

County Council of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 2

Resolution No. 27 -2017

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION indicating support by both the County Council and County Executive for a project to finance and construct a new courthouse.

Introduced and read first time February 6, 2017.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on February 21, 2017.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on March 6, 2017.

Certified By Jessica Feldmark
Jessica Feldmark, Administrator

Approved by the County Executive March 8, 2017

Allan H. Kittleman
Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, the building that currently houses the Circuit Court for Howard County (the
2 “Existing Courthouse”) is over 174 years old and is a significant historic structure; and

3
4 **WHEREAS**, due to the Existing Courthouse’s age and spatial limitations related to its
5 site location, it is impossible to accommodate the renovations and expansion required to meet
6 current and future needs; and

7
8 **WHEREAS**, issues with the Existing Courthouse that need to be addressed include:

- 9 1. The State recently approved a 6th Circuit Court Judge for Howard County, but no
10 space is available to accommodate the additional Judge or the Judge’s staff;
- 11 2. Prisoners, judges, court staff, the public, and opposing parties in highly
12 contentious matters such as child custody, peace orders, and restraining orders are required to
13 share hallways and other common areas;
- 14 3. There are severely inadequate spaces to accommodate security needs at the
15 Existing Courthouse entrances, in hallways, and in courtrooms;
- 16 4. The State requires electronic filing which must be implemented; however, due to
17 its structural makeup, the Existing Courthouse cannot accommodate the infrastructure to support
18 electronic filing;
- 19 5. There is no enclosed secure entrance for prisoners;
- 20 6. Prisoner holding areas are inadequate; and

21
22 **WHEREAS**, likewise, the Existing Courthouse is unable to accommodate the efficient
23 consolidation of County legal services including land records, the State’s Attorney’s Office, the
24 Sherriff’s Office and ancillary programs including Juvenile Services and Department of Social
25 Services; and

26
27 **WHEREAS**, the issues identified with the inadequacy of the Existing Courthouse cause
28 major concerns regarding the delivery of important judicial services to the residents across the
29 County; and

1 **WHEREAS**, the County has conducted studies and engaged consulting services to
2 investigate the need, analyze different project delivery options and consider preferred solutions
3 to address problems with the Existing Courthouse and the recommendation is to construct a new
4 courthouse facility (the “Project”); and

5
6 **WHEREAS**, the recommended project delivery option uses partial public financing and
7 partial private financing, with a private consortium delivery of design, build, and operation and
8 maintenance of the Project for a 30-year term; and

9
10 **WHEREAS**, the Project is proposed to be located on the site of the County-owned
11 Bendix Building; and

12
13 **WHEREAS**, the capital cost for the Project is estimated to be \$138,730,000 and includes
14 site work, the demolition of the current Bendix Building, and the construction of a new 227,000
15 gross square feet courthouse building and 600-space garage; and

16
17 **WHEREAS**, the public financing of the Project’s capital cost is proposed to be added as
18 a one-time initiative on top of the typical level of authorized County General Obligation bonds;
19 and

20
21 **WHEREAS**, recognizing the cost impact of the Project, the County’s Spending
22 Affordability Committee has been briefed and evaluated the need and cost impact of the Project
23 and the implications of different project delivery options; and

24
25 **WHEREAS**, the Spending Affordability Committee expressed their unanimous support
26 for the Project on January 18, 2017 and recommended taking a hybrid public private partnership
27 approach featuring partial public financing and partial private financing with private consortium
28 delivery of design, build, operation and maintenance due to its anticipated optimum benefit to the
29 County in the long run among the various options discussed; and

30

1 **WHEREAS**, given the substantial costs likely to be borne by potential responders to the
2 County's Request for Proposals for the Project, while understanding the preliminary nature of the
3 projections and analysis conducted by County staff and consulting services, it is necessary that
4 the County's governing body demonstrate support for the Project in order to obtain proposals
5 from qualified contractors and commit necessary resources before officially starting the
6 procurement for the Project; and

7
8 **WHEREAS**, the County Executive has signed this Resolution, indicating his support for
9 the Project and the proposed issuance of County General Obligation Bonds as part of the
10 resources to fund this one-time initiative.

11
12 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
13 Maryland, this 6th day of March, 2017, that Howard County hereby supports the
14 Project and supports the use of General Obligation Bonds as part of the resources to finance the
15 construction of the Project.

16 **AND BE IT FURTHER RESOLVED** that the County Council requests that any
17 Request for Proposals related to the Project will be submitted to the Council for review and
18 comment at least two weeks before the Request for Proposals is issued.

19
20 **AND BE IT FURTHER RESOLVED** that the County Council requests that, by signing
21 this Resolution, the County Executive indicate his agreement that any Request for Proposals
22 related to the Project will be submitted to the Council for review and comment at least two
23 weeks before the Request for Proposals is issued.

Amendment 1 to Council Resolution No. 27-2017

BY: Jon Weinstein

Legislative Day No. 5

Date: 3/6/17

Amendment No. 1

(This amendment requests that any Request for Proposals be submitted to the County Council in advance and that the County Executive indicate his agreement.)

1 On page 3, after line 15, insert:
2

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ADOPTED 3/6/17
FAILED
SIGNATURE Jessica Feldman

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Reply all | Delete Junk |

CR27-2017 Courthouse Location Discussion Needed

JH joel hurewitz <joelhurewitz@gmail.com>

Reply all |

Yesterday, 2:50 PM

CouncilMail

Keep

A Courthouse Site Com...
72 KB

Swap with HCPSS for Be...
205 KB

Virgi
1 MB

Show all 3 attachments (2 MB) Download all

Dear Councilmembers,

Attached please find testimony regarding the need for a courthouse site committee to consider other locations for the new courthouse, a discussion of the benefits of swapping the Bendix Road site for the HCPSS Marriottsville Road land bank site, and an excerpt regarding courthouse site selection from the *Virginia Courthouse Facility Guidelines*.

Joel Hurewitz

A Courthouse Site Committee is Needed to Consider Other Locations for the New Courthouse

**Joel Hurewitz
CR27-2017
March 2017**

The County Executive has proposed that the new courthouse be located on county-owned Dorsey Building property on Bendix Road. The proposal combines the need for a new building, cost, public-private partnership, and location into one discussion. These are four separate issues and must be considered as such by the Council. Having reviewed the reports of consultants received pursuant to a public information act request and presentations to the Council, it is evident that the County has made no attempt to study where a courthouse should be located as perhaps the most important civic building in Howard County.

The "Draft Final Report, February 16, 2015 Capital Project C-0290" only analyzes two sites in addition to the current courthouse location: Martha Bush and Dorsey (or Bendix Road). In regard to Dorsey the study states "The Dorsey Building site is a recent addition to the study and has not received the level of investigation of the other two sites." The only other site considered was the Normandy Shopping Center site as the result of unsolicited proposal to the County. Thus, it is evident that the County failed to give any thought to where the courthouse could best be located to not only serve the legal needs of the County but could also be a catalyst for economic development or as a multi-use destination.

The Bendix location is a poor location for a courthouse. For a County that prides itself on multi-use developments and walkability, the Bendix site is sorely lacking in such vision. Other states have published guidelines regarding the construction of new courthouses. The *Virginia Courthouse Facility Guidelines* state:

"The effects of elements such as location, circulation, and security are hard to quantify. Yet the successful integration of these elements into the building will be apparent to, and appreciated by, all users of the facility, while failure to do so will quickly be apparent."

The Bendix site was picked because it is owned by the County, not because it is a good location. It is not in Ellicott City. It is not near other government buildings. It is not near the Detention Center.

While the County Executive is concerned with cost, the proposal fails to consider the costs in transportation and security in moving the prisoners to and from the courthouse. No consideration was made to building a courthouse closer to the Detention Center. This is first factor discussed in the *Virginia Courthouse Facility Guidelines*:

"It is desirable that it be in proximity to the main business district and any cluster of professional offices, particularly attorneys, and near other government offices with which the court intersects. While it is not essential that the courts be located near the jail, it is often desirable. Those courts that have direct access from the jail to the court experience fewer problems and reduced expense for transportation of prisoners."

Besides cost, the *Virginia Guidelines* list the other criteria that usually need to be considered:

- Ease of public access
- Availability of public transportation and parking
- Proximity to other government buildings and programs
- Relationship to other services such as restaurants, office supplies, libraries, copy centers and attorney offices
- Relationship to civic center
- Impact on surrounding residential neighborhoods
- Prominence of site
- Expansion potential
- Site amenities
- Physical constraints of the site
- Site use restrictions

In 2016, in considering 27 sites in 7 municipalities, the York County, Maine Courthouse Site Selection Commission had similar selection criteria including:

- Accessibility to major roads
- Proximity to geographic center of County
- Proximity to population center of the County
- Clear access to courthouse from public roads and parking
- Impression of site for courthouse
- Security risks (The site should be open and free of places for intruders to hide.)

The P3 proposal has failed to consider the benefits of locating the courthouse close to the jail. Sites that should be considered include the undeveloped parcel along Route 175 in Columbia Gateway. Development in Gateway would have the available office space for attorneys and other court support companies and would yield synergies with the County Executive's recently announced plans for Gateway redevelopment.

Placing the courthouse along Route 1 could be a catalyst for redevelopment of that area. The P3 partners could choose to build additional office buildings. TIF financing might also be appropriate. Building it on the State owned parcels next to the Detention Center would minimize costs of prisoner transport.

The Bendix Road site makes a better location for middle school than for a courthouse. It is located in the area which the HCPSS Feasibility Study says is needed to accommodate growth in Columbia. The County should consider swapping the Bendix Road site for the School District's Marriottsville Road land bank site along Route 40.

The *Michigan Planning and Design Guide* states that a courthouse should reflect the separate and constitutionally independent status of the judiciary as a separate and equal branch of government. Furthermore, "the temptation to cheapen the significance of the courthouse by treating the courts as just another "county department" needs to be avoided." *The Michigan Courthouse, A Planning and Design Guide for Trial Court Facilities*, page 2-9. It is unclear if the price in the P3 resolution accounts for these designs. The State of Michigan has recognized that the architecture of the courthouse should recognize that the building is both a "temple of justice" and a "legal emporium."

As Robert A. Peck Commissioner of Public Building Service, GSA testified to Congress on the design excellence program for federal courthouses that the designs have "lasting quality and dignity" and that "court facilities that we are building are appropriate to the seriousness of judicial proceedings that take place therein." Quoting Justice Steven Breyer, Peck said "'Both in function and design, these buildings will embody and will reflect principles that tell the public who uses, or sees, them something about themselves, their government, and their nation.'"

