



**Committee:** GO  
**Committee Review:** At a future date  
**Staff:** Naeem M. Mia, Legislative Analyst  
**Purpose:** To introduce agenda item – no vote expected  
**Keywords:** DGS, land acquisition, CIP, City of Rockville

AGENDA ITEM 5F  
November 9, 2021  
**Introduction**

## **SUBJECT**

Special Appropriation to the FY22 Capital Budget and Amendment to the FY21-26 Capital Improvements Program (CIP), Montgomery County Government, Department of General Services: 260 East Jefferson Street Acquisition, \$3,600,000 (General Obligation Bonds)

## **EXPECTED ATTENDEES**

Greg Ossont, Deputy Director, Department of General Services (DGS)

## **COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION**

- None - Introduction only.
- A GO Committee worksession will be scheduled a future date.
- Public Hearing and Action will be scheduled at a future date.

## **DESCRIPTION/ISSUE**

This new project proposes to fund the acquisition (and related closing costs) of approximately half an acre of land located at 260 East Jefferson Street, Rockville, Maryland 20850. The site contains a two-story structure (built in 1959) containing a retail bank (with drive-through aisles) and offices, as well as 20 surface parking spaces, and is located directly adjacent to the County's Executive Office Building (EOB) and in the vicinity of the Judicial Center, Council Office Building, and District Court.

The proposed purchase price is \$3,600,000 to be funded through General Obligation (G.O.) Bonds. The County intends to use the building, in the short-term, for the Department of Transportation's Lost and Found, Taxi Services, Commuter Services, Ride On pass, customer service and other outward-facing transit operations, eliminating the need for visitors to pay for parking and to navigate services currently housed in multiple facilities and locations.

The existing surface spaces would be used for taxi/customers and commuter services and County vehicle parking, with the remaining balance added to the Rockville Core.

### **This report contains:**

- |   |       |
|---|-------|
| 1. Draft Resolution   | © 1-2 |
| 2. County Executive Transmittal Memo                                | © 3-4 |
| 3. Project Description Form – 260 East Jefferson Street Acquisition | © 5   |
| 4. Racial Equity and Social Justice Impact Statement                | © 6   |

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Resolution No: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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SUBJECT: Amendment to the FY21-26 Capital Improvements Program and  
Special Appropriation # SA-22MCG-02 to the FY22 Capital Budget  
Montgomery County Government  
Department of General Services  
260 East Jefferson Street Acquisition (No. P362201), \$3,600,000

**Background**

1. Section 308 of the Montgomery County Charter provides that a special appropriation: (a) may be made at any time after public notice by news release; (b) must state that the special appropriation is necessary to meet an unforeseen disaster or other emergency or to act without delay in the public interest; (c) must specify the revenues necessary to finance it; and (d) must be approved by no fewer than six members of the Council.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Name</u>	<u>Project Number</u>	<u>Project Element</u>	<u>Cost Amount</u>	<u>Source of Funds</u>
260 East Jefferson Street Acquisition	P362201	Land	\$3,600,000	GO Bonds

4. This special increase is needed to provide for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core. In the short-term, the Department of Transportation (DOT) intends to locate public customer service functions at the facility including Lost and Found, Taxi Services, Commuter Services, Ride On pass and customer service and other outward facing transit operations. The DOT proposal eliminates the need for the public to pay for parking and to navigate services in multiple facilities. Further, DOT proposes reserving some of the parking for taxi/customer and commuter services and county vehicle parking and adding the balance of parking to the Rockville Core.
5. The County Executive recommends an amendment to the FY21-26 Capital Improvements Program and a special appropriation in the amount of \$3,600,000 for 260 East Jefferson Street Acquisition (No. P362201) and specifies that the source of funds will be GO Bonds.
6. Notice of public hearing was given and a public hearing was held.

**Action**

The County Council for Montgomery County, Maryland, approves the following actions:

1. The FY21-26 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a special appropriation is approved as follows:

<u>Name</u>	<u>Number</u>	<u>Project Element</u>	<u>Project Amount</u>	<u>Cost Source of Funds</u>
260 East Jefferson Street Acquisition	P362201	Land	\$3,600,000	GO Bonds

2. The County Council declares that this action is necessary to act without delay in the public interest, and that this appropriation is needed to meet the emergency.

This is a correct copy of Council action.

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Selena Mendy Singleton, Esq.  
Clerk of the Council




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
County Executive

MEMORANDUM

October 28, 2021

TO: Tom Hucker, President  
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Amendment to the FY21-26 Capital Improvements Program and  
Special Appropriation # SA-22MCG-02 to the FY22 Capital Budget  
Montgomery County Government  
Department of General Services  
260 East Jefferson Street Acquisition (No. P362201), \$3,600,000

I am recommending a special appropriation to the FY22 Capital Budget and amendment to the FY21-26 Capital Improvements Program in the amount of \$3,600,000 for 260 East Jefferson Street Acquisition (No. P362201). Appropriation for this project will fund the property acquisition and associated closing costs.

