

**MEMORANDUM**

October 19, 2018

TO: County Council

FROM: Jacob Sesker, Senior Legislative Analyst  
Linda McMillan, Senior Legislative Analyst *Jame*

SUBJECT: Resolution to Approve Declaration of No Further Need: Disposition of land adjacent to 5920 Massachusetts Avenue in Bethesda

PURPOSE: Public Hearing – No Council votes required

On September 19, 2018, the County Executive transmitted the Declaration of No Further Need, or DNFN (Executive Order 150-18, Disposition of land adjacent to 5920 Massachusetts Avenue in Bethesda).

The proposed approval resolution is attached at ©1, though the resolution that the Council ultimately acts on (following the public hearing and worksession) may reflect changes in response to issues raised. A joint Public Safety/Government Operations and Fiscal Policy Committee worksession is tentatively scheduled for October 29, 2018 at 11:00 a.m.

In response to Council questions during the comment period, the Executive responds that the deed requires the property be used for a public purpose and this restriction will remain in place after transfer to the Conduit Road Fire Board, Inc. He has also directed staff to include a contract provision that would give the County an option to purchase the property at the sale price if the renovation does not move forward. The use of this parcel is referenced in the Glen Echo Fire Station Renovation CIP project.

**Attachments:**

Resolution	©1
September 19 memo from Executive re: DNFN	©3
August 1, 2018 memo from Executive re: Material Terms	©4
Executive Order 150-18	©5
Map of Parcel	©7
State Highway standard deed and disposition	©8
Glen Echo Fire Station Renovation PDF	©17

Resolution No.: \_\_\_\_\_  
Introduced: October 2, 2018  
Adopted: \_\_\_\_\_

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Approval of Declaration of No Further Need: Disposition of Parcel Adjacent to 5920 Massachusetts Avenue, Bethesda, Maryland

**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. The Council may waive the requirement for a full market value disposition.
2. On August 1, 2018, the County Council received a summary of the material terms for sale of a County-owned 0.261-acre parcel to the Conduit Road Fire Board, Inc. The parcel is needed for the Glen Echo Fire Station Renovation project. The Glen Echo Fire Station land and building are owned by the Conduit Road Fire Board, Inc. which operates the station. The Executive is recommending selling the parcel for \$4,425, and is asking the Council to waive the full market value requirement. The Executive says that the price is the same amount the County paid the State, which was also a less than full market value transaction.
3. On July 1, 2018, the Executive published in the County Register Executive Order 150-18, Disposition of County Property; 0.261 acres adjacent to 5920 Massachusetts Avenue, Bethesda. The Executive declared that the property is no longer needed for County use and should be sold to the Conduit Road Fire Board, Inc. in the manner described.

4. On September 19, 2018, the Executive sent Executive Order 150-18 to the Council. This is the Executive's Declaration of No Further Need.
5. A public hearing was held on October 23, 2018.

**ACTION**

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

The Declaration of No Further Need for the 0.261-acre parcel adjacent to 5920 Massachusetts Avenue is approved. The Executive may dispose of the property in the manner described in Executive Order 150-18, the Executive's memo of September 19, 2018, and the summary of material terms described in his August 1, 2018 memo. The Council waives the requirement that the property must be disposed of in a fair market exchange.

This is a correct copy of Council action.

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Megan Davey Limarzi, Esq., Clerk of the Council



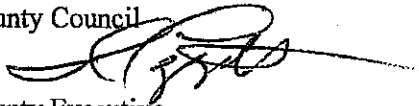
OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

MEMORANDUM

September 19, 2018

TO: Hans Riemer, President  
Montgomery County Council

FROM: Isiah Leggett   
Montgomery County Executive

SUBJECT: Executive Order 150-18, Disposition of Land Adjacent to 5920 Massachusetts Avenue, Bethesda, Maryland

On August 1, 2018, I transmitted material terms to Council and provided notice that I intend to dispose of approximately 0.261 acres of County-owned property to Conduit Road Fire Board, Inc. at less than fair market value. Conduit Road Fire Board, Inc. plans to use the property in conjunction with the renovation of Glen Echo Fire Station, as part of approved CIP Project P450702 – Glen Echo Fire Station Renovation.