These principles were also recently reached by members of the Moore County, North Carolina Courthouse Facilities Advisory Committee. They commented that it was important "how the building will look" and "that people should still know that is a courthouse." ("Courthouse Committee Begins Work," *thepilot.com*, David Sinclair, Managing Editor, Jan. 31, 2017). Similarly, a judge on the York County Site Selection Commission also stated that "a courthouse needs to highly accessible and visible to the community." Judge Moskowitz, York County Courthouse Site Selection Commission, Meeting Minutes for Nov. 4, 2016.

For a County that prides itself on public input and temporary advisory committees from the Ellicott City recovery to the HCPSS Budget Review, the lack of discussion about the location for the new courthouse is profoundly disappointing. The Spending Affordability Committee stated at the Council's February monthly meeting that they did not consider location and that this was not their charge. In fact, the chair admitted that he is unaware of who selected the sites consider by the Committee and P3 consultant. In fact, it appears that there was actually little thought of alternative sites by Public Works.

The *Virginia Guidelines* state:

"Public hearings on site selection, with publication of advance notice of the hearings, is advisable in order to obtain the views of various interest groups and to obviate subsequent opposition on the ground that conflicting interests were not taken into consideration in the site selection process" (page 6-2).

In addition the guidelines state that:

"deliberations should involve considerations for the public, business and professional communities and other government activities. Careful study of the past and projected growth of the locality and its demographics could prove useful in designating the best available site" (page 6-2).

Howard County has failed to follow the Virginia's suggestions and involve the community in the site selection process. Other communities including Moore County, North Carolina and York County, Maine have recognized the need and established courthouse site committees. Therefore, I urge the County Council to establish a courthouse site review committee to consider the costs and benefits of other appropriate sites for the new courthouse throughout the County.

New Courthouse Alternative: Swap HoCo Bendix Road Site for HCPSS Marriottsville Road Site

**Joel Hurewitz
CR27-2017
March 2017**

The Howard County Executive has submitted a proposal to the Council to construct a new courthouse on the site of the Dorsey Building on Bendix Road. This site is a very poor choice of the location for a civic institution as important as a courthouse. However, the factors that make it a poor location for a courthouse, make it a good location for a middle school.

There are a number of benefits to be achieved by swapping the Bendix Road site owned by Howard County with the Marriottsville Road Land Bank site being held by the HCPSS for a new middle school. The Marriottsville Road could be used to construct the new courthouse. However, because this location is not ideal for a courthouse, the property could be sold to finance the purchase of other properties--perhaps closer to the County Detention Center.

Maryland does not appear to have suggested criteria for selecting a location for a courthouse; however other states and federal agencies do have elements to be considered in site selection. The *Virginia Courthouse Facility Guidelines* states:

"A major consideration should be the impact that a move will have on the public and client populations. How accessible is the new location? Is public transportation available? Is there sufficient parking? Another factor to be considered is the affect that a move will have on the movement of in-custody defendants and how transportation costs will be affected."

The Virginia Guidelines list other criteria that should be considered. Among these are prominence of the site, proximity to other public buildings, and ease of public access.

Prominence of site. A courthouse on Bendix Road will have no prominence. The building will NOT be visible from Route 108. It is tucked away behind other buildings and treed lots. It is this lack of prominence that helps make the site well-suited for a middle school.

Proximity of other public buildings. There are no other public buildings currently near the Dorsey Building. The long-term plans for the Bendix Road site other than the courthouse, have not been announced. On the other hand, a middle school does not need any other buildings to function.

Ease of public access. The primary access to the Bendix site is from Route 108. The secondary access is an indirect route past homes in the Columbia Hills Meadowbrook Farms neighborhood. The residents would probably not welcome traffic cutting through the neighborhood from the Meadowbrook Park along 100 to get to the courthouse. Yet, such traffic from their own neighborhood would be welcome to go to a nearby middle school.

At nearly 29 acres, the Bendix site meets the requirements of an 800-900 seat school. Located in the southeast corner of the Northern Region it meets the need expressed in the Feasibility Study to "ultimately relieve crowding in the Northern and Columbia West Regions." The location along the Route 108 Corridor, is well-suited to serve neighborhoods currently attending Harpers Choice and Wilde Lake Middle Schools. This will free up seats to accommodate the growth in Downtown Columbia.

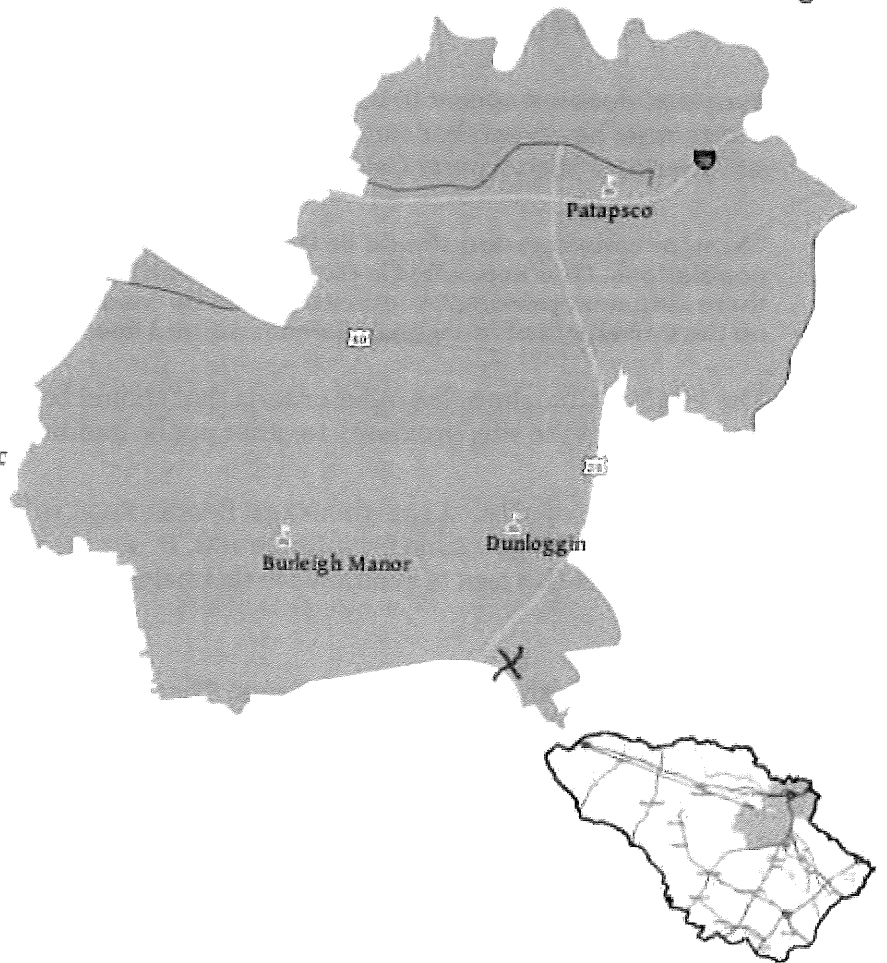
Middle Schools **Northern Region**

Need:
Enrollment exceeds 110 percent of regional capacity after 2018.

Strategy:
Monitor long-term needs.

In 2019 and beyond, the Northern Region is projected to be above the 110 percent capacity utilization guideline. Dunloggin MS and Patapsco MS are scheduled for systemic renovations in the next few years. Additional capacity should be considered as part of these renovations or the use of temporary capacity may be needed. When continued growth in the adjacent Northeast Region is factored in with the needs of this region, the land bank site on Marriottsville Road will probably be needed to serve as a future middle school.

Figure 4.10
Middle schools of the Northern Region



Middle Schools

Columbia West Region

Need:
Enrollment exceeds 110 percent of regional capacity.

Strategy:
Utilize temporary capacity until the replacement school is built at Wilde Lake MS in 2017.

The Columbia West Region capacity utilization is now above 110 percent. This supports the decision to replace Wilde Lake MS, a project that is scheduled to open in 2017. The new school is planned to be 293 seats larger than the existing one, and will stay within target utilization until 2024, based on the current projection. The pre- and post-measure charts in Section 6 of this report show intermittent crowding at Harpers Choice MS. This will be monitored for relocatable classroom consideration.

