



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Bill No. 49-2017, an Act pursuant to Section 612 of the Howard County Charter, approving a multi-year Agreement of Lease between Howard County, Maryland and The Howard County Arts Council, Inc., a non-profit Maryland corporation, for approximately 12.652 acres of land at 8510 High Ridge Road, Ellicott City, Maryland, under the terms of the which the County agrees to pay certain costs associated with the premises; authorizing the County Executive to enter into the Agreement and to make changes to the Agreement before executing it, under certain conditions; and generally relating to a multi-year lease of certain premises owned by Howard County to The Howard County Arts Council, Inc.

To: Lonnie R. Robbins,
Chief Administrative Officer

From: James M. Irvin, Director
Department of Public Works

Date: June 1, 2017

The Department of Public Works has been designated coordinator for preparation of testimony relative to approval of an Agreement of Lease for the leased space.

Howard County, Maryland (the “County”) is the owner of an improved parcel of land acquired from the Board of Education for Howard County by deed dated December 30, 1989 and recorded among the Land Records of Howard County, Maryland in Liber 2116, Folio 276, and known as 8510 High Ridge Road, Ellicott City, Maryland (hereinafter the “Premises”).

The County acquired the Premises in 1989, and The Howard County Arts Council, Inc. (hereinafter the “Arts Council”) has occupied the Premises as its place of business.

The County and the Arts Council entered into an Agreement of Lease dated June 18, 2007 for a term commencing on July 1, 2007 and terminating on June 30, 2017, and the parties desire to continue the use of the Premises on the terms and conditions as substantially in the form set forth in the Agreement of Lease – see Attachment 1.

The County and the Arts Council desire to enter into the Agreement for a term expiring on June 30, 2022, with subsequent one-year renewals. The Agreement requires the County to provide utility and general maintenance services to or for the benefit of the Premises, including electricity, water, sewer, heating, janitorial service, and trash removal service during the term of the Agreement.

The Agreement requires the payment by the County of funds from an appropriation in a later fiscal and therefore requires the County Council approval as a multi-year agreement pursuant to Section 612 of the Howard County Charter.

Page 2 of 2
June 1, 2017

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager
File