MEMORANDUM

April 27, 2022

TO: Government Operations and Fiscal Policy (GO) Committee

FROM: Gene Smith, Legislative Analyst

SUBJECT: FY23 Operating Budget: Certain Non-Departmental Accounts (NDA): Leases;

Working Families Income Supplement; State Property Tax Services; Future

Federal/State/Other Grants; Grants to Municipalities in Lieu of Shares Tax; Payments to Municipalities, County Associations, Boards, Committees, Commissions; Metropolitan

Washington Council of Governments; Public Technology, Inc.

PURPOSE: Review and make recommendation to the Council

Those expected for this worksession:

See ©1 for a list of those expected for this worksession by NDA.

Council Staff Recommendation

Approve the Executive's FY23 recommendation for the following NDAs:

- \$15,671,334 for Leases
- \$45,105,090 for Working Families Income Supplement (WFIS)
- \$3,565,615 for State Property Tax Services
- \$20.000.000 for Future Federal/State/Other Grants
- \$28,020 for Grants to Municipalities in Lieu of Shares Tax
- \$17,269,690 for Payments to Municipalities
- \$74,728 for County Associations
- \$47,750 for Boards, Committees, and Commissions
- \$1,684,519 for Metro Washington Council of Governments
- \$5,000 for Public Technology, Inc.

I. Overview

See the Executive's recommended budget for the NDAs reviewed in this memorandum on ©2-5. The total recommended FY23 tax supported expenditures for the subject NDAs are approximately

\$83.5 million, which excludes the \$20.0 million in non-tax supported appropriations for the Future Federal/State/Other Grants NDA. The Leases NDA and the WFIS NDA account for 72.8% of the recommended FY23 tax supported appropriation.

A. Leases

FY23 Recommended

The Department of General Services, Office of Real Estate is responsible for the County's leasing program. See the County's leases for FY23 on ©6-9. The Executive's recommended FY23 appropriation for the Leases NDA is \$15,671,334, a decrease of \$3,184,140 or 16.9% from the FY22 approved appropriation. Table 1 below details the recommended FY23 changes to this NDA.

Leases **FTEs Expenditures** FY22 Approved \$18,855,474 0.0 Increase Cost: New leases \$782,491 0.0 Increase Cost: Maintenance for additional fire/rescue space \$67,520 0.0 Decrease Cost: Net chargebacks of certain leases (\$1,591,767) 0.0 Decrease Cost: FY23 leases (\$2,442,384)0.0

\$15,671,334

0.0

Table 1: Summary of Changes for Leases NDA

The County's total leased footprint has decreased in recent years due mostly to the transition of several offices to County-owned or County Agency-owned facilities. The County's debt service payments have increased from the construction or renovation of these spaces. Since FY21, this appropriation has decreased by \$7,035,561 or 31.0%. The recommended FY23 appropriation is also decreasing due to changes in the chargebacks to certain departments for leased space. This does not impact the total expenditures by the County (i.e., the County pays the lease, regardless), but it does impact the necessary appropriation in this NDA.

Council staff concurs with the Executive's recommendation for this NDA.

B. Working Families Income Supplement

This NDA provides funds to supplement the State's Refundable Earned Income Tax Credit (EITC) and is intended to benefit low-income working families in the County. The federal government authorizes the federal EITC for working people with low to moderate income. Several states, including Maryland, provide state tax credits to residents who receive the federal EITC. Maryland also provides refunds to eligible residents if their EITC exceeds their State tax liability. The County supplements the State's refund by 100% for County residents, in effect doubling the amount received from the State. The State administers the County refund, so the County provides funding to the State for any County-related refunds and the related administrative expenses.

The approved FY22 appropriation for the WFIS NDA was \$45,105,090. The County significantly increased the appropriation in FY22 to account for changes made by the State during the 2021 General Assembly. Those changes included:

- Increasing the refund in the Relief Act from 28% to 45% for tax years 2020 through 2022; and
- Expanding the eligibility of the program through SB218, which provided the refund to taxpayers that file with an ITIN. SB218's expansion was also for tax years 2020 through 2022.

The Council amended County law in 2021 to ensure all residents could receive the benefit of the State's expansion of this program. In addition, the County utilized \$25.0 million of the County's allotment for the American Rescue Plan Act (ARPA) funding to supplement this NDA's expansion. The Council also set aside \$25.0 million of ARPA funding for this same purpose in FY23.

Table 2 below summarizes the WFIS data provided to the County for FY12-22 and the recommended FY23 allotment.