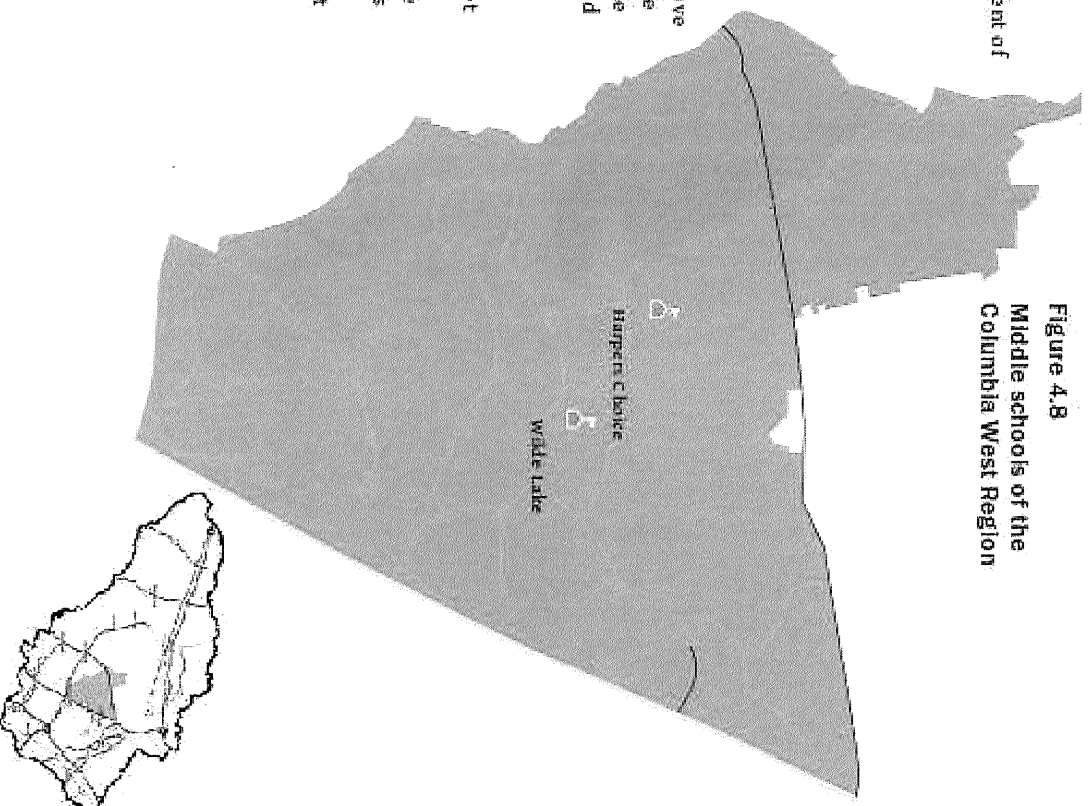
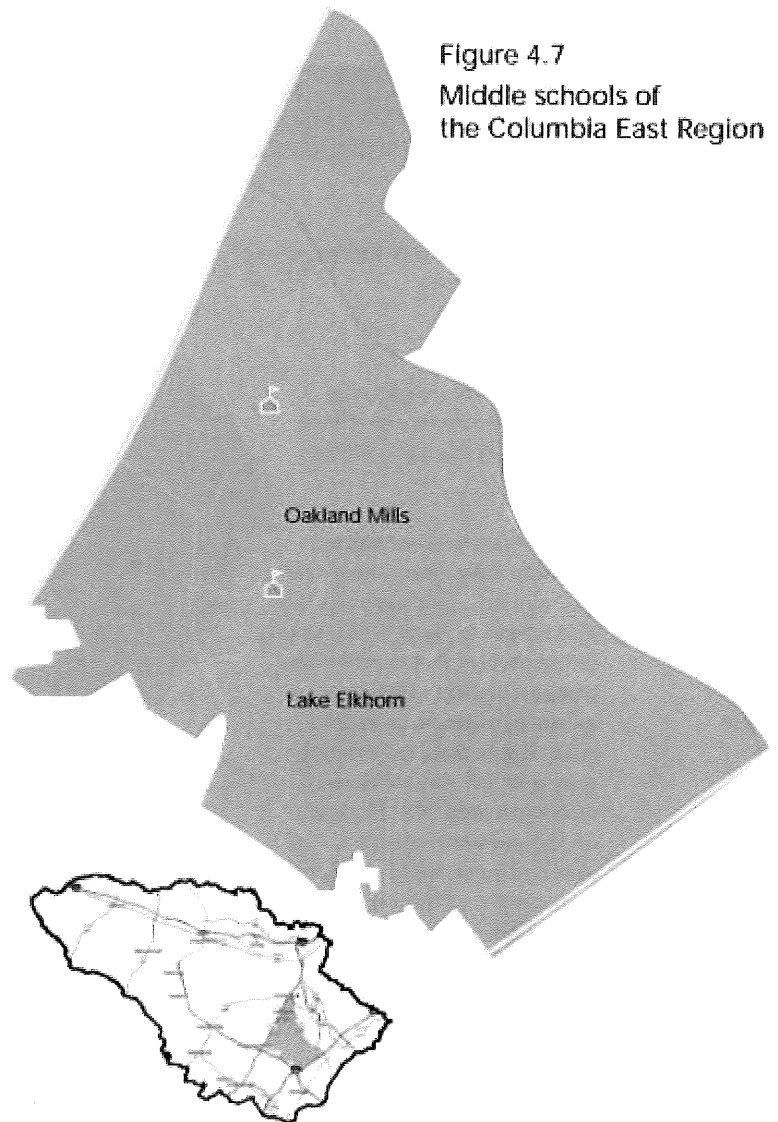
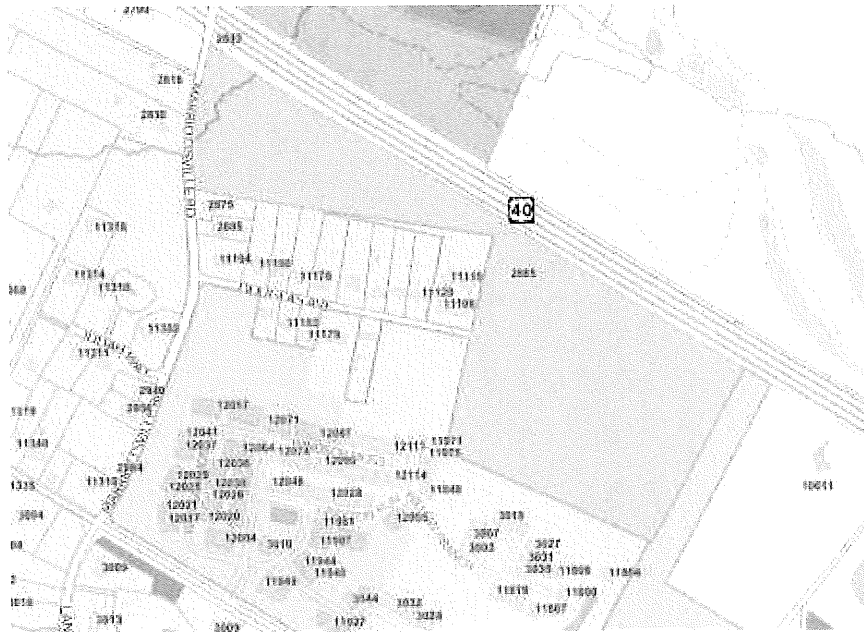


Figure 4.8
Middle schools of the Columbia West Region

Figure 4.7
Middle schools of
the Columbia East Region



On the other hand, the Marriottsville Road land bank site held by the HCPSS in the northeastern end of the Western Region is not adjacent to the confluence of the Northern, Northeast, Columbia West and Columbia East Regions where the major growth is occurring. The Marriottsville Road site also does not meet the requirements of Policy 6000 with its elongated and extreme shape with an approximately 100 foot wide choke point in the middle of the parcel. While the parcel is listed in the Feasibility Study as 41 acres, it is really two parcels of approximately 13 and 28 acres divided by the choke point. The site also has a hilly topography and wetland and drainage issues especially along the Marriottsville Road side.



Land Use:	Undeveloped Government and Institutional
Property Public	
ID:	0.3465448530783005
ACTID:	1403287068
PLAT:	16056
MAP:	16
PARCEL:	203
LOT:	
GRID:	16
OWNNAME1:	BOARD OF EDUCATION OF HO CO MD
OWNNAME2:	
SOAT_Link:	Click for Property Info

Marriottsville Road Land Bank - Frontage on Route 40

Swapping the Bendix site is not a new idea. In 2004, County Executive Robey considered a proposal to sell the Dorsey Building to help finance the construction of a new courthouse. "Robey revives plan for complex," *Baltimore Sun*, Dec. 8, 2004.

Constructing a middle school on Bendix Road and selling the Marriottsville Road property could be the best verdict for the HCPSS and Howard County and a new courthouse.

CHAPTER 6 - GENERAL BUILDING CONCEPTS

While many elements of a courthouse can be described as discrete units that combine to create individual areas of the building, other elements are pervasive and affect the ultimate utility of the facility. These guidelines address the pervasive elements first to emphasize their importance. The effects of elements such as location, circulation, and security are hard to quantify. Yet the successful integration of these elements into the building will be apparent to, and appreciated by, all users of the facility, while failure to do so will quickly be apparent.

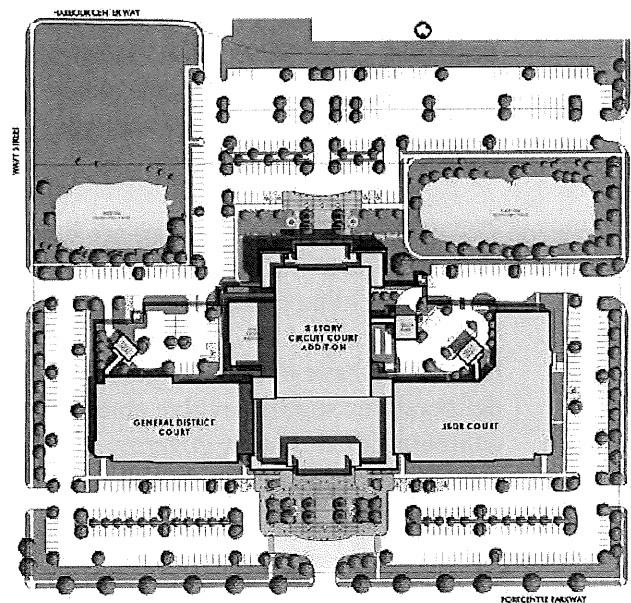
I. SITE PLANNING AND ACQUISITION

If new construction is the option chosen, information about the availability, suitability, and cost of alternative sites is necessary. A major consideration should be the impact that a move will have on the public and client populations. How accessible is the new location? Is public transportation available? Is there sufficient parking?

Another factor to be considered is the affect that a move will have on the movement of in-custody defendants and how transportation costs will be affected.

Among the criteria that usually need to be considered are,

- Ease of public access.
- Availability of public transportation and parking.
- Proximity to other government buildings and programs.
- Relationship to other services such as restaurants, office supplies, libraries, copy centers and attorney offices.
- Relationship to civic center.
- Impact on surrounding residential neighborhoods.
- Prominence of site.
- Availability and cost of site.



City of Portsmouth Courthouse, Site Plan

- Expansion potential.
- Site amenities.
- Physical constraints of the site.
- Site use restrictions.
- Prisoner accessibility.

Initial consideration of site acquisition should be kept “in house” to prevent land cost escalation. Public hearings on site selection, with publication of advance notice of the hearings, is advisable in order to obtain the views of various interest groups and to obviate subsequent opposition on the ground that conflicting interests were not taken into consideration in the site selection process.

A. Location

When planning a new courthouse, the site should be one that is easily reached by the general public, either by car or public transportation. It is desirable that it be in proximity to the main business district and any cluster of professional offices, particularly attorneys, and near other government offices with which the court interacts. While it is not essential that the courts be located near the jail, it is often desirable. Those courts that have direct access from the jail to the court experience fewer problems and reduced expense for transportation of prisoners. Where this is not possible, a special entry, or vehicular sally port, for prisoner transport vehicles is required.

Today many new courthouses are built on the perimeter of the community in which they were once located because of congested downtown locations and the scarcity of suitable building sites large enough to accommodate the new building’s requirements.

