



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Declaration of No Further Public Need for County Property at 19330 Mateny Hill Road, Germantown, Maryland (AKA Germantown Bank)	Executive Order No. 35-15	Subject Suffix ORE
Department: Department of General Services	Department No. ORE	Effective Date 2/25/15

BACKGROUND

WHEREAS, the property located at 19330 Mateny Hill Road, Germantown, Maryland (aka the “Historic Germantown Bank”) was built in the early 1900s. The property was deeded to Montgomery County in 1983 by Suburban Bank. The property is within the Germantown Historic District, as established in the 1989 Germantown Master Plan. Other than establishing the property's presence in the historic district, there are no specific recommendations for the property in the Germantown Master Plan; and

WHEREAS, the Germantown Historical Society (GHS), a local not-for-profit organization, has leased the building since 2003 and uses the building for office, storage, archive space, museum displays and public meeting space. GHS also provides benefits to the community such as educating members of the community about local history, providing local historical information and providing information about preserving local historic sites; and

WHEREAS, when the amount of repairs and upkeep of the building was found to be extensive, a reuse analysis was performed by the Department of General Services (“DGS”), resulting in a determination that the property is not needed by any County Department, Agency or County affiliated Department or Agency; and

WHEREAS, in response to a Request for Reuse Proposals issued to the public on June 13, 2014, GHS proposed a plan to acquire the property and make certain repairs to the building so that they can continue their current operations in the building; and

WHEREAS, in light of the extensive repairs to be undertaken by GHS and in consideration of the community benefits offered by GHS, DGS has recommended to the County Executive that the property should be sold to GHS for less than the fair market value that was established by the April 2014 appraisal; and

WHEREAS, the GHS offer includes a plan to accept the property in an “as is” condition with a few exceptions such as: County to remove the electric service meters for parking lot lights from the east side of the building, County to fix the drain in the parking lot that affects drainage into the basement of the building, and County to conduct a survey to define the property to be disposed as part of the sale; and

WHEREAS, GHS is a compatible owner because their operations are consistent with the current R-200 zoning, they have limited daytime program hours that create few, if any, conflicts with the neighboring MARC park and ride lot, and the location of the building within an historic district, that would otherwise impact redevelopment opportunities of other owners, is compatible with the GHS mission and goals; and



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WHEREAS, the County Executive has considered the reuse recommendations and has determined that there is no further public need for 19330 Mateny Hill Road Germantown, Maryland(aka Germantown Bank) and finds that it is appropriate for Disposition to GHS; and

WHEREAS, as required under §11B-45 of the Montgomery County Code, the County Executive must issue an Executive Order declaring that County owned or controlled real property 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 19330 Mateny Hill Road, at Germantown, 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.

Approved as to Form and Legality
Office of the County Attorney

APPROVED

By:
Date: 2/25/15

Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:
County Council
County Attorney
Department of General Services