approved by the FAA through the Airport Capital Improvement Plan (ACIP). FAA priorities for funding airport projects include promoting safety and security; preserving existing infrastructure; mitigating noise or environmental impacts; fulfilling compliance, and providing capacity. Federal funding and requirements will dictate the final timeline for the purchase.

## COORDINATION

Federal Aviation Administration, and Maryland Aviation Administration.



# Montgomery County Airpark Land Acquisition - Leet-Melbrook Property (P391902)

Category	Revenue Authority	Date Last Modified	01/04/22
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Land	5,000	-	-	5,000	-	3,500	1,500	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>5,000</b>	<b>-</b>	<b>3,500</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Federal Aid	4,500	-	-	4,500	-	3,150	1,350	-	-	-	-
Revenue Authority	250	-	-	250	-	175	75	-	-	-	-
State Aid	250	-	-	250	-	175	75	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>5,000</b>	<b>-</b>	<b>3,500</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	3,500	Last FY's Cost Estimate	2,500
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

This is a land purchase of property located on Maryland 124, and the expense of relocating the current owner. The property is located adjacent to the southeast corner of the Airpark property. The Federal Aviation Administration (FAA) has deemed this purchase necessary to maintain safety standards at Montgomery County Airpark, Gaithersburg (GAI). (Parcel 28 - Gold's Gym)

## LOCATION

18810 Woodfield Road, Gaithersburg, Maryland

## COST CHANGE

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Cost increase due to updated cost estimate.

## PROJECT JUSTIFICATION

This project is a continuation of the Airport Layout Plan (ALP), which was developed in conjunction with the FAA in 2002. The ALP identifies the projects and plans the sequencing for continued airport improvement. A supplemental environmental assessment for this purchase was completed in 2017. This project includes the purchase of land adjacent to the Airpark which is necessary to maintain Federal safety standards for airport operations. Federal funds for the Airpark are approved by the FAA through the Airport Capital Improvement Plan (ACIP). FAA priorities for funding airport projects include promoting safety and security; preserving existing infrastructure; mitigating noise or environmental impacts; fulfilling compliance, and providing capacity. Federal funding and requirements will dictate the final timeline for the purchase.

## COORDINATION

Federal Aviation Administration, and Maryland Aviation Administration.



# Montgomery County Airpark Land Acquisition - Merchant Tire Property (P391901)

Category	Revenue Authority	Date Last Modified	01/04/22
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Land	5,500	-	-	-	-	-	-	-	-	-	5,500
<b>TOTAL EXPENDITURES</b>	<b>5,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,500</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Federal Aid	4,950	-	-	-	-	-	-	-	-	-	4,950
Revenue Authority	275	-	-	-	-	-	-	-	-	-	275
State Aid	275	-	-	-	-	-	-	-	-	-	275
<b>TOTAL FUNDING SOURCES</b>	<b>5,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,500</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	-	Last FY's Cost Estimate	2,500
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

This is the second of two land purchases of property located on Maryland 124 and the expense of relocating the current owner. The property is located adjacent to the southeast corner of the Airpark property. The Federal Aviation Administration (FAA) has deemed this purchase necessary to maintain safety standards at Montgomery County Airpark, Gaithersburg (GAI). (Parcel 29 - Merchant Tire)

## LOCATION

18810 Woodfield Road, Gaithersburg, Maryland

## COST CHANGE

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Cost increase due to updated cost estimate.

## PROJECT JUSTIFICATION

This project is a continuation of the Airport Layout Plan (ALP), which was developed in conjunction with the FAA in 2002. The ALP identifies the projects and plans the sequencing for continued airport improvement. A supplemental environmental assessment for this purchase was completed in 2017. This project includes the purchase of land adjacent to the Airpark which is necessary to maintain Federal safety standards for airport operations. Federal funds for the Airpark are approved by the FAA through the Airport Capital Improvement Plan (ACIP). FAA priorities for funding airport projects include promoting safety and security; preserving existing infrastructure; mitigating noise or environmental impacts; fulfilling compliance, and providing capacity. Federal funding and requirements will dictate the final timeline for the purchase.