It is rare to have everyone agree on an ideal location for the new court facility but deliberations should involve considerations for the public, business and professional communities and other government activities. Careful study of the past and projected growth of the locality and its demographics could prove useful in designating the best available site.

Whenever possible, all three courts (Circuit Court, General District Court, and Juvenile and Domestic Relations District Court) should be located in the same facility, or in facilities in close proximity to one another, as in a judicial or government complex or campus. The public perceives the courts as a whole, and looks to the courthouse as the logical place to go for matters relating to “court.” When the Circuit, General District, and Juvenile and Domestic Relations District Courts are located in different parts of the community, it can be confusing to members of the public. It can also detract from the notion of a unified court system, particularly when there is a noticeable difference in the quality of the facilities housing the three courts.

FILE COPY

RE: [HOWARD-CITIZEN] A Better Location is Needed for the New Courthouse

Stu Kohn <stukohn@verizon.net>

Reply all |

Yesterday, 4:17 PM

HOWARD-CITIZEN@yahoogroups.com; Kittleman, Allan; Wilson, B Dia

To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, click here.

To always show content from this sender, click here.

FYI,

Last Monday, I posted the email below on our HCCA Listserv regarding “A Better Location is Needed for the New Courthouse.” We did in fact receive suggested locations for the proposed “New Courthouse.” The following were suggestions – Columbia Gateway, Downtown Columbia, Ellicott City, Long Reach Village Center, Merriweather Post Pavilion, and Normandy. Obviously a wide-range of possibilities, but whether it is practical and/or feasible is another story. I am sure our elected officials are aware of these potential sites. If the suggestions help in anyway then at least they are food for thought.

Thank you for participating in this survey.

Sincerely,

Stu Kohn
HCCA, President

From: HOWARD-CITIZEN@yahoogroups.com [mailto:HOWARD-CITIZEN@yahoogroups.com]
Sent: Monday, February 27, 2017 2:19 PM
To: HOWARD-CITIZEN@yahoogroups.com
Subject: RE: [HOWARD-CITIZEN] A Better Location is Needed for the New Courthouse

All,

I am very pleased that the conversations on the HCCA Listserv has been very civil and a testament in informational sharing for our members.

I have a suggestion relating to the subject, “A Better Location is Needed for the New Courthouse” based on the number of individuals who are looking at the best possible location for the new Courthouse. There is no doubt this is desperately required after hearing testimony at the

Council's Public Hearing held on 21 Feb when 25 people testified. My suggestion is for any of you to provide on the Listserve any potential locations where you think it would be advantageous for the all concerned parties. I will compile your suggested locations and send your ideas to both the County Executive and the Council. This way those who will be making the final decision will have a list of possible locations. I know this might be a difficult task, but your concerns need to be heard and if a suitable location can be found it could lead to a better location and facility that we all could be proud.

I ask for you to send me any of your suggestions by Sunday, March 5. Any of your suggested locations will then be sent to our elected officials for their review.

Sincerely,

Stu Kohn
HCCA, President

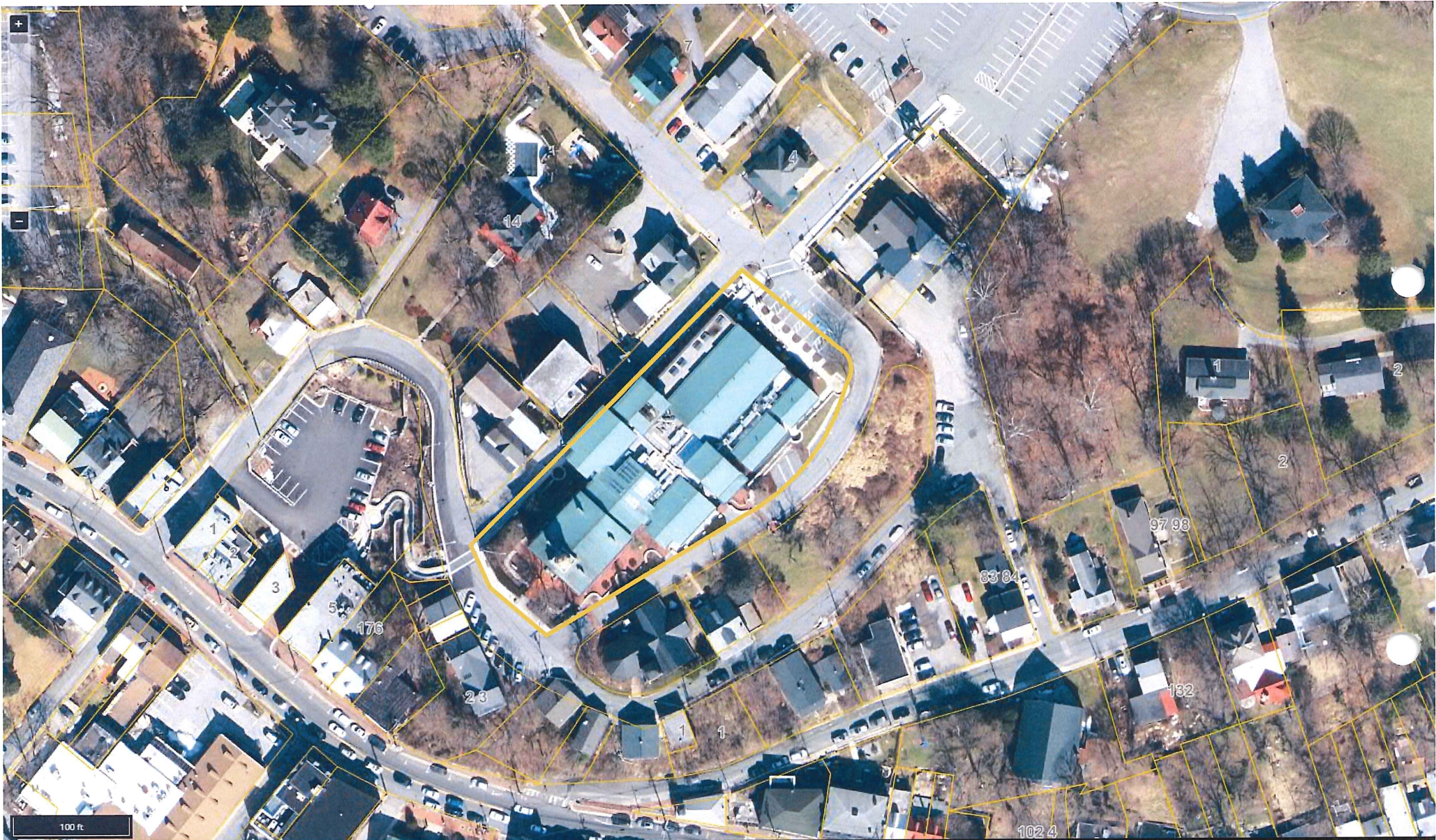
Posted by: "Stu Kohn" <stukohn@verizon.net>

NOTE 1: When you choose REPLY, it will go to the entire group.
To send to one member, enter that address in the TO window.

NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserv; assertions should be verified before placing reliance on them.