Table 2: WFIS Summary FY10-FY22

Fiscal Year	County Match	Admin. Cost	Cost of EITC Refunds	Total Cost	Total Recipients	Average EITC
2012	68.9%	\$33,231	\$12,805,177	\$12,838,409	34,290	\$373.44
2013	75.5%	\$34,058	\$14,686,507	\$14,720,565	34,876	\$421.11
2014	85.0%	\$38,663	\$16,847,181	\$16,885,860	37,281	\$451.90
2015	90.0%	\$40,811	\$18,919,815	\$18,960,626	38,824	\$488.37
2016	95.0%	\$41,650	\$20,724,479	\$20,766,129	40,076	\$518.17
2017	100.0%	\$40,346	\$21,978,370	\$22,018,716	39,452	\$557.09
2018	100.0%	\$36,120	\$21,384,743	\$21,420,863	37,898	\$564.27
2019	100.0%	\$38,430	\$21,101,873	\$21,140,303	36,301	\$581.30
2020	100.0%	\$38,000	\$20,067,090	\$20,105,090	34,289	\$585.23
2021	100.0%	\$36,973	\$21,733,107	\$21,770,080	38,579	\$563.34
2022 Est.	100.0%	\$41,604	\$39,551,741	\$39,593,345	52,187	\$757.88
2023 Rec.	100.0%	\$38,000	\$45,067,090	\$45,105,090	50,000	\$901.34

Source: County Department of Finance, Division of Treasury

The County will reimburse the State for actual expenditures, regardless of the Council's annual appropriation. Based on the estimated 2022 utilization of the funds, the recommended FY23 appropriation is sufficient to address the program's likely FY23 expenditures. As noted previously, \$25.0 million of the recommended FY23 appropriation is supported by ARPA funding. The County is expected to exhaust this funding source in FY23, but the State's expansion will continue in FY24 for refunds in Tax Year 2022. Absent additional Federal funding, the County's general fund will need to support these additional expenditures in FY24.

Council staff concurs with the Executive's recommendation for this NDA.

C. State Property Tax Services

This NDA reimburses the State for administrative work related to the County's property tax bills conducted by the State Department of Assessments and Taxation (SDAT). The NDA has three County programs that SDAT assists Finance in administering and the County's share of the cost for SDAT to

conduct property tax assessments. The Maryland Code, Tax-Property Article §2-106 requires the County to reimburse SDAT for 50% of the costs for the real and personal property assessments in the County. **This SDAT reimbursement is approximately 91.0% of the recommended FY23 expenditures**. Table 3 below details the County's expenditures by program for this NDA.

Table 3: Summary of State Property Tax Services NDA by Program

Program	FY21	FY22 App.	FY22 Est.	FY23 Rec.
SDAT Reimbursement	\$2,680,597	\$3,219,615	\$3,184,642	\$3,245,615
Homestead Credit Admin.	\$99,234	\$180,000	\$71,615	\$140,000
Homeowners Tax Credit Admin.	\$30,725	\$35,000	\$32,805	\$35,000
Renters' Prop. Tax Relief Sup.	\$132,393	\$131,000	\$131,000	\$145,000
Total	\$2,942,949	\$3,565,615	\$3,420,062	\$3,565,615

Council staff concurs with the Executive's recommendation for this NDA.

D. Future Federal/State/Other Grants

The Executive's recommended FY23 appropriation for this NDA is \$20.0 million and is the same amount as previous fiscal years. This NDA permits the County to receive and spend funds from grants without requesting a supplemental appropriation. This entire appropriation is non-tax supported and may only be spent if grants are received. If the County receives more than \$20.0 million in unexpected grants in FY23, the Council will need to approve a supplemental appropriation.

Council staff concurs with the Executive's recommendation for this NDA.

E. Grants to Municipalities in Lieu of Shares Tax

This NDA funds payments required by State law. The Maryland Code, Local Government Article §16-112 requires each County to pay an amount equal to shares tax each municipality received in FY68. The Executive's FY23 recommendation is \$28,020, same as previous fiscal years.

Council staff concurs with the Executive's recommendation for this NDA.

F. Payments to Municipalities

This NDA is authorized by §30A of the County Code and provides a reimbursement to municipalities to offset instances of property tax duplication. Property tax duplication occurs when the County and municipality both levy a property tax on a municipal taxpayer to fund a service, but only the municipality provides that service. Most of the County's property tax revenue from municipal taxpayers funds services that the municipality does not provide, such as public schools. The small portion of property tax revenue collected by the County that funds services solely provided by the municipality is the tax duplicated portion.

Maryland counties have chosen three different methods to rectify property tax duplication: provide a tax rate differential for municipal taxpayers, provide a rebate to municipalities, or provide either and let each municipality choose its preferred method. A tax rate differential is the purest solution to resolve tax duplication because it reduces a municipal taxpayer's County property tax rate by the portion of the County's rate for those duplicated services. This method reduces the County's revenue from municipal taxpayers, therefore eliminating any property tax duplication. The rebate method provides a grant to each municipality as pro rata amount of the County's tax supported revenue for any duplicated services. The rebate method does not provide any direct relief to municipal taxpayers, but it provides greater flexibility to the municipalities in the use of the funds.

The County amended the law concerning the formulas for these payments in 2022. The outcome of these amendments was:

- The reimbursement formulas no longer consider property tax solely when calculating reimbursements; all revenues are included in the calculation.
- The law now includes provisions to address payments related to police forces in certain municipalities.
- The Takoma Park Police Rebate law was also amended due to the other amendment noted above, eliminating the need for the County Takoma Park Police Rebate NDA.