## COORDINATION

Federal Aviation Administration, and Maryland Aviation Administration.



# Montgomery County Revenue Authority Office Relocation

(P392303)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Patuxent Watershed Conservation Area	Status	Under Construction

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	60	-	-	60	60	-	-	-	-	-	-
Construction	540	-	-	540	540	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>600</b>	<b>-</b>	<b>-</b>	<b>600</b>	<b>600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	600	-	-	600	600	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>600</b>	<b>-</b>	<b>-</b>	<b>600</b>	<b>600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	600	Year First Appropriation	FY23
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Building modifications and upgrades to accommodate the relocation of headquarters staff.

## LOCATION

13501 Penn Shop Road, Mt. Airy, MD

## PROJECT JUSTIFICATION

This project supports the long-term sustainability of the MCRA.



# Needwood Golf Course

(P392306)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Upper Rock Creek Watershed	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	100	-	-	100	-	-	-	100	-	-	-
Construction	1,500	-	-	1,500	-	-	-	1,500	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	1,600	-	-	1,600	-	-	-	1,600	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Replacement of the full irrigation system for the golf course.

## LOCATION

6724 Needwood Road, Derwood, MD

## PROJECT JUSTIFICATION

The Authority is created to construct, improve, equip, furnish, maintain, acquire, operate, and finance projects to be devoted wholly or partially for public uses, good or general welfare. This project supports the long term sustainability of the County's golf course system currently operated by the MCRA.





# Northwest Golf Course

(P392305)

Category	Revenue Authority	Date Last Modified	01/06/22
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Aspen Hill and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	5	-	-	5	-	5	-	-	-	-	-
Construction	145	-	-	145	-	145	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	150	-	-	150	-	150	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	150	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Replace communication wire and control of the irrigation system.

## LOCATION

15711 Layhill Road, Wheaton, MD

## PROJECT JUSTIFICATION

The Authority is created to construct, improve, equip, furnish, maintain, acquire, operate, and finance projects to be devoted wholly or partially for public uses, good or general welfare. This project supports the long term sustainability of the County's golf course system currently operated by the MCRA.



# Poolesville Golf Course

(P392302)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Poolesville and Vicinity	Status	Under Construction

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	110	-	-	110	110	-	-	-	-	-	-
Construction	1,790	-	-	1,790	1,790	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>1,900</b>	<b>-</b>	<b>-</b>	<b>1,900</b>	<b>1,900</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	1,900	-	-	1,900	1,900	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>1,900</b>	<b>-</b>	<b>-</b>	<b>1,900</b>	<b>1,900</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,900	Year First Appropriation	FY23
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Repair and replacement of all cart paths. Complete renovation of play areas throughout the golf course including tee areas, bunkers, drainage, and cart path relocations.

## LOCATION

16601 W. Willard Road, Poolesville, MD

## PROJECT JUSTIFICATION

The Authority is created to construct, improve, equip, furnish, maintain, acquire, operate, and finance projects to be devoted wholly or partially for public uses, good or general welfare. This project supports the long term sustainability of the County's golf course system currently operated by the MCRA.



# Rattlewood Golf Course

(P392304)

Category	Revenue Authority	Date Last Modified	11/16/21
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Patuxent Watershed Conservation Area	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Site Improvements and Utilities	100	-	-	100	-	-	-	100	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revenue Authority	100	-	-	100	-	-	-	100	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## PROJECT DESCRIPTION

Cart path repair work.

## LOCATION

13501 Penn Shop Road, Mt. Airy, MD

## PROJECT JUSTIFICATION

The Authority is created to construct, improve, equip, furnish, maintain, acquire, operate, and finance projects to be devoted wholly or partially for public uses, good or general welfare. This project supports the long term sustainability of the County's golf course system currently operated by the MCRA.

Hong Tennis Training Center

7940 Airpark Rd,  
Gaithersburg, MD 20879

Montgomery  
County Airpark

Willard Packagiti

Euro Pros  
Collision Center

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& Supply

Gold's Gym - Airpark

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