Council has requested that the property continue to be used for a public purpose. The deed for the property requires that the property be used for a public purpose. A copy of the deed restriction is attached for your review. It is intended that the restriction will remain in place after transfer of ownership from the County to Conduit Road Fire Board, Inc. Additionally, Council suggested the County should have an option to repurchase the property at the sale price (\$4,425) by a date certain if the renovation project does not move forward. I have directed Executive staff to prepare contract language to accommodate Council's suggestion.

As required under Section 11B-45 of the Montgomery County Code, an Executive Order declaring that the County-owned site is no longer needed for public use must be issued. Attached please find Executive Order 150-18 which was published in the July 2018 *County Register* to give notice of my intent to proceed with disposition to Conduit Road Fire Board, Inc. at less than fair market value and that the property is no longer needed for public use. The required advertisement for the material terms has now concluded without any comments or questions being received from the public.

I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at 240-777-6192 or [greg.ossont@montgomerycountymd.gov](mailto:greg.ossont@montgomerycountymd.gov).

Attachments

cc: Fariba Kassiri, Assistant Chief Administrative Officer, Office of the County Executive  
Greg Ossont, Deputy Director, Department of General Services  
Scott Goldstein, Director, Montgomery County Fire and Rescue Service  
Ken Hartman, Director, Regional Service Center



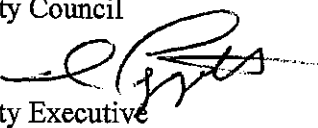
OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

MEMORANDUM

August 1, 2018

TO: Hans Riemer, President  
Montgomery County Council

FROM: Isiah Leggett   
Montgomery County Executive

SUBJECT: Material Terms – Disposition of Land Adjacent to 5920 Massachusetts Avenue,  
Bethesda, Maryland

The purpose of this memorandum is to provide the material terms of the disposition of a County-owned 0.261-acre parcel adjacent to 5920 Massachusetts Avenue, Bethesda, Maryland. I am recommending this parcel be conveyed to the Conduit Road Fire Board, Inc. at less than fair market value. Attached you will find the Executive Order No 150-18 which is being advertised for 30 days in the County Register starting July 1, 2018 declaring the County-owned land is no longer needed for public use.

The State Highway Administration acquired land in 1934 for the construction of Massachusetts Avenue and a 0.261-acre parcel adjacent to 5920 Massachusetts Avenue was deemed to be surplus by the State, which it conveyed to the County in July 2017 for \$4,425. The deed to the County requires the property to be used for a public purpose. My recommended CIP for FY19-24 included the Glen Echo Fire Station Renovation project, which notes the recent acquisition of the property by the County as necessary for the renovation project. The County Council approved the CIP for the Glen Echo Fire Station Renovation (P450702). The Glen Echo Fire Station land and building are owned by the Conduit Road Fire Board, Inc. which operates the station.

I am requesting a waiver of the fair market value requirement because the purchase price of \$4,425, the amount the County paid the State for the property, is less than fair market value. Since the deed requires the property be used for a public purpose, it cannot be sold at the fair market value, which assumes the highest and best use is for single family housing.

I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at 240.777.6192 or [greg.ossont@montgomerycountymd.gov](mailto:greg.ossont@montgomerycountymd.gov).

cc: Fariba Kassiri, Chief Administrative Officer  
Greg Ossont, Deputy Director, DGS  
Scott Goldstein, Fire Chief, MCFRS  
Ken Hartman, Executive Director, Bethesda-Chevy Chase RSC



# MONTGOMERY COUNTY EXECUTIVE ORDER

COPY

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

Disposition of County Property: 0.261 acres adjacent to 5920 Massachusetts Avenue, Bethesda	Executive Order No. 150-18	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date July 1, 2018

## BACKGROUND

**WHEREAS**, the State Highway Administration acquired land in 1934 for the construction of Massachusetts Avenue and a 0.261-acre parcel adjacent to 5920 Massachusetts Avenue (the "Property") was deemed to be surplus by the State; and