The Executive's recommended FY23 appropriation for this NDA is \$17,269,690, an increase of \$8,147,279 or 89.3% from the FY22 approve appropriation. The recommended appropriation is consistent with the amendments recently approved by the Council to County law. See ©3 for a breakdown of the FY23 expenditures by municipality. This NDA also includes \$129,344 in expenditures for the municipalities spend camera allocation that is not detailed in the referenced table.

Council staff concurs with the Executive's recommendation for this NDA.

G. County Associations

This NDA funds the County membership dues for the National Association of Counties and the Maryland Association of Counties. The recommended FY23 appropriation of \$74,728 is the same as the FY22 approved appropriation.

Council staff concurs with the Executive's recommendation for this NDA.

H. Boards, Committees, and Commissions

This NDA funds reimbursement incurred by eligible members of the County's boards, committees, and commissions for eligible expenses related to official business of the County's board, committee, or commission. Expenditures legally mandated by the County, like the Police Accountability Board, are appropriated in separate NDAs. The Executive's FY23 recommended appropriation of \$47,450 is the same as FY22 approved appropriation.

Council staff concurs with the Executive's recommendation for this NDA.

I. Metro Washington Council of Governments

This NDA appropriates the County's expenditures related to its share as a member of the Metropolitan Washington Council of Governments (MWCOG). MWCOG is a voluntary association of major local governments in the region that seeks to provide regional answers to, and coordination of, area-wide issues. The Executive's FY23 recommended appropriation of \$1,684,519 is the same as the FY22 approved appropriation.

Council staff concurs with the Executive's recommendation for this NDA.

J. Public Technology, Inc.

This NDA supports the membership fee for Public Technology, Inc. (PTI). PTI assists local government executives and elected officials through research, education, executive-level consulting services, and national recognition programs. The Executive's recommended FY23 appropriation of \$5,000 is the same as the FY22 approved appropriation.

Council staff concurs with the Executive's recommendation for this NDA.

This packet contains:	<u> Circle #</u>
Executive staff attendees	1
Executive recommended FY23 budget, subject NDAs	2
FY23 Leases	6

May 2nd GO Committee	CE Attendees
Leases	David Dise, Greg Ossont, Cyndi Breneman, and Aryeetey Anita
Working Families Income Supplement	Michael Coveyou, Jed Millard, Sarah Gomez, James Babb, and Derrick Harrigan
Future Federal/State/Other Grants	Chris Mullin
Grants to Municipalities in Lieu of Shares Tax	Estela Boronat de Gomes
State Property Tax Services	Michael Coveyou, Jed Millard, Sarah Gomez, James Babb, and Derrick Harrigan
Payments to Municipalities	Estela Boronat de Gomes, Chris Mullin, Josh Watters, and Ken Hartman
County Associations	Taleah Parker, and Derrick Harrigan
Boards, Committees, and Commissions	Dale Tibbits, Beth Gochrach, Taleah Parker, and Derrick Harrigan
MWCOG	Taleah Parker, and Derrick Harrigan
Public Technology	Gail Roper, Alison Dollar, AhYoung Koh, Michele Crane, and Julie Knight

***** Leases

This NDA provides the funds necessary to lease privately owned real estate to accommodate County programs. Real property leased by the County includes office, warehouse, and retail space; child care space in schools; parking spaces; and space for communication antennas. Leasing property allows the County the flexibility to locate programs in the communities they serve and provides space for programs to operate when there is no County-owned space available. Further, it is an economical way to procure highly specialized, location-sensitive, and/or temporary space. For FY23, approximately 75 leased facilities are budgeted. The inventory of leases is constantly shifting as new leases are added and existing leases are terminated.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	18,855,474	0.00
Increase Cost: New Leases Net Charges	782,491	0.00
Increase Cost: Maintenance for Additional Lease Space for Fire and Rescue Service Operations	67,520	0.00
Decrease Cost: Net Chargebacks of Facility Leases	(1,591,767)	0.00
Decrease Cost: FY23 Leases	(2,442,384)	0.00
FY23 Recommended	15,671,334	0.00

Working Families Income Supplement

This NDA provides funds to supplement the State's Refundable Earned Income Tax Credit (EITC). The intent of the Working Families Income Supplement is to provide financial assistance to low-income working families in Montgomery County. The County, through the NDA, reimburses the State for the cost of the refund and related administrative expenses. The amount reflected for FY23 reflects utilization of \$25 million in funding the County received from the American Rescue Plan Act.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	45,105,090	0.00
FY23 Recommended	45,105,090	0.00

*** State Property Tax Services**

This NDA funds the reimbursement to the State for three programs that support the property tax billing administration conducted by the Department of Finance: the Montgomery County Homeowners Credit Supplement, the Homestead Credit Certification Program, and the County's share of the cost of conducting property tax assessments by the State Department of Assessments and Taxation. This NDA also funds the County Renters' Property Tax Relief Supplement (Bill 21-15) enacted in 2016 and administered by the Department of Finance.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	3,565,615	0.00
FY23 Recommended	3,565,615	0.00