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Circuit Court House

8360 Court Ave
Ellicott City, Maryland
21043

Bureau of Facilities

Site 4



Circuit Court House

8360 Court Ave
Ellicott City, Maryland
21043

Bureau of Facilities

Site 5



Thomas Dorsey Building

9250 Bendix Road
Columbia, Maryland
21045

Bureau of Facilities

Site 7

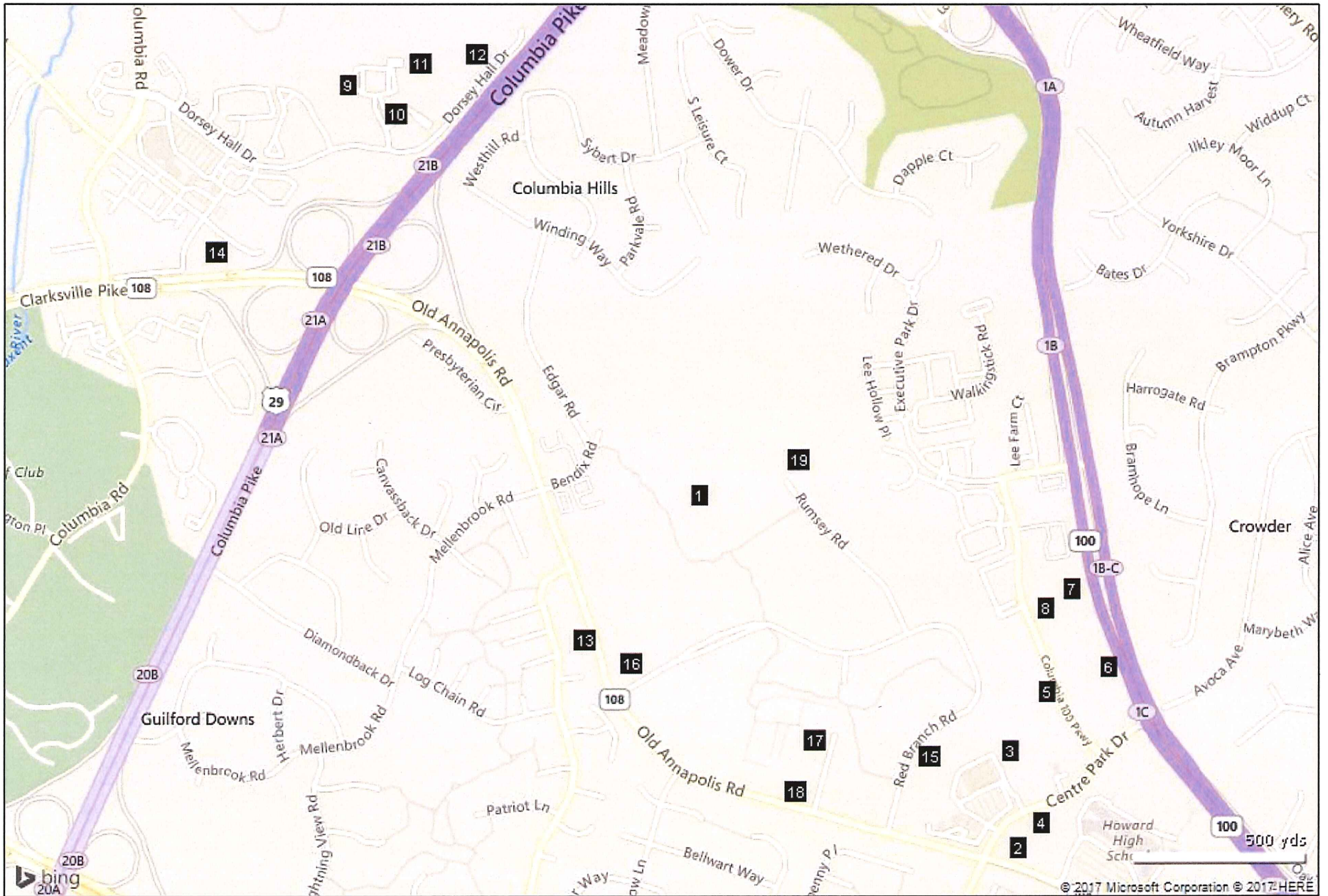


Thomas Dorsey Building

9250 Bendix Road
 Columbia, Maryland
 21045

Bureau of Facilities

Site 2



Aggregate Historical Vacancy Report

Summary totals for existing properties

Period	Properties	RBA	SF Vacant			% Vacant			SF Vacant Available			% Vacant Available			Average Rate		
			Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	19	626,134	78,389	3,350	81,739	12.5%	0.5%	13.1%	78,389	3,350	81,739	12.5%	0.5%	13.1%	\$24.61/fs	\$29.49/fs	\$25.80/fs
2016 4Q	19	626,134	91,613	3,350	94,963	14.6%	0.5%	15.2%	86,855	3,350	90,205	13.9%	0.5%	14.4%	\$22.69/fs	\$29.49/fs	\$24.27/fs
2016 3Q	19	626,134	75,323	0	75,323	12.0%	0.0%	12.0%	75,323	0	75,323	12.0%	0.0%	12.0%	\$22.78/fs	\$26.50/fs	\$23.59/fs
2016 2Q	19	626,134	87,210	0	87,210	13.9%	0.0%	13.9%	83,921	0	83,921	13.4%	0.0%	13.4%	\$24.20/fs	\$26.50/fs	\$24.67/fs
2016 1Q	19	626,134	87,264	0	87,264	13.9%	0.0%	13.9%	87,264	0	87,264	13.9%	0.0%	13.9%	\$24.28/fs	\$26.50/fs	\$24.76/fs
2015 4Q	19	626,134	110,917	0	110,917	17.7%	0.0%	17.7%	110,917	0	110,917	17.7%	0.0%	17.7%	\$22.75/fs	-	\$22.75/fs
2015 3Q	19	626,134	118,707	0	118,707	19.0%	0.0%	19.0%	110,303	0	110,303	17.6%	0.0%	17.6%	\$22.80/fs	-	\$22.80/fs
2015 2Q	19	626,134	100,742	0	100,742	16.1%	0.0%	16.1%	100,742	0	100,742	16.1%	0.0%	16.1%	\$22.01/fs	-	\$22.01/fs
2015 1Q	19	626,134	101,329	0	101,329	16.2%	0.0%	16.2%	94,220	0	94,220	15.0%	0.0%	15.0%	\$21.96/fs	-	\$21.96/fs
2014 4Q	19	626,134	90,164	10,812	100,976	14.4%	1.7%	16.1%	89,073	10,812	99,885	14.2%	1.7%	16.0%	\$21.98/fs	\$17.94/fs	\$21.41/fs
2014 3Q	19	626,134	78,279	0	78,279	12.5%	0.0%	12.5%	78,279	0	78,279	12.5%	0.0%	12.5%	\$22.39/fs	\$17.94/fs	\$21.82/fs
2014 2Q	19	626,134	77,989	0	77,989	12.5%	0.0%	12.5%	77,989	0	77,989	12.5%	0.0%	12.5%	\$23.28/fs	\$17.95/fs	\$22.56/fs

Property Summary Report

9256 Bendix Rd - Building B
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2008
RBA:	70,427 SF
Floors:	3
Typical Floor:	23,475 SF
Construction:	Masonry

LAND

Land Area:	4.51 AC
Zoning:	C-County Use

EXPENSES PER SF

Taxes:	\$2.00 (2013-Est)
Opex:	\$2.96 (2013-Est)
Total Expenses:	\$4.96 (2013-Est)

PARCEL

02-335379, 02-424258, 02-427672, 02-427680, 02-427699, 02-427702, 02-427710, 02-428822, 02-429527, 02-429535, 02-434385, 02-436930

LEASING

Available Spaces: 1,250 - 3,536 SF Available in 2 Spaces

Availability: 6.8% Available; 5.0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Relet	1,250	1,250	1,250	\$22.00/+U&CH	30 Days	Negotiable
P 2nd	205	Office	Relet	3,536	3,536	3,536	\$22.00/+U&CH	Vacant	Negotiable

TRANSPORTATION

Parking: 200 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 11 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 17 minute drive to Baltimore-Washington International Airport

Walk Score ®: Car-Dependent (38)

Transit Score ®: Minimal Transit (23)

PROPERTY CONTACTS

Recorded Owner: **Woodlands LLC**

Property Manager: **American Community Management**

Developer: **Woodlands LLC**

Property Summary Report

9256 Bendix Rd - Building B

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.0%	↓ 3.5%
Submarket 2-4 Star	8.5%	↓ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$25.29	↑ 7.6%
Submarket 2-4 Star	\$27.05	↑ 4.0%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	↓ 43.4%
Months On Market	9.2	↓ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	↓ 100%

Property Summary Report

8808 Centre Park Dr - One Centre Park
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	41,413 SF
Floors:	3
Typical Floor:	14,000 SF
Construction:	Masonry

LAND

Land Area:	5.65 AC
Zoning:	M1
Parcel	02-290952

EXPENSES PER SF

Taxes:	\$1.63 (2012)
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AMENITIES

Atrium, Balcony, Banking, Day Care, Dry Cleaner, Restaurant

LEASING

Available Spaces: 452 - 2,205 SF Available in 5 Spaces

Availability: 19.6% Available; 19.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Relet	452	452	452	\$22.50/N	Vacant	3 - 10 Yrs
P 2nd	207	Office	Relet	2,205	2,205	2,205	\$21.00/FS	Vacant	3 - 10 Yrs
P 2nd	205	Office	Relet	1,689	1,689	1,689	\$21.00/FS	Vacant	3 - 10 Yrs
P 3rd	301	Office	Relet	2,000	2,000	2,000	\$21.00/FS	Vacant	3 - 10 Yrs
P 3rd	306	Office	Relet	1,777	1,777	1,777	\$21.00/FS	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking: 100 free Surface Spaces are available; Ratio of 3.70/1,000 SF

Commuter Rail: 8 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 15 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: Some Transit (30)

Property Summary Report

8808 Centre Park Dr - One Centre Park
Columbia, MD 21045 - Columbia North Submarket



PROPERTY CONTACTS

True Owner: **Zalco Realty, Inc.**
Property Manager: **Manekin LLC**
Architect: **Columbia Design Collective Inc.**

Recorded Owner: **Centre Park LLC**
Developer: **KMS/Constellation Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	19.6%	▲ 1.1%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$21.00	↔ 0.0%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8815 Centre Park Dr - Three Centre Park
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1988
RBA:	53,765 SF
Floors:	4
Typical Floor:	13,441 SF
Construction:	Reinforced Concrete

LAND

Land Area:	3.18 AC
Zoning:	M1, County
Parcel	02-295768

EXPENSES PER SF

Taxes:	\$2.07 (2016)
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AMENITIES

Balcony, Banking, Day Care, Dry Cleaner, On Site Management, Property Manager on Site, Restaurant

LEASING

Available Spaces: 3,022 - 9,728 SF Available in 3 Spaces

Availability: 23.7% Available; 23.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	140	Office	Relet	3,022	3,022	3,022	\$21.00 - 23.00/FS	Vacant	1 - 5 Yrs
P 3rd	340	Office	Relet	4,352	9,728	9,728	\$21.00 - 23.00/FS	Vacant	Negotiable
P 3rd	330	Office	Relet	5,376	9,728	9,728	\$21.00 - 23.00/FS	Vacant	Negotiable

TRANSPORTATION

Parking: 240 free Surface Spaces are available; Ratio of 4.50/1,000 SF

Commuter Rail: 10 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 16 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner: **Desai Development Group**

Recorded Owner: **3 CP, LLC**

Developer: **KMS/Constellation Properties**

Architect: **Design Collective, Inc.**

Property Summary Report

8815 Centre Park Dr - Three Centre Park
Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	23.7%	▲ 9.8%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.00	↔ 0.0%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8818 Centre Park Dr - Two Centre Park
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1986
RBA:	24,753 SF
Floors:	2
Typical Floor:	12,500 SF
Construction:	Masonry

LAND

Land Area:	5.36 AC
Zoning:	M1
Parcel	02-290952

EXPENSES PER SF

Taxes:	\$2.72 (2012)
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AMENITIES

Balcony, Banking, Day Care, Dry Cleaner, Restaurant

LEASING

Available Spaces: 868 - 4,187 SF Available in 2 Spaces

Availability: 16.9% Available; 13.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	117	Office	Relet	868	4,187	4,187	\$22.50/N	30 Days	3 - 10 Yrs
P 1st	109	Off/Ret	Relet	3,319	4,187	4,187	\$22.50/N	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 3.70/1,000 SF

Commuter Rail: 8 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 15 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner: **Zalco Realty, Inc.**

Recorded Owner: **Centre Park LLC**

Property Manager: **Zalco Realty, Inc.**

Developer: **KMS/Constellation Properties**

Architect: **Design Collective, Inc.**

Property Summary Report

8818 Centre Park Dr - Two Centre Park
Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	13.4%	▼ 11.1%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.50	
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8827 Columbia Pky

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1991
RBA:	7,478 SF
Floors:	1
Typical Floor:	7,478 SF
Construction:	Masonry

LAND

Land Area:	2.71 AC
Zoning:	POR
Parcel	02-311992

EXPENSES PER SF

Taxes:	\$5.01 (2012)
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LEASING

Available Spaces: 2,211 SF Available in 2 Spaces

Availability: 59.1% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Office	Sublet	2,211	2,211	2,211	Withheld	30 Days	Thru Dec 2017
P 1st		Office	Relet	2,211	2,211	2,211	\$22.00/MG	Dec 2017	Negotiable

TRANSPORTATION

Parking: 40 free Surface Spaces are available; Ratio of 5.35/1,000 SF

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: Some Transit (28)