**WHEREAS**, the State Highway Administration conveyed the Property to Montgomery County in July 2017 for the consideration of \$4,425.00; and

**WHEREAS**, the deed to the County requires the Property to be used for a public purpose; and

**WHEREAS**, the property is largely unimproved with the exception of a sidewalk; and

**WHEREAS**, the County Executive's recommended CIP for FY19-24 included the Glen Echo Fire Station Renovation project, which project description form notes the recent acquisition of the Property by the County as necessary for the renovation project; and

**WHEREAS**, the County Council approved the CIP for the Glen Echo Fire Station Renovation (P450702); and

**WHEREAS**, the Glen Echo Fire Station land and building are owned by the Conduit Road Fire Board, Inc. which operates the station; and

**WHEREAS**, the County Executive is requesting a waiver of the fair market value requirement because the purchase price will be \$4,425 the amount the County paid the State for the property which is less than fair market value; and

**WHEREAS**, the County Executive has determined the property is no longer needed for County use and should be conveyed to the Conduit Road Fire Board, Inc. for the purpose of renovating and expanding the existing Glen Echo Fire Station; and

**WHEREAS**, in accordance with the provision of Montgomery County Code Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled land is no longer needed for County use.

## ACTION



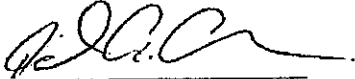
# MONTGOMERY COUNTY EXECUTIVE ORDER

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

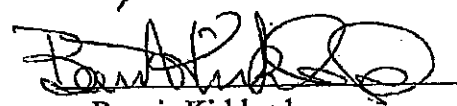
Disposition of County Property: 0.261 acres adjacent to 5920 Massachusetts Avenue, Bethesda	Executive Order No. 150-18	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date July 1, 2018

In consideration of the above recitals, the County Executive hereby declares that the Property identified in the attached Exhibit A, located adjacent to 5920 Massachusetts Avenue, Bethesda, MD 20816, comprising approximately 0.261 acres, is no longer needed for County use and is available for disposition and sale to the Conduit Road Fire Board, Inc. for the consideration of \$4,425.00.

Approved as to Form and Legality  
Office of the County Attorney

By:   
Date: 6/25/18

APPROVED



Bonnie Kirkland  
Assistant Chief Administrative

Officer

Distribution:

- County Council
- County Attorney
- Department of General Services

NEED	FOUR
1	1
2	2
3	3
4	4

AREA COVERED ON TO BE COVERED BY THE STATE HIGHWAY ADMINISTRATION — STATE ROADS COMMISSION OF MARYLAND.  
 1.184 ACRES ON 0.261 ACRES SHOWN THERE