Future Federal/State/Other Grants

This NDA enables the County to implement new grant-funded programs up to \$200,000 each and provides funds for grant continuations and enhancements without having to process individual supplemental appropriations through the County Council. Upon approval by the County Executive, funds in this program are transferred to the receiving department's grant account.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	20,000,000	0.00
FY23 Recommended	20,000,000	0.00

Payments to Municipalities

The Montgomery County Municipal Revenue Program, authorized by Chapter 30A of the Montgomery County Code, reimburses municipalities for those public services they provide that would otherwise be provided by the County. The current reimbursement policy goes beyond State law, Section 6-305 of the Tax-Property Article, which requires the County to provide to municipalities only the Property Tax-funded portion of those costs. The County Executive negotiated a new formula with the County's municipal partners over the course of 2021. Changes to the calculation formula were adopted by the County Council on March 1, 2022, with the enactment of Expedited Bill 2-22.

Under Expedited Bill 2-22, a municipality would be reimbursed by the County based upon the County Executive's approximation of the costs that the County would incur if it were to provide the municipality with transportation, police, crossing guards, and park maintenance services. Specifically, as the exact payment amount for the current year cannot be determined until both municipal and County books are closed, reimbursements are based on the final audited cost of performing eligible services during the fiscal year two years prior to the budget year. The new law also provides for a phased-in implementation of the new formula calculation for FY23 (80 percent of the calculation), FY24 (90 percent of the calculation), and FY25 (100 percent of the calculation). The amounts included in the FY23 budget for this program reflect the required 80 percent phased-in payment.

Finally, the new calculation formula incorporates payments to Takoma Park under the separate Takoma Park Police Rebate Non-Departmental Account into this budget beginning in FY23.

Payment to Municipalities - FY23 Recommended				
Municipality	FY23Payment			
Brookeville	15,186			
Chevy Chase, Sec. III	55,648			
Chevy Chase View	77,527			
Chevy Chase Village	275,985			
Town of Chevy Chase	237,650			
Drummond	8,665			
Friendship Heights	108,511			
Gaithersburg	3,498,978			
Garrett Park	91,049			
Glen Echo	38,992			
Kensington	266,908			
Laytonsville	44,373			
Martin's Additions	50,393			
North Chevy Chase	47,428			
Oakmont	6,157			
Poolesville	529,829			
Rockville	6,593,160			
Somerset	105,600			
Takoma Park	5,133,285			
Washington Grove	84,368			
TOTAL	\$17,269,690			

This does not include the estimated Municipalities' Speed Camera Allocation of \$129,344

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	9,122,411	0.00
Increase Cost: New Bill 2-22 Municipal Tax Duplication	8,147,279	0.00
FY23 Recommended	17,269,690	0.00

**** Grants To Municipalities in Lieu Of Shares Tax**

This NDA funds payments required in accordance with State law. The 1968 Session of the General Assembly revised the tax structure to include a County income tax. As part of this restructuring, the shared tax on banks and financial institutions was eliminated, and a provision was adopted which requires counties to pay annually to municipalities the amount (\$28,020) that had been received by the municipalities in FY68.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	28,020	0.00
FY23 Recommended	28,020	0.00

**** County Associations**

This NDA funds Montgomery County membership dues to the National Association of Counties (NACo) and the Maryland Association of Counties (MACo).

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	74,728	0.00
FY23 Recommended	74,728	0.00

**** Boards, Committees and Commissions**

There are approximately 75 boards, committees, and commissions, created by law or resolution, which serve the County for a variety of purposes. These funds provide for the reimbursement of certain expenses incurred by eligible members of boards, committees, or commissions while on official business and/or for expenses related to the establishment of any new boards, committees, or commissions.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	47,750	0.00
FY23 Recommended	47,750	0.00

**** Metro Washington Council of Governments**

The Metropolitan Washington Council of Governments (COG) is a voluntary association of major local governments in the Washington Metropolitan Area. COG seeks to provide regional answers to, and coordination of, area-wide issues such as air and water pollution, day care, housing, crime, water supply, land use, and transportation.

This NDA reflects Montgomery County's share of the organization's operation plus special COG initiatives. Additionally, the contribution supports the Cooperative Purchasing Program and the Regional Environmental Fund.

As in previous years, the Washington Suburban Sanitary Commission will provide Montgomery County's contribution to support the Water Resources Management Planning Program and the Blue Plains Users Program.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	1,684,519	0.00
FY23 Recommended	1,684,519	0.00

**** Public Technology, Inc.**

The Public Technology Institute (PTI) actively supports local government executives and elected officials through research, education, executive-level consulting services, and national recognition programs. As the only technology organization created by and for cities and counties, PTI works with a core network of leading local officials - the PTI membership - to identify research opportunities, provide thought leadership and professional development opportunities, share solutions, provide technology support services, recognize member achievements and address the many technology issues that impact local government.

Funds are budgeted each year to continue membership in PTI.

