



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: Walter Johnson Road Real Property	Executive Order No. 198-22	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 9/21/22

### County Executive Declaration of No Further Need

#### Recitals

WHEREAS, the County owns approximately 13,451 square feet of property on Walter Johnson Road, Germantown, described in the Deed of Dedication recorded among the Land Records of Montgomery County at Book 14594, page 53 ("the Property"); and

WHEREAS, the Property was conveyed to the County in 1996 via the Deed of Dedication, in satisfaction of a condition of approval for the Wisteria Business Park subdivision; and

WHEREAS, the Deed of Dedication was intended to support the implementation of recommended roadway connections. However, the Property has never been used for a public roadway, and all existing infrastructure associated with Walter Johnson Road is located outside of the Property; and

WHEREAS, Lidl US, LLC ("Lidl"), the contract purchaser of three privately owned tracts surrounding the Property, would like to include the Property in its proposed development project. As part of its project, Lidl intends to use the Property for two sections of private roadways that will complete road connections for the block; and

WHEREAS, the County Council has approved the abandonment of the Property. Because the Property was deeded to the County in fee simple, the conveyance of the Property must comply with the disposition process codified at 11B-45; and

WHEREAS, the County Executive has completed the Preliminary Reuse Review and Reuse Analysis; and

WHEREAS, the County proposes selling the Property, in fee, to Lidl for a purchase price of \$375,000; and

WHEREAS, the material term of the sale of the Property is stated above; and

WHEREAS, under Section 11B-45 of the County Code, the County Council may waive the requirement that the Property be disposed of at full market value; and

WHEREAS, in accordance with the provisions of Montgomery County Code Section 11B-45 and COMCOR 11B.45.01.08, 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.



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: Walter Johnson Road Real Property	Executive Order No. 198-22	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 9/21/22

### ACTION

In consideration of the above recitals, the County Executive hereby declares that the County Property, approximately 13,451 square feet on Walter Johnson Road, Germantown, Maryland, 20874, is no longer needed for County use and, upon Council approval, will be disposed of through a sale to Lidl US, LLC subject to the material term described above.

Approved as to Form and Legality  
Office of the County Attorney

By: Clifford Royalty  
Date: 9/14/22

APPROVED

[Signature]  
Fariba Kassiri, Deputy Chief Administrative Officer  
Date: 9/21/22

Signature: *Ronnie Warner*

Email: ronnie.warner@montgomerycountymd.gov