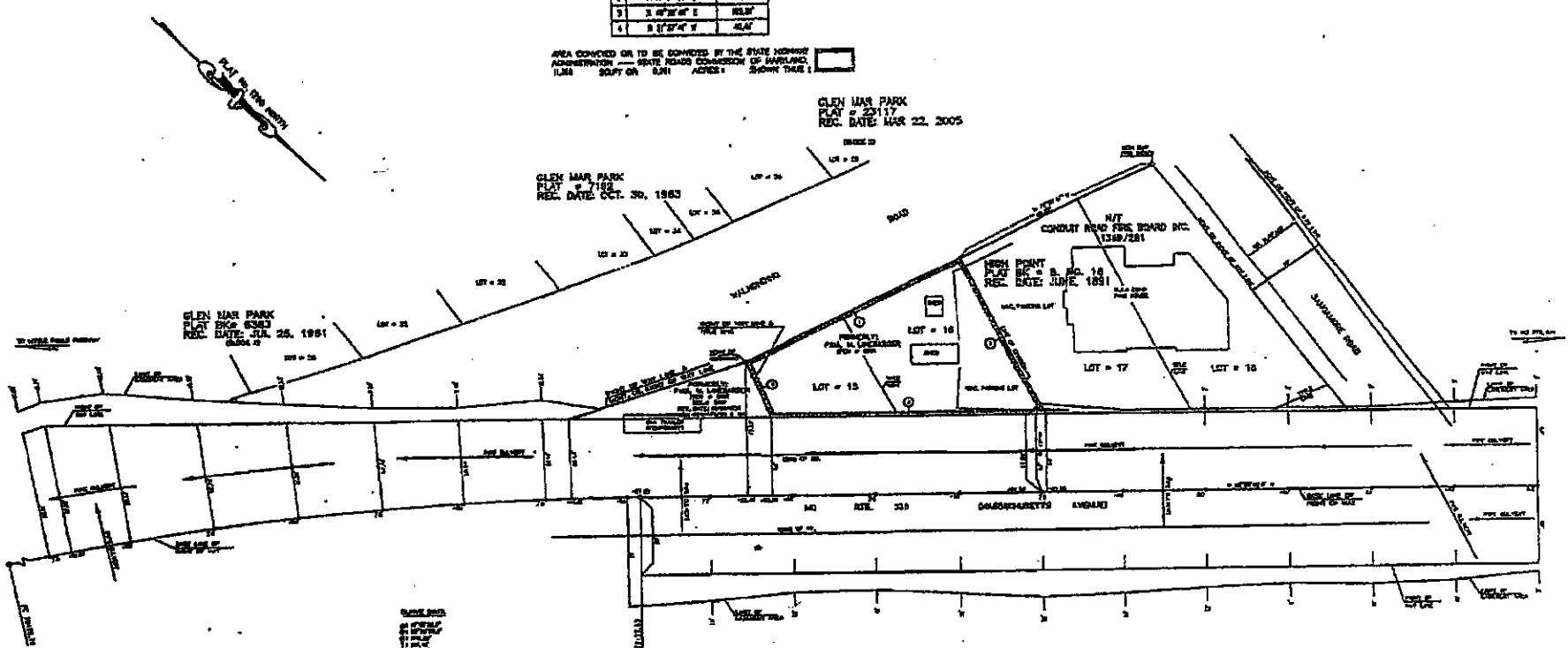
GLEN MAR PARK  
 PLAT # 29117  
 REC. DATE MAR 22, 2005

GLEN MAR PARK  
 PLAT # 7182  
 REC. DATE OCT. 30, 1963

GLEN MAR PARK  
 PLAT # 6343  
 DATE: JUL 25, 1961

N/T  
 CONDUIT ROAD FIRE BOARD REC.  
 1338/281

WINDY POINT  
 PLAT # 16  
 DATE: JUNE, 1891



BOOK: 54624 PAGE: 252

STATE OF MARYLAND  
 DEPARTMENT OF TRANSPORTATION  
 STATE HIGHWAY ADMINISTRATION  
 STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: MCRTIE, SR. INTERCHANGING AVENUE  
 RIGHT OF WAY PROJECT NO. 100-00-001  
 FEDERAL AID PROJECT NO. 100-00-001  
 COUNTY: MONTGOMERY  
 SCALE: 1" = 30'  
 PLAT No. 56888

THE STATE OF MARYLAND AND COUNTY OF MONTGOMERY  
 BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Notary Public for Maryland

Exhibit No. 1

1



SHA 63.00-26D 3/1/90

Mailing Address:  
Records and Research Section  
707 North Calvert Street  
Baltimore, Maryland 21202

**STANDARD DEED**  
FROM THE STATE HIGHWAY  
ADMINISTRATION OF THE MARYLAND  
DEPARTMENT OF TRANSPORTATION AND THE  
BOARD OF PUBLIC WORKS OF MARYLAND

Right of Way Item No. 8904

Project No. M 270-001-038

**THIS DEED**, made this 14<sup>th</sup> day of July in the year 2017, from the **STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION**, party of the first part; and the **BOARD OF PUBLIC WORKS OF MARYLAND**, acting for and on behalf of the **STATE OF MARYLAND**, party of the second part, hereinafter sometimes collectively called "GRANTOR" unto **MONTGOMERY COUNTY, MARYLAND**, a body corporate and politic and a political subdivision of the State of Maryland, hereinafter sometimes called "GRANTEE."