FY23 Recommended Changes	Expenditures	FTEs
FY22 Approved	5,000	0.00
FY23 Recommended	5,000	0.00

Location/Occupant	Use	FY22 Proj. Rent	FY22 Proj. Maint.	FY22 Proj. Total	FY23 Proj. Rent	FY23 Proj. Maint.	FY23 Proj. Total	New Comments
8513 Piney Branch Rd	TESS Center	108,500.39	22,610.56	131,110.95	-	-	-	lease ended; relo FY22
Metropolitan CAM Charges	BCC Center Office/Day care	103,701.34	-	103,701.34	110,785.04	-	110,785.04	
255 Rockville Pike - Big Lease	General Offices	-	-	-	-	-	-	lease terminated 6/3/21
255 Rockville Pike - Treasury Lease	Treasury Division	-	-	-	-	-	-	lease terminated 6/3/21
51 Monroe Street, 802	Inspector General	-	-	-	-	-	-	
51 Monroe Street, 6th Floor (moved from 8th	Inspector General	77,250.00	-	77,250.00	58,588.11	-	58,588.11	moved from 8th FL 51 Monroe
18410 Muncaster Road	Ag History Farm/Coop Extension	169,416.18	-	169,416.18	177,903.73	-	177,903.73	
Core Pkg - 255 Rock Pk & E.Middle Ln.	85 spaces	145,321.02	-	145,321.02	117,007.49	-	117,007.49	
1109 Spring Street	DOT Parking Maint.	-	-	-	20,493.08	-	20,493.08	
8516 Anniversary Circle	Warehouse	138,847.41	30,384.00	169,231.41	141,701.50	60,768.00	202,469.50	
8536 Anniversary Circle	Records Center	251,164.89	36,224.07	287,388.96	248,830.73	37,673.03	286,503.77	
1901 Research Blvd	DFRS Stress Management	34,012.45	-	34,012.45	-	-	-	
1300 Quince Orchard		-	-	-	-	-	-	
Page Elementary	Integrated Childcare	23,607.15	-	23,607.15	18,905.29	-	18,905.29	
11711 Joseph Mill Road	Viers Mill Childcare	43,486.29	-	43,486.29	34,825.36	-	34,825.36	
12260 McDonald Chapel Dr.	Thurgood Marshall Childcare	53,686.84	-	53,686.84	42,993.60	-	42,993.60	
Glen Haven Elementary	Integrated Childcare	43,449.01	-	43,449.01	27,726.82	-	27,726.82	
Sargent Shriver (Conn. Pk) ES	Integrated Childcare	26,561.75	-	26,561.75	21,271.83	-	21,271.83	
1820 Franwall Ave Arcola ES	Integrated Childcare	27,644.93	-	27,644.93	22,138.19	-	22,138.19	
12612 Galway Dr Galway ES	Integrated Childcare	23,537.13	-	23,537.13	18,849.04	-	18,849.04	
7511 Holly Ave - Takoma Park ES	Integrated Childcare	22,157.96	-	22,157.96	17,744.73	-	17,744.73	
Weller Road ES	Integrated Childcare	23,213.55	-	23,213.55	18,589.46	-	18,589.46	
13801 Rippling Brook -Bel Pre ES	Integrated Childcare	23,916.93	-	23,916.93	19,152.97	-	19,152.97	
Brown Station ES	Integrated Childcare	21,963.81	-	21,963.81	21,740.16	-	21,740.16	
Wheaton Woods Child Care	Integrated Childcare	19,228.81	-	19,228.81	19,481.78	-	19,481.78	
451 Hungerford Additional Parking	Parking	-	-	-	9,000.00	-	9,000.00	spaces reduced 7/1/21 to 1
8630 Fenton St	Health Center	630,561.88	-	630,561.88	557,430.68	-	557,430.68	
7300 Calhoun Drive	Juvenile Assmt. Ctr.	1,776,746.91	-	1,776,746.91	915,102.00	-	915,102.00	space and rent reduced 7/1/21
Bethesda Metro Center	DTS Antenna	-	-	-	- -	-	-	Terminated 6/3/21
Enclave - Lockwood Dr	DTS Antenna	42,648.18	-	42,648.18	44,544.61	-	44,544.61	6, JE'd from TEBS to NDA
NRC Bldg - White Flint	DTS Antenna	67,158.15	-	67,158.15	72,596.99	-	72,596.99	
Kenwood CC, River Road	DTS Antenna	-	-	-	- -	-	-	lease terminated; based on 1mos
17101 Darnestown-Germantown Rd/Sangam	DTS Antenna	9,000.00	-	9,000.00	-	-	-	lease terminated
21200 Martinsburg Rd - Mirant	DTS Antenna	89,478.43	-	89,478.43	89,880.96	-	89,880.96	
Riverbend Antenna - Fairfax	DTS Antenna	3,404.43	-	3,404.43	3,575.77	-	3,575.77	
6601 New Hampshire Ave, Takoma Pk	DTS Antenna	-	-	-	-	-	-	lease terminated 3/3/21
5202 River Rd, Bethesda - Crown Castle	DTS Antenna	52,450.90	-	52,450.90	53,608.42	-	53,608.42	FY21 NDA 7 mos, TEBS 5mos
	DTS Antenna	28,454.40	-	28,454.40	28,543.42	-		FY21 NDA 2 Qs; TEBS 2 Qs
20315 Georgia Ave. Brookeville	DTS Antenna	-	-	-		-	-	lease terminated
14000 Castle Blvd., SS - Waterford Tower	DTS Antenna	39,277.51	-	39,277.51	36,401.25	-	36,401.25	
18500 Elmer School Rd, Dickerson	DTS Antenna	28,721.55	-	28,721.55	26,591.14	_	26,591.14	
111 University Blvd, E., SS - SSVFD FS16	DTS Antenna	41,200.00	_	41,200.00	43,588.48	_		Relo from MNCPPC location near
		29,425.04	_	29,425.04	27,234.69	_	27,234.69	The state of the s

