



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: 900 Wayne Avenue, 1 <sup>st</sup> Floor, Silver Spring, MD 20910	Executive Order No. <b>113-18</b>	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 5/7/18

## BACKGROUND

**WHEREAS**, the Montgomery County Executive directed the Department of General Services to issue a solicitation seeking organizations to occupy the basement, 1<sup>st</sup> and 2<sup>nd</sup> floors of the Silver Spring Library located at 900 Wayne Avenue, Silver Spring, Maryland 20910 (the "Property"); and

**WHEREAS**, at the conclusion of the competitive process, Artpreneurs, Inc., doing business as Arts on the Block, was selected as the County's tenant for the 1<sup>st</sup> floor space totaling approximately 3,930 square feet; and

**WHEREAS**, Arts on the Block was founded as a nonprofit community-serving arts organization, focused on empowering creative youth to imagine and shape fulfilling futures, and contribute to the quality of life in their communities by providing real-world experiences in the arts, educational guidance and entrepreneurial training; and

**WHEREAS**, prior to Arts on the Block's occupancy, the Department of General Services has entered into a temporary license with the United States Postal Service, which will occupy the space until February 29, 2019 and which will complete a portion of the build-out of the space; and

**WHEREAS**, Arts on the Block will be required to make a significant investment to complete the build-out of the space to meet their programming requirements, which they estimate to be a \$250,000 capital investment to be made in a County-owned facility; and

**WHEREAS**, a 10-year lease term with opportunity for renewals is appropriate for the amortization of such a significant capital investment; and

**WHEREAS**, Arts on the Block will pay their pro-rated share of utilities and common area maintenance to the County for their first floor space under tenant lease provisions with their first floor space measuring approximately 3,930 square feet with estimated costs to be \$3.58/ sq. ft. for utilities and \$4.00/sq. ft. for common area maintenance respectively; and

**WHEREAS**, the County Executive has determined that the property is no longer needed for County use and should be conveyed to the Artpreneurs, Inc. dba Arts on the Block through a long-term lease; and



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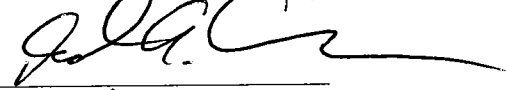
**WHEREAS**, the material terms of the lease agreement are as stated above; and

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


### ACTION

In consideration of the above recitals, the County Executive declares that the first floor of the property located at 900 Wayne Avenue, Silver Spring, MD 20910, comprised of approximately 3930 square feet, is no longer needed for County use and is available for disposition through a 10 year lease with possible renewals to Artpreneurs, Inc. dba Arts on the Block in the manner described in this Executive Order.

Approved as to Form and Legality  
Office of the County Attorney

By:   
Date: 5/7/18

APPROVED

  
Ramona Bell-Pearson  
Assistant Chief Administrative Officer

Distribution:  
Department of General Services  
County Council  
County Attorney