WHEREAS, the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, has heretofore acquired certain property and rights, situate, lying and being in Montgomery County, State of Maryland; and

WHEREAS, the State Highway Administration has constructed a certain State highway and/or bridge known and designated as MD Rte. 396 (Massachusetts Avenue) - D.C. Line to Sangamore Road; and

WHEREAS, the State Highway Administration has prepared, or caused to be prepared a Right of Way Plat designated as State Highway Administration Plat numbered **56888**, which plat has been, or is intended to be, duly filed for record with and electronically recorded by the Maryland State Archives; and

WHEREAS, the State Highway Administration has agreed, for good and valuable consideration to convey unto GRANTEE herein certain land, hereinafter described, which the State Highway Administration has determined is no longer needed by it in connection with the construction, operation, maintenance, use and protection of the State Highway System; and

WHEREAS, under the provisions of §8-309 of the Transportation Article of the Annotated Code of Maryland, it is necessary for the Board of Public Works of Maryland to join in the conveyance of any land by the State Highway Administration of the Maryland Department of Transportation; and

WHEREAS, the total payment per §10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Four Thousand Four Hundred Twenty-Five and 00/100 Dollars (\$4,425.00); and

WHEREAS, GRANTOR, State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, is a resident entity as defined in §10-912(a)(4) of the Tax-General Article of the Annotated Code of Maryland; and

WHEREAS, the provisions of §10-912(c) of the Tax-General Article of the Annotated Code of Maryland are not applicable to the transfer of real property by the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland.

NO FEE - MONTG. CO. MD

GR

AWA

8

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of Four Thousand Four Hundred Twenty-Five and 00/100 Dollars (\$4,425.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, GRANTOR does hereby grant, convey and quit claim, in fee simple, unto **MONTGOMERY COUNTY, MARYLAND**, its successors and assigns, all right, title and interest of the State Highway Administration and the State of Maryland, in and to all of that piece or parcel of land situate, lying and being in Montgomery County, State of Maryland, containing 11,388 square feet or 0.261 of an acre of land, more or less, as delineated, depicted and set forth on State Highway Administration Plat numbered 56888.

A reduced copy of State Highway Administration Plat numbered 56888 is attached hereto and incorporated herein as Exhibit No. 1.

BEING a part of the same property conveyed by a deed recorded September 27, 1934 among the Land Records of Montgomery County, Maryland, in Liber No. 578, folio 113, from Paul Myron Linebarger and Lillian Linebarger unto the State of Maryland to the use of the State Roads Commission of Maryland.

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations that may have been granted or reserved by former owners of this property or their predecessors in title and/or covenants or restrictions which may have been established with respect to said land by such former owners or their predecessors in title.

SUBJECT TO and excepting from the operation and effect of this deed any and all existing rights now held or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, hereinbefore described and mentioned, to the extent of the State's right, title and interest thereto, unto **MONTGOMERY COUNTY, MARYLAND**, a body corporate and politic and a political subdivision of the State of Maryland, its successors and assigns, subject, however, to the following reverter provisions:

IN THE EVENT the property shall cease to be used for a public purpose, Grantor, its successors and assigns, shall have the right to reenter and take possession of the property and terminate all right, title and interest of Grantee, its successors and assigns, in and to the said property, and all such right, title and interest of Grantee shall revert to the State of Maryland to the use of the State Highway Administration, its successors and assigns free and clear of any liens or encumbrances imposed upon the property by the Grantee, or any action through or on behalf of the Grantee, its successors and assigns. As part of said reversion, the State shall pay Grantee monetary consideration equivalent to the original purchase price of the property plus simple interest at the fair market rate calculated from the time of acquisition to the time of disposition and administrative costs. Upon payment of the monetary consideration, the Grantee shall

immediately execute and deliver to the State Highway Administration an appropriate deed conveying the property to the State Highway Administration. It is expressly understood and agreed that this reverter provision shall run with and bind the property hereby conveyed and shall be binding upon the Grantee, its successors and assigns, for a period of twenty (20) years from the date of this deed.

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING.

AND GRANTEE HEREIN, by the acceptance of this deed, does hereby covenant and agree, on behalf of itself, its successors and assigns, to abide by and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument of writing, it being the intention hereof to perpetuate all of the rights and privileges retained by the State of Maryland, to the use of the State Highway Administration of the Maryland Department of Transportation, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and shall be binding upon GRANTEE, its successors and assigns, forever.

IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto:

WITNESS:

*Marilyn D. Hill*

STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION

By: *[Signature]* (Seal)  
Gregory I. Slater  
State Highway Administrator

Approved as to Form and Legal Sufficiency

Concurred in by:

*Felicia Jackson-Taylor*  
Assistant Attorney General  
*LCR*

*Olu A. Okunola* (Seal)  
Olu A. Okunola, Director  
Office of Real Estate

WITNESS:

[Signature]  
Secretary

[Signature] (Seal)  
Lawrence Hogan, Jr.  
Governor of Maryland

[Signature] (Seal)  
Peter Franchot  
Comptroller of Maryland

Approved by the Maryland Board  
of Public Works at its 4/26/17  
meeting as Item BRD (MDOT Agenda)

[Signature] (Seal)  
Nancy K. Kopp  
Treasurer of Maryland

Constituting the BOARD OF  
PUBLIC WORKS OF MARYLAND

STATE OF MARYLAND - COUNTY/CITY OF Harford, To Wit: Gregory I. Slater

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared Gregory I. Slater, State Highway Administrator, and acknowledged the foregoing deed to be the act of the State Highway Administration and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 28<sup>th</sup> day of April in the year 2017.

[Signature] (Seal)  
Notary Public

My Commission Expires:

**MOHAMMAD AKBARIEH**  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 13, 2018

NOTARY PUBLIC STATE OF MARYLAND

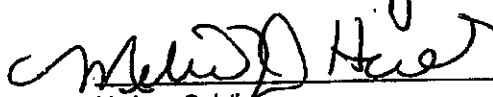
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared

Lawrence J. Hogan, Jr. - Governor of Maryland  
Peter Franchot - Comptroller of Maryland  
Nancy K. Kopp - Treasurer of Maryland

constituting the BOARD OF PUBLIC WORKS OF MARYLAND, and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 23<sup>rd</sup> day of May in the year 2017

  
Notary Public (Seal)

My Commission Expires:

MELISSA D HODGES  
Notary Public-Maryland  
Anne Arundel County  
My Commission Expires  
October 07, 2020

I hereby certify that this instrument was prepared under my supervision, an attorney admitted to practice by the Court of Appeals of Maryland.

  
Assistant Attorney General

MONTGOMERY COUNTY CHARTERED 1790 (LAW NUMBER) PLANNING ACT, P. 262, MONTGOMERY COUNTY PLANNING ACT, P. 262, MONTGOMERY COUNTY PLANNING ACT, P. 262