Location/Occupant	Use	FY22 Proj. Rent	FY22 Proj. Maint.	FY22 Proj. Total	FY23 Proj. Rent	FY23 Proj. Maint.	FY23 Proj. Total	New Comments
10101 Grosvenor Ln, Bethesda	DTS Antenna	48,859.08	-	48,859.08	51,689.66	-	51,689.66	
17410 Black Rock Rd	DTS Antenna	25,461.60	-	25,461.60	26,088.19	-	26,088.19	FY21 2mos NDA;1ms TEBS
4301 Brookville Road	DTS Antenna	27,192.00	-	27,192.00	28,768.40	-	28,768.40	FY21 3mos NDA; 9mos TEBS
19627 Fisher Ave.	Poolesville Library	175,600.00	35,448.00	211,048.00	229,440.00	29,540.00	258,980.00	
455 E. Gude Drive	DSWS Storage	8,644.21	-	8,644.21	8,306.69	-	8,306.69	
47 State Circle, Annapolis	Legislative Affairs	74,263.00	-	74,263.00	79,725.82	-	79,725.82	
2729 University Blvd	Wheaton Day Laborers	-	-	-	-	-	-	
701-C Dover Road	MCFRS Warehouse	716,040.55	88,232.89	804,273.44	746,321.31	141,163.22	887,484.53	
22610 Gateway Center	Clarksburg Interim FS	169,000.00	62,180.00	231,180.00	152,035.10	41,453.06	193,488.16	
2-1 & 2-4 Metropolitan Court	Libraries Materials Mngmnt	220,457.14	81,876.00	302,333.14	231,442.93	83,556.00	314,998.93	
7-1 Metropolitan Ct	Mercy Clinic	228,442.54	39,499.00	267,941.54	244,877.48	30,384.00	275,261.48	
8434 Helgerman	Public Safety	50,313.18	12,483.00	62,796.18	51,257.02	12,482.76	63,739.78	
14935 Southlawn	Public Safety	2,316,196.13	197,496.00	2,513,692.13	2,144,864.72	493,740.00	2,638,604.72	
51 Monroe St. 3rd Floor ERP	ERP Office plus pkng	-	-	-	-	-	-	moved to Grey Cths 6/21;FY21 b
17 B Firstfield	MCFRS Stress Management	34,648.99	-	34,648.99	33,562.05	-	33,562.05	
4901-43 Nicholson Ct	Transit Small Buses	1,432,958.48	-	1,432,958.48	1,264,377.42	-	1,264,377.42	Chargeback to Transit
23201 Stringtown Road	Clarskburg Cottage	12,897.36	15,667.00	28,564.36	13,343.70	5,697.00	19,040.70	
600 E. Jefferson St	Family Justice Center +Pkng	1,094,535.83	-	1,094,535.83	897,809.12	100,887.54	998,696.66	
600 E. Jefferson St	Family Justice Center Expansion	196,383.20	-	196,383.20	172,151.78	-	172,151.78	incl 3 pkng spaces
18753 N. Frederick Ave.	Board of Elections	1,128,380.67	134,409.85	1,262,790.52	1,039,257.52	228,681.80	1,267,939.32	
18753 N. Frederick Ave.	Board of Elections Expansion	221,936.04	-	221,936.04	175,995.79	-	175,995.79	
45 W. Watkins Mill Road	Interim 6th District Police Station	612,161.21	79,859.00	692,020.21	647,310.56	79,859.28	727,169.84	
981 Rollins Ave	OAS	918,505.89	81,584.00	1,000,089.89	-	-	-	Lease terminated
451 Hungerford, Suite 700	Risk Management	131,217.42	-	131,217.42	134,253.60	-	134,253.60	Chargeback
7676 New Hampshire Ave	HHS - Youth Opportunity Center	75,400.28	-	75,400.28	66,951.04	-	66,951.04	
Rockville Town Center Garage	Library parking	111,391.32	-	111,391.32	107,143.30	-	107,143.30	
199 E. Montgomery	Sheriff	285,551.84	-	285,551.84	135,505.01	-	135,505.01	
2301 Research Blvd	Stress Management Unit	59,460.26	-	59,460.26	62,963.18	-	62,963.18	
5320 Marinelli	HHS Shelter	258,027.85	42,345.00	300,372.85	262,257.72	35,287.64	297,545.36	
Rockville Town Center Garage	HHS Parking	-	-	-	29,203.20	-	29,203.20	
11435 Grandview	Temp Space for 2424 Reedie Proj.	-	-	-	-	-	-	terminated 6/21
1401 Rockville Pike	CRC/MC311/HHS/DHCA/AAHP	3,056,143.51	-	3,056,143.51	3,023,222.34	-	3,023,222.34	
					-	-	-	
11002 Veirs Mill Rd 7th FL Wheaton Westvie	Proyecto Salud & Adult Behav Healt	415,393.27	-	415,393.27	434,162.89	-	434,162.89	
11002 Veirs Mill Rd. 5th Fl Wheaton Westvie	Gilchrist Center	181,268.56	-	181,268.56	188,580.20	-	188,580.20	
9615 Dewitt Ave	Carroll House	26,498.63	27,219.00	53,717.63	26,034.11	54,438.00	80,472.11	
Germantown- Century	DGS Admin	485,602.42	-	485,602.42	474,238.34	-	474,238.34	
2 Taft Court	HHS Shelter	246,756.33	-	246,756.33	232,128.67	50,640.00	282,768.67	
7730 Woodmont Ave, Bethesda	Bethesda Cares		2,000.00	2,000.00		2,000.00	2,000.00	
11425 Grandview Ave.	Wheaton Day Laborers	117,528.05	14,753.00	132,281.05	107,516.45	14,748.90	122,265.35	
8900 Georgia Ave - SSUMC	HHS Prkng for 8818 Georgia	44,496.00	-	44,496.00	46,725.12	-	46,725.12	Chrgbck to HHS
17811 Georgia Ave, Olney	MCPD Substation 517sf	10,166.00		10,166.00	10,816.00	-	10,816.00	
1401 Rockville Pike	AAHP3325 rsf	-	-	-	-	-	-	