This special increase is needed to provide for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core. In the short-term, the Department of Transportation (DOT) intends to locate public customer service functions at the facility, including Lost and Found, Taxi Services, Commuter Services, Ride On pass, customer service and other outward facing transit operations. The DOT proposal eliminates the need for the public to pay for parking and to navigate services in multiple facilities. Further, DOT proposes reserving some of the parking for taxi/customer and commuter services and county vehicle parking and adding the balance of parking to the Rockville Core.

The recommended amendment is consistent with the criteria for amending the CIP because the project offers a significant opportunity which will be lost if not taken at this time.

I recommend that the County Council approve this special appropriation and amendment to the FY21-26 Capital Improvements Program in the amount of \$3,600,000 and specify the source of funds as GO Bonds.

Tom Hucker, President, County Council  
Amendment to the FY21-26 CIP and Special Appropriation # SA-22MCG-02  
October 28, 2021  
Page 2 of 2

I appreciate your prompt consideration of this action.

ME:aaa

Attachment: Amendment to the FY21-26 Capital Improvements Program and  
Special Appropriation # SA-22MCG-02

Cc: David Dise, Director, Department of General Services  
Greg Ossont, Deputy Director, Department of General Services  
Ronnie Warner, Division Chief, Department of General Services  
Angela Dizelos, Division Chief, Department of General Services  
Chris Conklin, Director, Department of Transportation  
Jennifer R. Bryant, Director, Office of Management and Budget



# 260 East Jefferson Street Acquisition (P362201)

**Category** General Government **Date Last Modified** 10/22/21  
**SubCategory** Other General Government **Administering Agency** General Services  
**Planning Area** Countywide **Status** Planning Stage

	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Land	3,600	-	-	3,600	-	3,600	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>3,600</b>	-	-	<b>3,600</b>	-	<b>3,600</b>	-	-	-	-	-

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	3,600	-	-	3,600	-	3,600	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>3,600</b>	-	-	<b>3,600</b>	-	<b>3,600</b>	-	-	-	-	-

<b>APPROPRIATION AND EXPENDITURE DATA (\$000s)</b>				
Appropriation FY 22 Request		-	Year First Appropriation	-
Supplemental Appropriation Request		3,600	Last FY's Cost Estimate	-
Cumulative Appropriation		-		
Expenditure / Encumbrances		-		
Unencumbered Balance		-		

## PROJECT DESCRIPTION

This project provides for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core.

In the short-term, the Department of Transportation (DOT) intends to locate public customer service functions at the facility including Lost and Found, Taxi Services, Commuter Services, Ride On pass and customer service and other outward facing transit operations. The DOT proposal eliminates the need for the public to pay for parking and to navigate services in multiple facilities. Further, DOT proposes to reserve some of the parking for taxi/customer and commuter services and county vehicle parking, and to add the balance of parking to the Rockville Core.

## LOCATION

260 East Jefferson St, Rockville, Maryland.

## PROJECT JUSTIFICATION

As noted in the related Rockville Core project, the Countywide Strategic Facilities Plan for the Council Office Building was completed in 2003. A portion of this report assessed the space needs of all County Administration functions located in the Rockville Core and developed broad recommendations for addressing the identified needs. The Government Core Facilities Master Plan Study was completed in February 2008 and was focused on four (4) specific blocks of the downtown core, including the 260 East Jefferson block. This report recommended that a new facility on this site provide opportunity for the consolidation of some of the County's extensive downtown leases.

## OTHER

Appropriation from the Advance Land Acquisition Revolving Fund (ALARF), P316222, may be used to fund portions of the land acquisition. The Fund will be reimbursed when the associated expenditures are transferred from the ALARF project back to the project.

## FISCAL NOTE

FY22 supplemental in G.O. Bonds for the amount of \$3,600,000.

## COORDINATION

Department of General Services, Department of Transportation.

# Racial Equity and Social Justice

Please use this template to explain how a supplemental appropriation promotes racial equity and social justice in Montgomery County.

Question # 1: Who is benefiting? Explain and provide backups to support your answer.

County residents will benefit in the long term with the strategic planning of space needs in the Rockville Core and moving county functions out of leased space. In the interim, County residents will benefit by the ease of access to DOT's public customer service functions at the property rather than paying to park and navigating to an upper floor of the Executive Office Building.

Question # 2: Who is burdened? Explain and provide backups to support your answer.

N/A

Question # 3: Does the initiative/program receiving the supplemental appropriation reduce racial inequities in the County? If yes, please tell us how.

The acquisition of the property and its interim use by DOT allows those relying on public transit easier access to public customer service functions. In the long term, the relocation of county functions out of leased space frees up funding in the budget for other programs and initiatives.

Question # 4: Are there any potential disproportionate effects on communities of color or low-income?

No.