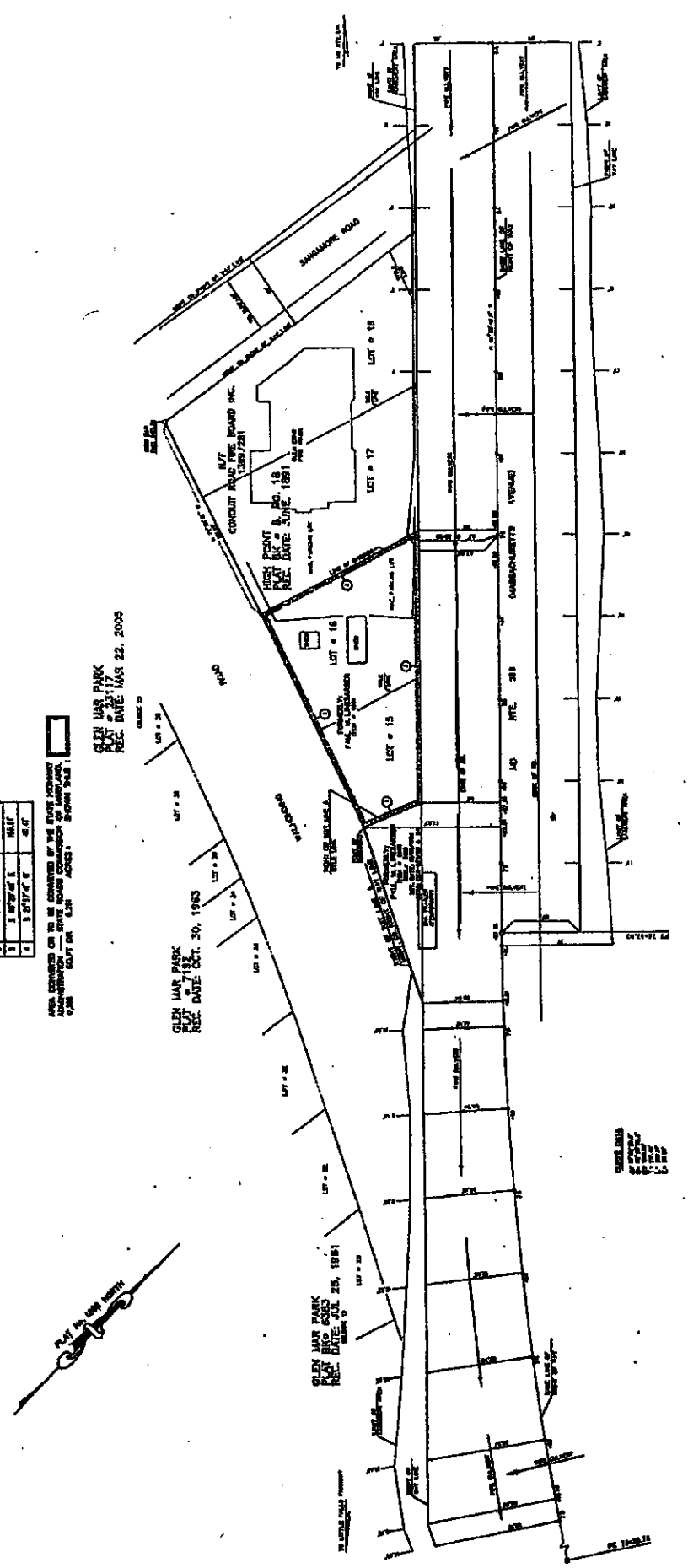
RECTS	FOUND	SCALE
1	4.17257	1/4" = 1'
2	1.17048	1/4" = 1'
3	1.17048	1/4" = 1'
4	1.17048	1/4" = 1'

THIS PLAN IS TO BE CONSIDERED AS THE STATE HIGHWAY ADMINISTRATION - STATE BOARD COMMISSION OF MARYLAND, 600 SOUTH OF ELM AVENUE, BOWEN TALE 1.

GLEN MAY PARK  
 PLAN NO. 25117  
 REC. DATE MAR 22, 2005

GLEN MAY PARK  
 PLAN NO. 6030  
 REC. DATE OCT. 30, 1983

GLEN MAY PARK  
 PLAN NO. 6030  
 REC. DATE OCT. 25, 1981



STATE OF MARYLAND  
 DEPARTMENT OF TRANSPORTATION  
 STATE HIGHWAY ADMINISTRATION  
 STATE ROADS COMMISSION

NAME OF HIGHWAY PROJECT: MONTGOMERY AVENUE  
 COUNTY: MONTGOMERY  
 DISTRICT: DISTRICT 1  
 PROJECT NO.: 100-000-000  
 SCALE: 1" = 40'

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: [Date]

APPROVED BY: [Signature]  
 TITLE: [Title]

CONSTRUCTION PROJECT NO.: 100-000-000  
 DATE OF RECORD DRAWING: 100-000-000

PLAT NO. 56888

Exhibit No. 1

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
April 26, 2017



Contact: Eric Lomboy  
410-545-0330  
ELomboy@sha.state.md.us

13-RP. **STATE HIGHWAY ADMINISTRATION**  
***Real Property – Disposition***

**Recommendation:** That the Board of Public Works approve SHA's disposing of the following property that is excess to the agency's needs.

**Authority:** Transportation Article, §8-309(g)(1)(2)(ii)  
Annotated Code of Maryland

**Property:** MC #07-1018  
Former Paul M. Linebarger, 0.261± acreage, located on the  
Southside of Walhonding Road @ Sangamore Road in  
Montgomery County.