Location/Occupant	Use	FY22 Proj. Rent	FY22 Proj. Maint.	FY22 Proj. Total	FY23 Proj. Rent	FY23 Proj. Maint.	FY23 Proj. Total	New Comments
					-	-	-	
Wheaton Lease Payment to MNCPPC		1,447,456.44	-	1,447,456.44	1,464,053.00	-		Chargeback; FY21 based on 8/1
WMATA Fleet Parking Payment in Wheaton		366,585.24	-	366,585.24	304,392.52	-	304,392.52	Chargeback; based on 9.25mos
2400 Arcola - WVRS	Temp Wheaton Library	-	-	-	-	-	-	
African American Health Program		-	-	-	-	-	-	
Lease negotiations			-	-	-	-	-	
Budget Adjustment		-		-	-			
Subtotal		21,251,015.75	1,004,270.37	22,255,286.12	18,415,599.27	1,503,000.23	19,918,599.50	
New Leases Added FY21:								
8528 Anniversary Circle	COVID Warehouse	-	-	-	67,824.00	30,384.00	98,208.00	
8703 Flower Avenue	TESS Center	-	-	-	-	-	-	Removed as this is duplicate Per Anita M90
701 Dover Road	Additional 16,000 SF	-	-	-	216,000.00	67,520.00	283,520.00	To add a lease per M91
	Consolidate Operations into 3,332							
2301 Research Boulevard	leased Space	-	-	-	33,000.00	-	33,000.00	To add a lease per M91
1500 E. Gude Dr.	OAS	-	-	-	394,805.00		394,805.00	
600 E Jefferson Suite 440	FJC Expansion	-	-	-	64,892.00		64,892.00	
600 E. Jefferson St SA Pkng	State's Attorney 2 Pkng Spaces	-	-	-	6,370.62		6,370.62	
600 E Jefferson St. Sheriff Pkng	Sheriff 1 pkng space	-	-	-	1,233.02		1,233.02	
8703 Flower Ave, SS	TESS Center	-	-	-	102,235.00	9,706.00	111,941.00	
6 Taft Court	Emergency Homeless Shelter	-	-	-	-	-	-	
Subtotal New Leases in FY21		-		-	886,359.65	107,610.00	993,969.65	
Other Leasing Cost:				-				
Contractor for Property Database		51,500.00		51,500.00	50,000.00		50,000.00	
Closed School Revenue Sharing		96,156.28		96,156.28	100,000.00		100,000.00	
Moving & buildout expenses		103,000.00		103,000.00	100,000.00		100,000.00	
Purchase of 4 Oracle Property Manager Licer	nses	-		-			-	
Subtotal Other Leasing costs		250,656.28	-	250,656.28	250,000.00	-	250,000.00	
Total Gross Leases Budget		21,501,672.03	1,004,270.37	22,505,942.40	19,551,958.92	1,610,610.23	21,162,569.15	
LESS CHARGEBACKS:								
Location/Occupant	Use	FY22 Proj. Rent	FY22 Proj. Maint.	FY22 Proj. Total				New Comments
255 Rockville Pike - Big Lease	Permitting Services	-	-	-	-	-	-	
255 Rockville Pike - Big Lease	DEP - WQPF	_	_	_			-	
255 Rockville Pike - Big Lease	CUPF	-	-	-	-		-	
255 Rockville Pike - Treasury Lease	DEP - WQPF	-	-	_	-		_	
Wheaton Office Building	DPS - 65,814 sf	541,407.97	-	541,407.97	563,064.29		563,064.29	
Wheaton Office Building	DEP - WQPF - 29,139	239,707.16	_	239,707.16	249,295.44		249,295.44	
Wheaton Office Building	CUPF - 10,108	83,151.79	_	83,151.79	86,477.86		86,477.86	
Wheaton Office Building	Recreation - 22,463	184,788.15	_	184,788.15	192,179.67		192,179.67	
Wheaton Office Building	Solid Waste - 16,390	134,829.62	_	134,829.62	140,222.81		140,222.81	
WMATA Wheaton Metro Garage	Permitting Services	179,182.92	<u>-</u>	179,182.92	1,231,240.07		1,231,240.07	
WMATA Wheaton Metro Garage	DEP - WQPF	118,359.36	_	118,359.36	220,248.00		220,248.00	
WMATA Wheaton Metro Garage	CUPF	1,643.88	_	1,643.88	35,112.00		35,112.00	
WMATA Wheaton Metro Garage	Recreation	16,438.80	_	16,438.80	140,488.00		140,488.00	

