



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property through long term lease of 4.79 acres of 100 Edison Park Drive Gaithersburg, Maryland	Executive Order No. 46-18	Subject Suffix ORE
Department of General Services	Department No.	Effective Date 2/22/18

BACKGROUND

WHEREAS, 100 Edison Park Drive, located in Gaithersburg, Maryland contains a total of 51.42 acres which includes the Public Safety Headquarters with existing open fields, basketball courts, tennis courts and a separate surface parking lot; and

WHEREAS, 4.79 acres of the 51.42 acres at 100 Edison Park are not needed and are not being used by the Public Safety Headquarters and are not being programmed in an area where recreational space could serve a public purpose; and

WHEREAS, the Montgomery County Executive directed the Department of General Services to conduct a reuse analysis for a 4.79-acre portion of County property (the "Property") located at 100 Edison Park Drive, Gaithersburg, Maryland 20878 to determine if any County Agency or Department has an interest or need to use the property; and

WHEREAS, the Property consists of open fields, basketball and tennis courts, and a parking lot for approximately fifty parking spaces which is fully developed but not currently used for any purpose; and

WHEREAS, the Department of General Services 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 County use, authorized General Services to consider a proposal from an external government source; and

WHEREAS, the City of Gaithersburg submitted a proposal to use the Property as parkland and recreational space in an effort to further the goals of its *Parks, Recreation, and Open Space for the 21st Century Mater Plan*, specifically to increase the current ratio of active park acreage per capita, expand and connect local trails, and establish new parks and recreational facilities to meet the demand of the City's growing, diverse population; and

WHEREAS, the City of Gaithersburg is willing to enter into a 10 year lease with two 5 year renewal options as a long term agreement with the County which includes responsibility to pay for refurbishing, programing and maintaining the Property; and



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WHEREAS, the proposal submitted by the City of Gaithersburg was selected by the County Executive and the property has been reserved for use by the City of Gaithersburg for parkland; and

WHEREAS, the County Executive is requesting a waiver of the fair market value requirement because the long term lease will be for \$1.00 which is less than fair market value; and

WHEREAS, the County Executive has determined that the property is no longer needed for County use and should be conveyed to the City of Gaithersburg through a long-term lease; and

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

WHEREAS, in accordance with the provisions of Montgomery County Code 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 a 4.79-acre portion of the property located at 100 Edison Park Drive, Gaithersburg, Maryland is no longer needed for County use and hereby directs the Department of General Services to take all steps necessary to dispose of the property over the next 10 years with two 5 year renewal options through a long term lease agreement between the County and the City of Gaithersburg, Maryland, for \$1.00 and in the manner described in this Executive Order.

Approved as to Form and Legality
Office of the County Attorney

By: [Signature]
Date: 2/22/18

APPROVED

[Signature]
Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:
County Council
County Attorney
Department of General Services