



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: 10315 Darnestown Road, Rockville, Maryland	Executive Order No. 098-17	Subject Suffix
Department of General Services	Department No.	Effective Date 6 /14/17

BACKGROUND

WHEREAS, the unimproved County property known as 10315 Darnestown Road in Rockville, Maryland ("Property") was purchased in fee simple by the County as part of a larger land parcel for road construction in 1984 and the Property is the remaining remnant after the road was completed; and

WHEREAS, the Property is roughly 23,492 square feet, is zoned LSC-1.0, H-150T, and is located in an area that is bordered by Key West Avenue to the south, Belward Farm to the northwest and an office building with surface parking to the northeast; and

WHEREAS, the Property has a fifteen-foot utility easement that runs along the Key West Avenue street frontage; and

WHEREAS, the County Executive directed the Department of General Services (DGS) to conduct a reuse analysis to determine if any County Department or Agency had a need to use the Property for a public purpose; and

WHEREAS, DGS determined that there was no County Department or Agency interested in the Property and the County Executive, having determined that the Property is no longer needed for public use, directed that DGS advertise the Property for sale; and

WHEREAS, one response to the DGS advertisement offered \$10,500 to purchase the Property, which has been appraised to have a value of \$140,300; and

WHEREAS, DGS also received one unsolicited offer from Lau Enterprises, which owns land adjacent to the Property, to purchase the Property for the full appraised value; and

WHEREAS, the County Executive has determined that a sale of the surplus Property to Lau Enterprises will achieve full market value for the County and support the strategic master plan of Lau Enterprises for future development in the County; and

WHEREAS, support of the Lau Enterprises master plan will provide economic development for the County through business expansion; and



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WHEREAS, as is required under Section 11B-45 of the Montgomery County Code, the County Executive must issue an Executive Order declaring that the County property located at 10315 Darnestown Road is no longer needed for public use.

ACTION

In consideration of the above recitals, the County Executive declares that there is no further public need for the County property located at 10315 Darnestown Road, Rockville Maryland and hereby directs the Department of General Services to take all steps necessary to dispose of the Property in the manner described in this Executive Order, including disposing of the Property to Lau Enterprises for full market value.

Approved as to Form and Legality

APPROVED

By: 


Ramona Bell-Pearson

Date: 6-15-17

Distribution:

- County Council
- County Attorney
- Department of General Services