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Location/Occupant	Use	FY22 Proj. Rent	FY22 Proj. Maint.	FY22 Proj. Total	FY23 Proj. Rent	FY23 Proj. Maint.	FY23 Proj. Total	New Comments
WMATA Wheaton Metro Garage	Solid Waste	-	-	-	103,740.00		103,740.00	
1109 Spring Street	DPWT Parking Maint.	-	-	-	20,493.08		20,493.08	
451 Hungerford Additional Parking	Parking/HHS	-	-	-	9,000.00		9,000.00	
455 E. Gude Drive	DSWS Storage	8,644.21	-	8,644.21	8,306.69		8,306.69	
2301 Research	Stress Management	59,460.26	-	59,460.26	62,963.18		62,963.18	
8536 Anniversary Circle	DGS Ops Records Center	251,164.89	36,224.07	287,388.96	248,830.73	37,673.03	286,503.76	Central Duplication
Board of Elections		-	-	-	11,500.00		11,500.00	
51 Monroe St. 3rd Floor ERP	ERP Office plus parking	-	-	-	-		-	Leased terminated
4901-43 Nicholson Ct	Transit Small Buses	1,432,958.48	-	1,432,958.48	1,264,377.42		1,264,377.42	
7676 New Hampshire Ave	HHS - Youth Opportunity Center	75,400.28	-	75,400.28	66,951.04		66,951.04	
Rockville Town Center Garage	Library parking	111,391.32	-	111,391.32	107,143.30		107,143.30	
Rockville Town Center Garage	HHS Parking	-	-	-	29,203.20		29,203.20	
451 Hungerford, Suite 700	Risk Management	131,217.42	-	131,217.42	134,253.60		134,253.60	Chargeback
8900 Georgia Ave - SSUMC	HHS Prkng for 8818 Georgia	44,496.00	-	44,496.00	46,725.12		46,725.12	Chrgbck to HHS
600 E. Jefferson St SA Pkng	State's Attorney 2 Pkng Spaces				6,370.62		6,370.62	
600 E Jefferson St. Sheriff Pkng	Sheriff 1 pkng space				1,233.02		1,233.02	
15700 River Rd, Bethesda - Bretton Woods,	DTS Antenna				28,543.42		28,543.42	FY21 NDA 2 Qs; TEBS 2 Qs
5202 River Rd, Bethesda - Crown Castle	DTS Antenna				53,608.42		53,608.42	FY21 NDA 7 mos, TEBS 5mos
4301 Brookville Road	DTS Antenna				28,768.40		28,768.40	FY21 3mos NDA; 9mos TEBS
17410 Black Rock Rd	DTS Antenna				26,088.19		26,088.19	FY21 2mos NDA;10ms TEBS
Enclave - Lockwood Dr	DTS Antenna				44,544.61		44,544.61	6,000 JE'd from TEBS to NDA
111 University Blvd, E., SS - SSVFD FS16	DTS Antenna				43,588.48		43,588.48	Relo from MNCPPC location nea
701 Dover Road	Additional 16,000 SF	-	-	-	216,000.00	-	216,000.00	To add a lease per M92
	Consolidate Operations into 3,332							
2301 Research Boulevard	leased Space	-	-	-	33,000.00	-	33,000.00	To add a lease per M92
6 Taft Court	Emergency Homeless Shelter				-		-	Lease ends 12/31/2021
2400 Arcola - WVRS	Temp Wheaton Library	-	-	-	-		-	Vacated 9/19
Subtotal Chargebacks		3,614,242.51	36,224.07	3,650,466.58	5,453,560.67	37,673.03	5,491,233.70	
TOTAL NET LEASES BUDGET		17,887,429.52	968,046.30	18,855,475.82	14,098,398.24	1,572,937.20	15,671,335.45	