PROPERTY CONTACTS

Recorded Owner: Signature 100 Ltd Partnership

Property Summary Report

8827 Columbia Pky

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 2-4 Star	8.5%	↓	3.0%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Current Building	\$22.00		
Submarket 2-4 Star	\$27.05	↑	4.0%
Market Overall	\$22.77	↑	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	103,943	↓	43.4%
Months On Market	9.2	↓	3.1 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$0	↓	100%

Property Summary Report

8820 Columbia 100 Pky - Columbia 100 Corporate Center
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2001
RBA:	85,798 SF
Floors:	4
Typical Floor:	21,500 SF
Construction:	Steel

LAND

Land Area:	4.97 AC
Zoning:	POR
Parcel	02-311976

EXPENSES PER SF

Taxes:	\$2.04 (2012)
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LEASING

Available Spaces: 4,787 SF Available in 1 Space
Availability: 5.6% Available; 5.6% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	4,787	4,787	4,787	\$25.50/FS	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking: 550 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail: 7 minute drive to Dorsey Commuter Rail (Camden Line)
Airport: 14 minute drive to Baltimore-Washington International Airport
Walk Score ®: Somewhat Walkable (53)
Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

True Owner:	Holland Properties	True Owner:	JPB Real Estate Services, LLC
Recorded Owner:	JPB Partners LLC	Property Manager:	JPB Real Estate Services, LLC
Developer:	JPB Real Estate Services, LLC	Architect:	Brasher Design

Property Summary Report

8820 Columbia 100 Pky - Columbia 100 Corporate Center
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.6%	↓ 1.9%
Submarket 3-5 Star	9.2%	↓ 2.8%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$26.26	↑ 2.0%
Submarket 3-5 Star	\$26.37	↑ 1.4%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	↓ 43.4%
Months On Market	9.2	↓ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	↓ 100%

Property Summary Report

8850 Columbia 100 Pky - MDG Corporate Center @ Columbia 100
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2005
RBA:	51,422 SF
Floors:	4
Typical Floor:	13,623 SF
Core Factor:	15%
Construction:	Steel

LAND

Land Area:	2.88 AC
Zoning:	POR, County

EXPENSES PER SF

Taxes:	\$1.02 (2016)
Opex:	\$2.76 (2011)

PARCEL

02-415836, 02-415844, 02-416093

AMENITIES

Atrium, Banking, Restaurant

LEASING

Available Spaces: 753 - 6,539 SF Available in 8 Spaces

Availability: 47.4% Available; 35.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Sublet	5,233	5,233	5,233	\$30.00/NNN	30 Days	Thru Jul 2025
P 1st	101	Office	Relet	5,233	5,233	5,233	\$30.00/NEGOT	Vacant	Negotiable
P 3rd	314	Off/Med	Relet	960	3,215	3,215	Withheld	Vacant	1 - 5 Yrs
P 3rd	315	Off/Med	Relet	753	3,215	3,215	Withheld	Vacant	1 - 5 Yrs
P 3rd	316	Off/Med	Relet	1,502	3,215	3,215	Withheld	Vacant	1 - 5 Yrs
P 4th	403	Office	Relet	789	789	789	\$24.00/NEGOT	Mar 2017	Negotiable

Property Summary Report

8850 Columbia 100 Pky - MDG Corporate Center @ Columbia 100
 Columbia, MD 21045 - Columbia North Submarket



TRANSPORTATION

Parking:	250 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	8 minute drive to Dorsey Commuter Rail (Camden Line)
Airport:	15 minute drive to Baltimore-Washington International Airport
Walk Score @:	Somewhat Walkable (51)
Transit Score @:	Some Transit (27)

PROPERTY CONTACTS

Recorded Owner: **Hanif Khurram & Khan Naseem**

Recorded Owner: **Naseem Khan**

Prior True Owner: **MDG Companies**

Developer: **MDG Companies**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	35.7%	▲ 13.6%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$38.21	▲ 27.4%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8860 Columbia 100 Pky - MDG Corporate Center
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2005
RBA:	57,524 SF
Floors:	4
Typical Floor:	14,381 SF
Core Factor:	15%
Construction:	Steel

LAND

Land Area:	2.36 AC
Zoning:	POR, County
Parcel	02-418169

EXPENSES PER SF

Taxes:	\$0.13 (2016)
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LEASING

Available Spaces: 748 - 3,787 SF Available in 4 Spaces

Availability: 16.6% Available; 15.1% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	314	Office	Relet	3,289	3,289	3,289	\$19.50/MG	Vacant	3 - 5 Yrs
P 3rd	310	Office	Relet	865	865	865	\$20.00 - 20.01/MG	30 Days	3 Yrs

TRANSPORTATION

Parking: 100 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Commuter Rail: 8 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 14 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (54)

Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

Recorded Owner: **Shen Maris Y H**

Prior True Owner: **MDG Companies**

Property Manager: **Individually Managed**

Developer: **MDG Companies**

Property Summary Report

8860 Columbia 100 Pky - MDG Corporate Center
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	15.1%	▼ 9.7%
Submarket 3-5 Star	9.2%	▼ 2.8%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$26.21	▲ 5.3%
Submarket 3-5 Star	\$26.37	▲ 1.4%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

5022-5028 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1991
RBA:	13,692 SF
Floors:	2
Typical Floor:	6,846 SF
Construction:	Wood Frame

LAND

Land Area:	1.33 AC
Zoning:	POR

EXPENSES PER SF

Taxes:	\$0.68 (2016)
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PARCEL

02-354055, 02-354136, 02-364131

LEASING

Available Spaces: 723 SF Available in 1 Space
 Availability: 5.3% Available; 5.3% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Relet	723	723	723	\$20.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking: 15 free Surface Spaces are available; Ratio of 4.00/1,000 SF
 Commuter Rail: 17 minute drive to Jessup Commuter Rail (Camden Line)
 Airport: 22 minute drive to Baltimore-Washington International Airport
 Walk Score ®: Car-Dependent (44)
 Transit Score ®: Minimal Transit (20)

PROPERTY CONTACTS

Recorded Owner: **Canyon Sun Investments Inc** Property Manager: **William C Gardner CFO**
 Developer: **Ellicott Ridge Corporation II**

Property Summary Report

5022-5028 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.3%	▼ 12.2%
Submarket 2-4 Star	4.9%	▼ 0.6%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$27.29	▲ 28.2%
Submarket 2-4 Star	\$20.15	▼ 5.7%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	▲ 107.8%
Months On Market	11.6	▼ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	▲ 113.0%
12 Mo. Price Per SF	\$174	▲ 34.7%

Property Summary Report

5070-5076 Dorsey Hall Dr
Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1994
RBA:	13,692 SF
Floors:	2
Typical Floor:	6,846 SF
Construction:	Wood Frame

LAND

Land Area:	6.00 AC
Zoning:	POR
Parcel	02-370662

EXPENSES PER SF

Taxes:	\$0.22 (2016)
Opex:	\$2.79 (2013)

LEASING

Available Spaces: 1,070 SF Available in 1 Space
Availability: 7.8% Available; 7.8% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Relet	1,070	1,070	1,070	\$20.75/MG	Vacant	Negotiable

TRANSPORTATION

Parking: 15 free Surface Spaces are available; Ratio of 4.00/1,000 SF.
Commuter Rail: 17 minute drive to Jessup Commuter Rail (Camden Line)
Airport: 22 minute drive to Baltimore-Washington International Airport
Walk Score ®: Car-Dependent (41)
Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **Lundy Family Foundation** Recorded Owner: **Lundy Family Foundation**
Developer: **Ellicott Ridge Corporation II**

Property Summary Report

5070-5076 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	7.8%	▲	7.8%
Submarket 1-3 Star	5.0%	▼	0.8%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Current Building	\$20.75		
Submarket 1-3 Star	\$20.34	▼	4.8%
Market Overall	\$22.77	▲	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	77,096	▲	107.8%
Months On Market	11.6	▼	1.3 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$1.5	▲	113.0%
12 Mo. Price Per SF	\$174	▲	34.7%

Property Summary Report

5130-5136 Dorsey Hall Dr - The Offices at Dorsey Manor Bldg 3
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	8,000 SF
Floors:	2
Typical Floor:	4,000 SF
Construction:	Wood Frame

LAND

Land Area:	5.47 AC
Zoning:	POR
Parcel	02-332019

EXPENSES PER SF

Taxes:	\$4.87 (2012)
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LEASING

Available Spaces: 2,000 SF Available in 1 Space
 Availability: 25.0% Available; 25.0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Relet	2,000	2,000	2,000	\$21.00/MG	Vacant	1 - 5 Yrs

TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 4.40/1,000 SF
 Commuter Rail: 15 minute drive to Jessup Commuter Rail (Camden Line)
 Airport: 21 minute drive to Baltimore-Washington International Airport
 Walk Score ®: Car-Dependent (32)
 Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **RTSH, LLC** Recorded Owner: **RTSH, LLC**
 Property Manager: **Waverly Real Estate Group**

Property Summary Report

5130-5136 Dorsey Hall Dr - The Offices at Dorsey Manor Bldg 3
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	25.0%	↔ 0.0%
Submarket 2-4 Star	4.9%	↓ 0.6%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$21.00	↑ 31.3%
Submarket 2-4 Star	\$20.15	↓ 5.7%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	↑ 107.8%
Months On Market	11.6	↓ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	↑ 113.0%
12 Mo. Price Per SF	\$174	↑ 34.7%

Property Summary Report

5300 Dorsey Hall Dr

Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1989
RBA:	19,976 SF
Floors:	2
Typical Floor:	9,988 SF
Construction:	Masonry

LAND

Land Area:	2.28 AC
Zoning:	commercial

EXPENSES PER SF

Taxes:	\$1.76 (2016)
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PARCEL

02-416646, 02-416654, 02-416662, 02-416670, 02-421739

LEASING

Available Spaces: 1,150 - 4,000 SF Available in 1 Space

Availability: 25.8% Available; 25.8% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	1,150	1,150	1,150	\$24.00/MG	Vacant	3 Yrs

TRANSPORTATION

Parking: 80 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 17 minute drive to Jessup Commuter Rail (Camden Line)

Airport: 22 minute drive to Baltimore-Washington International Airport

Walk Score ®: Car-Dependent (29)

Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **Fady Sinno**

Recorded Owner: **Sinno Realty Lic**

Prior True Owner: **Donald & Deborah Reuwer**

Property Manager: **Waverly Real Estate Group**

Developer: **Drew Sikorski**

Property Summary Report

5300 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	25.8%	↔	0.0%
Submarket 2-4 Star	4.9%	↓	0.6%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Current Building	\$24.00	↔	0.0%
Submarket 2-4 Star	\$20.15	↓	5.7%
Market Overall	\$22.77	↑	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	77,096	↑	107.8%
Months On Market	11.6	↓	1.3 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$1.5	↑	113.0%
12 Mo. Price Per SF	\$174	↑	34.7%

Property Summary Report

9123 Old Annapolis Rd

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1950
RBA:	13,896 SF
Floors:	3
Typical Floor:	4,632 SF
Construction:	Masonry

LAND

Land Area:	1.08 AC
Zoning:	R-20, NC
Parcel	06-416500

EXPENSES PER SF

Taxes:	\$0.72 (2012)
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LEASING

Available Spaces: 4,040 - 4,847 SF Available in 3 Spaces

Availability: 93.0% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	4,847	4,847	4,847	\$32.50/NNN	Feb 2018	5 Yrs
P 2nd	200	Office	Relet	4,040	4,040	4,040	\$24.00/NNN	Jan 2018	5 Yrs
P 3rd	300	Office	Relet	4,040	4,040	4,040	\$22.00/NNN	Feb 2018	5 Yrs

TRANSPORTATION

Parking: 38 free Surface Spaces are available; Ratio of 3.54/1,000 SF

Walk Score ®: Car-Dependent (32)

Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

Recorded Owner: Old Annapolis Road Llc

Property Summary Report

9123 Old Annapolis Rd

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 0.9%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$33.85	▲ 88.1%
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

9501 Old Annapolis Rd - Dorsey Hall Medical Center
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1974
RBA:	38,081 SF
Floors:	3
Typical Floor:	12,693 SF
Construction:	Masonry

LAND

Land Area:	2.77 AC
Zoning:	B1, County
Parcel	02-252457

EXPENSES PER SF

Taxes:	\$1.54 (2016)
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AMENITIES

Banking

LEASING

Available Spaces: 1,284 - 2,483 SF Available in 3 Spaces

Availability: 13.7% Available; 13.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	201	Off/Med	Relet	2,483	2,483	2,483	\$27.00/FS	Vacant	5 - 10 Yrs
P 3rd	303	Off/Med	Relet	1,438	1,438	1,438	\$27.00/FS	Vacant	5 - 10 Yrs
P 3rd	313	Off/Med	Relet	1,284	1,284	1,284	\$27.00/FS	Vacant	5 - 10 Yrs

TRANSPORTATION

Parking: 150 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Walk Score ®: Car-Dependent (49)

Transit Score ®: Minimal Transit (20)

PROPERTY CONTACTS

True Owner: **National Retail Properties LP**

Recorded Owner: **CNL Retirement MOP Columbia MD, LP**

Developer: **JHP Development**

Property Summary Report

9501 Old Annapolis Rd - Dorsey Hall Medical Center
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	13.7%	↔	0.0%
Submarket 2-4 Star	4.9%	↓	0.6%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Current Building	\$27.00	↔	0.0%
Submarket 2-4 Star	\$20.15	↓	5.7%
Market Overall	\$22.77	↑	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	77,096	↑	107.8%
Months On Market	11.6	↓	1.3 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$1.5	↑	113.0%
12 Mo. Price Per SF	\$174	↑	34.7%

Property Summary Report

9030 Red Branch Rd - Lovell Bldg
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985; Renov 1997
RBA:	20,325 SF
Floors:	2
Typical Floor:	10,162 SF
Construction:	Masonry

LAND

Land Area:	1.31 AC
Zoning:	NT, Howard County
Parcel	12-000464

EXPENSES PER SF

Taxes:	\$1.35 (2016)
Opex:	\$8.99 (2009)

LEASING

Available Spaces: 919 - 2,578 SF Available in 2 Spaces

Availability: 17.2% Available; 12.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	170	Office	Relet	919	919	919	Withheld	Negotiable	Negotiable
P 2nd	200	Office	Relet	2,578	2,578	2,578	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking: 70 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 10 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 16 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner: **Site Realty Group**

Recorded Owner: **Beltway Plaza LLC-Lovell**

Property Manager: **Site Realty Group**

Developer: **Brantly Development Group**

Property Summary Report

9030 Red Branch Rd - Lovell Bldg
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	12.7%	↓ 17.6%
Submarket 1-3 Star	8.4%	↓ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$27.17	↑ 4.0%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	↓ 43.4%
Months On Market	9.2	↓ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	↓ 100%

Property Summary Report

9194 Red Branch Rd - Red Branch Bus Ctr Bldg B
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF
Construction:	Masonry

LAND

Land Area:	2.96 AC
Zoning:	NT
Parcel:	12-000707

EXPENSES PER SF

Taxes:	\$1.80 (2012-Est)
Opex:	\$1.33 (2012-Est)
Total Expenses:	\$3.13 (2012-Est)

LEASING

Available Spaces: 714 SF Available in 1 Space
Availability: 4.8% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	L	Office	Relet	714	714	714	Withheld	30 Days	Negotiable

TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail: 10 minute drive to Dorsey Commuter Rail (Camden Line)
Airport: 17 minute drive to Baltimore-Washington International Airport
Walk Score ®: Car-Dependent (48)
Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

True Owner:	9198 Limited Partnership	Recorded Owner:	9198 Limited Partnership
Property Manager:	Sanford Management Services, LLC	Developer:	9198 Limited Partnership
Architect:	Hofmann Associates Inc.		

Property Summary Report

9194 Red Branch Rd - Red Branch Bus Ctr Bldg B
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 11.8%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8930 Route 108 - Oakland Center 10
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1981
RBA:	16,250 SF
Floors:	1
Typical Floor:	16,250 SF
Construction:	Masonry

LAND

Land Area:	1.80 AC
Zoning:	NT
Parcel	12-000634

EXPENSES PER SF

Taxes:	\$0.99 (2016)
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LEASING

Available Spaces: 4,438 - 12,125 SF Available in 2 Spaces
Availability: 74.6% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Office	Relet	4,438	12,125	12,125	Withheld	Apr 2017	Negotiable
P 1st	G	Office	Relet	7,687	12,125	12,125	Withheld	Apr 2017	Negotiable

TRANSPORTATION

Parking: 70 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Walk Score ®: Somewhat Walkable (58)
Transit Score ®: Some Transit (28)

PROPERTY CONTACTS

True Owner:	Greenfield Partners LLC	Recorded Owner:	Gateway Crossing Green, LLC
Recorded Owner:	Columbia Business Center Green, LLC	Prior True Owner:	Prologis
Property Manager:	JLL	Developer:	Manekin LLC
Architect:	Nichols Architects		

Property Summary Report

8930 Route 108 - Oakland Center 10
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 1-3 Star	8.4%	↓	2.9%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Submarket 1-3 Star	\$27.17	↑	4.0%
Market Overall	\$22.77	↑	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	103,943	↓	43.4%
Months On Market	9.2	↓	3.1 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$0	↓	100%

Property Summary Report

8950 Route 108 - Park Ridge Plaza
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1971
RBA:	56,220 SF
Floors:	2
Typical Floor:	28,110 SF
Construction:	Masonry

LAND

Land Area:	3.50 AC
Zoning:	NT, County
Parcel	12-000138

EXPENSES PER SF

Taxes:	\$1.13 (2016)
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LEASING

Available Spaces: 835 - 3,705 SF Available in 6 Spaces
Availability: 20.6% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	112	Office	Relet	835	835	835	Withheld	Negotiable	Negotiable
P 1st	114	Office	Relet	994	994	994	Withheld	Negotiable	Negotiable
P 1st	118	Office	Relet	2,092	2,092	2,092	Withheld	Negotiable	Negotiable
P 2nd	226	Office	Relet	3,705	3,705	3,705	Withheld	30 Days	3 - 5 Yrs
P 2nd	219/221	Office	Relet	1,920	1,920	1,920	Withheld	Negotiable	Negotiable
P 2nd	236	Office	Relet	2,056	2,056	2,056	Withheld	Negotiable	Negotiable

TRANSPORTATION

Parking: 250 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Walk Score ®: Somewhat Walkable (56)
Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner:	Site Realty Group	Recorded Owner:	Parkridge Associates, LLC
Property Manager:	Site Realty Group	Developer:	General Growth Properties, Inc.

Property Summary Report

8950 Route 108 - Park Ridge Plaza
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 9.3%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

9240 Rumsey Rd - Chesapeake Center 4
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2001
RBA:	18,422 SF
Floors:	1
Typical Floor:	18,422 SF
Construction:	Masonry

LAND

Land Area:	1.41 AC
Zoning:	NT
Parcel	12-000766

EXPENSES PER SF

Taxes:	\$1.38 (2016)
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LEASING

Available Spaces: 5,500 SF Available in 1 Space
Availability: 29.9% Available; 29.9% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	5,500	5,500	5,500	\$9.50/+U&CH	Vacant	Negotiable

TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail: 12 minute drive to Dorsey Commuter Rail (Camden Line)
Airport: 19 minute drive to Baltimore-Washington International Airport
Walk Score ®: Somewhat Walkable (51)
Transit Score ®: Minimal Transit (24)

PROPERTY CONTACTS

Recorded Owner: **Rumsey Road LLC** Property Manager: **Atlantic Properties**
Developer: **Norman E. Rockwell**

Property Summary Report

9240 Rumsey Rd - Chesapeake Center 4
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	29.9%	▲	29.9%
Submarket 2-4 Star	8.5%	▼	3.0%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Current Building	\$12.91		
Submarket 2-4 Star	\$27.05	▲	4.0%
Market Overall	\$22.77	▲	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	103,943	▼	43.4%
Months On Market	9.2	▼	3.1 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$0	▼	100%

HOWARD COUNTY CIRCUIT COURTHOUSE



The County Administration is asking for the County Council's support of:

County Resolution 27 – 2017

A project to finance and construct a new courthouse using a Public Private Partnership at the County owned property 9250 Bendix Road.

Upfront support from elected officials is needed before we can officially start the procurement process.

Major Questions we will answer today:

- 1. Why a New Courthouse?*
- 2. Why P3?*
- 3. Why the proposed location?*

WHY WE NEED A NEW COURTHOUSE?

■ Security Concerns:

- Visitors have direct access to the stairs and courtrooms due to location of security station.



- Prisoners have direct access to the Judges and court staff since the hallway is shared by both.

