



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: 8901 and 8907 Colesville Road, Silver Spring, MD 20910	Executive Order No. 224-18	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 11/20/18

BACKGROUND

WHEREAS, the Montgomery County Executive directed the Department of General Services to conduct a reuse analysis for the 2.32-acre site located at 8901 and 8907 Colesville Road, Silver Spring, Maryland 20910 (the “Property”); and

WHEREAS, the Property is improved with the former Silver Spring Library, a two-story 15,687 square foot building, and a surface parking lot for approximately 70 parking spaces; and

WHEREAS, the Department of General Services issued a Request for Development Proposals (“RFDP”) in November 2016 seeking proposals from developers interested in reusing the site for childcare and/or senior housing; and

WHEREAS, the Martha B. Gudelsky Child Development Center was selected as the County’s development partner under the RFDP to renovate the existing building and add an approximately 11,000 square foot addition for a licensed childcare facility operated by CentroNia for 120-150 children from mostly lower income families; and

WHEREAS, the project will include multi-purpose community space for intergenerational activities and programs on evenings and weekends, as well as for community use; and

WHEREAS, the Martha B. Gudelsky Child Development Center will be responsible for all project approvals, permits, capital costs and initial operating costs to be funded in part by a \$22 million, ten-year funding commitment from the Homer and Martha Gudelsky Family Foundation; and

WHEREAS, the Martha B. Gudelsky Child Development Center is proposing to enter into a 99-year ground lease with the County for the Property in its “as-is” condition, which will include responsibility for approvals, construction, licensing, programming and maintaining the Property; and

WHEREAS, the County Executive is requesting a waiver of the fair market value requirement because the annual payments under the long-term lease are proposed to be \$1.00; and

WHEREAS, the County Executive has determined that the property is no longer needed for County use and should be conveyed to the Martha B. Gudelsky Child Development Center 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

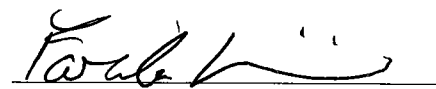
In consideration of the above recitals, the County Executive declares that the property located at 8901 and 8907 Colesville Road, Silver Spring, MD 20910, comprising approximately 2.32 acres, is no longer needed for public use and is appropriate for disposition under a long-term lease to the Martha B. Gudelsky Child Development Center for the consideration of \$1.00 per annum.

Approved as to Form and Legality
Office of the County Attorney

By: 

Date: 11/20/18

APPROVED



Fariba Kassiri

Assistant Chief Administrative Officer

Distribution:

County Council

County Attorney