**Grantor:** State of Maryland, State Highway Administration

**Grantee:** Montgomery County

**Consideration:** \$4,425 (Original Cost plus Interest)

**Appraised Value:** \$500,000 – James Turlington, Appraiser  
\$535,250 – Richard Mattingly, Appraiser  
\$500,000 – Neil Mengal, Review Appraiser (Selected)

**Special Conditions:** N/A

**State Clearinghouse:** N/A

**Requesting Agency Remarks:** In 1934, SHA acquired the site for the construction of the MD Rte. 396 (Massachusetts Avenue). SHA proposes to dispose of the subject property to Montgomery County, which wants to expand the existing adjacent fire station. In accordance with §8-309(g)(1)(2)(ii), the County may purchase surplus land for the lesser of the appraised value of the land, or the original acquisition cost plus interest. The County has elected the latter option.

**BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

14

LR - Government  
Instrument 0.00  
Agency Name:  
MONTGOMERY COUNTY  
Instrument List: Deed  
Describe Other:  
Ref:

Total: 0.00  
07/20/2017 03:15  
CC15-CP  
#8762674 CC0602 -  
Montgomery  
County/CC06.02.07 -  
Register 07



**DOCUMENT VALIDATION PAGE  
FOR CLERK'S USE ONLY  
(EXCLUDED FROM PAGE COUNT FOR CERTIFIED COPY)**

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**BARBARA H. MEIKLEJOHN**  
Clerk of the Circuit Court for Montgomery County  
50 Maryland Avenue  
Rockville, Maryland 20850  
Recording and Licensing  
(240) 777-9470

Montgomery County (Main Records) on this page, if you are unable to find the record, please call the County Clerk's Office at (301) 771-0800.



**Liber 54624**

**Folio 255**

**NOT  
USED**



# Glen Echo Fire Station Renovation (P450702)

**Category**  
**SubCategory**  
**Planning Area**

Public Safety  
Fire/Rescue Service  
Bethesda-Chevy Chase and Vicinity

**Date Last Modified**  
**Administering Agency**  
**Status**

01/29/18  
General Services  
Planning Stage

Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	202	2	-	200	-	200	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>202</b>	<b>2</b>	<b>-</b>	<b>200</b>	<b>-</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	202	2	-	200	-	200	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>202</b>	<b>2</b>	<b>-</b>	<b>200</b>	<b>-</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

Appropriation FY 19 Request	-	Year First Appropriation	FY10
Appropriation FY 20 Request	200	Last FY's Cost Estimate	202
Cumulative Appropriation	2		
Expenditure / Encumbrances	2		
Unencumbered Balance	-		

### PROJECT DESCRIPTION

This project provides for a renovation of the existing 10,800 square feet space, including all heating ventilation, and air conditioning; electrical and life safety systems; correction of code and Americans with Disabilities Act compliance issues and removal of hazardous material at the Glen Echo Fire Station. It also includes a new third bay, reallocation of existing space, complete interior building renovation, improvements in all living areas of the station, replacement of all building systems and a temporary facility. An adjacent property parcel, needed for the renovation project, was recently acquired from the State Highway Administration (SHA).

### LOCATION

5920 Massachusetts Avenue

### ESTIMATED SCHEDULE

Preliminary design to begin in FY20.

### PROJECT JUSTIFICATION

Glen Echo Fire Station #11 is 63 years old. The station requires a major renovation to meet current and future fire/rescue services delivery requirements. In June 2001, the Station Location and Resources Allocation work group re-affirmed the need for a fire/rescue station in the Glen Echo area to be located on or in the immediate vicinity of the current station. This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005.

### FISCAL NOTE

Debt service for this project will be financed with Consolidated Fire Tax District Funds.

### DISCLOSURES

A pedestrian impact analysis has been completed for this project.

### COORDINATION

Montgomery County Fire and Rescue Service, Glen Echo Volunteer Fire Department, Department of General Services, Department of Permitting Services, Department of Technology Services, Maryland-National Capitol Park and Planning Commission, Bethesda/Chevy Chase Regional Services Center, Conduit Road Fire Board, Washington Suburban Sanitary Commission, Pepco, Washington Gas.

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