WHY WE NEED A NEW COURTHOUSE? (CONTINUED)

■ Space Concerns:

- The Jury Assembly room is too small for many jury pools required for jury trials.
- Circuit Court was approved for a sixth judge more than one year ago, but there is no space in the current courthouse for a judicial judge.
- The Sally Port entrance is too small for the safe transport of prisoners.
- Some courtrooms do not allow space for jury trials.
- Courtroom 2 doesn't provide adequate separation between defendant and witness leading to witness intimidation.



WHY P3 FOR THE NEW COURTHOUSE?

- After consulting financial advisors and the Spending P3 (Public-Private Partnership) for project delivery. Affordability Advisory Committee, we propose using a hybrid
- Proposed P3 features:
 - A private consortium selected through competitive bidding will design, build, operate and maintain the building under a long-term contract (30 years)
 - Combination of public financing (30-year GO bonds) and private financing
 - Milestone payments during construction and annual availability payments after substantial completion.

WHY P3 FOR THE NEW COURTHOUSE? (CONTINUED)

■ A P3 is:

- A risk sharing approach
- A lifecycle procurement approach that guarantees performance
- A transparent relationship

■ A P3 is NOT:

- Privatization
- A funding solution
- The right option for every project (project size and value-for-money analysis is critical)

WHY P3 FOR THE NEW COURTHOUSE? (CONTINUED)

- Proposed P3 Selected Based on Multiple Factors:
 - Long-term Cost and Delivery Certainty
 - Risk shifted to private partners
 - High certainty on future cost with fixed cost for design, build, and O&M for the 30-year term
 - On schedule delivery and relatively fast delivery of the design & construction
 - Quality of Construction and O&M
 - High quality maintenance with contracted life-cycle investment and incentives for innovation
 - Comparative Cost Advantage
 - Competitive cost over the lifecycle of the project (lowest among four options studied), benefiting from relatively low interest rates from public financing participation and expected efficiency gain in design and O&M
 - Incentives and Enforcement Mechanism
 - Incentives for quality & efficiency and enforcement ability with private partners having “skin in the game”

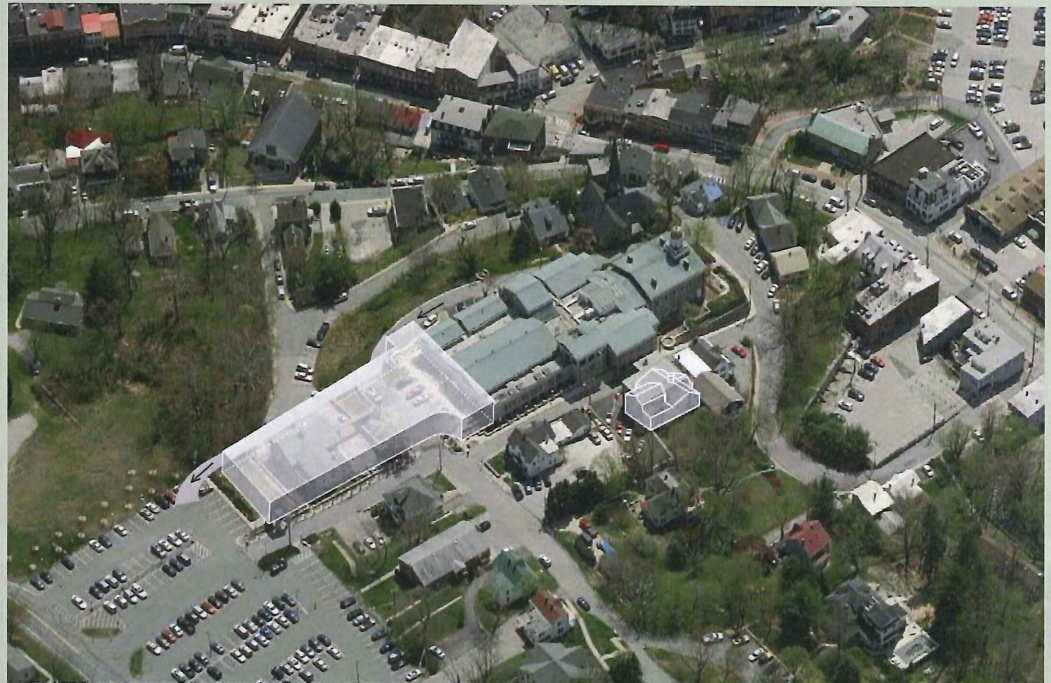
WHY IS THIS STUDY DIFFERENT?

- A detailed Program of Requirements (POR) was developed after interviewing 16 separate Circuit Court programs.
- Other studies identified square footage needs but there was no evidence a POR was developed, therefore there was no logical basis for the conclusion of each study.
- Three different County owned sites were considered in this study and one unsolicited proposal was considered.
- A detailed cost estimate was created and the planned financing of the project was independently evaluated by the County's Affordability Committee.

WHY BUILD AT THE BENDIX ROAD SITE? (OPTIONS EVALUATED)

Option 1: Addition to the existing courthouse.

- An addition (167,779 gsf) will not provide the space required to meet the 20 yr need and does not relocate all court programs back to courthouse.
- An addition requires the demolition of the Emory Street Jail.



OPTIONS EVALUATED (CONT.)

Option 1: Addition to the existing courthouse (cont.).

- An addition requires renovation of existing court space, requiring temporary space at another location.
- Construction on the confined site with the current granite substratum will be expensive and disruptive to the court and surrounding buildings. The estimated cost of the addition is **\$108 mil.** Renovation of existing space another **\$26.5 mil.**



- Conclusion: **A new courthouse at a new location is required.**

OPTIONS EVALUATED (CONT.)

Option 2: The County received an unsolicited proposal at Normandy Woods.

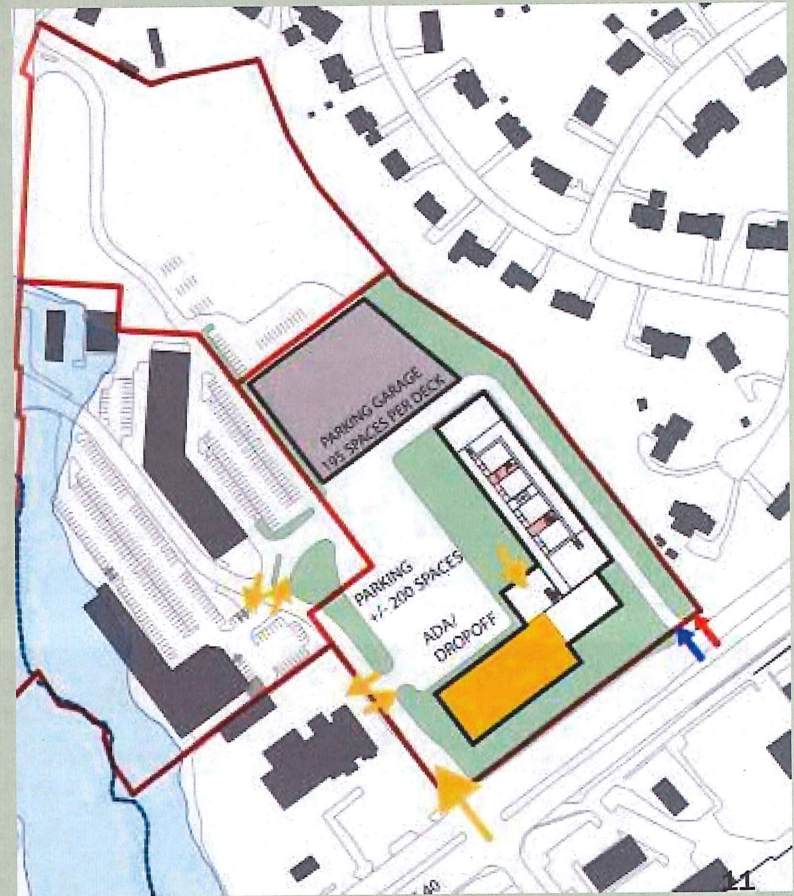
- Parcel “A”, a 9.55 acre parcel on the 24.4 acre site with a preliminary schematic design was offered to the County by the owners.
- The County held a second meeting with the property owners to share our test fit of the site.



OPTIONS EVALUATED (CONT.)

Option 2: Normandy Woods (cont.).

- While a courthouse and parking garage fit, it was a confined site and there would be no opportunity for growth.
- Only Parcel "A" was offered.
- The County will hold no control over the development of the adjoining parcels which is uncertain.
- This site is no longer available.



OPTIONS EVALUATED (CONT.)

Option 3: The Martha Bush site.

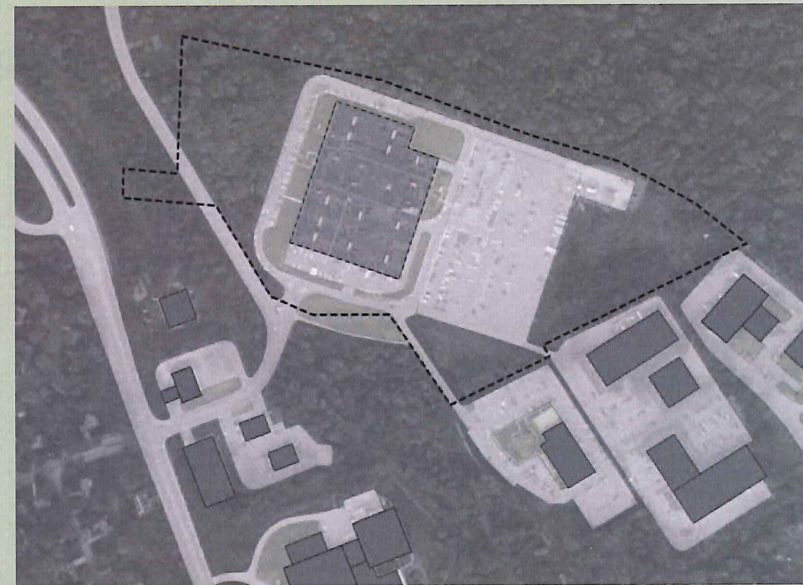
- The County owns 27.4 acres on Martha Bush Drive.
- The topography of the site presents several challenges, steep slopes, wetlands and a divided site limiting the development and building footprint.
- The estimated site work is \$1.0 to \$1.5 mil more than a flat site without wetlands.



OPTIONS EVALUATED (CONT.)

Option 4 : The Bendix Road site.

- The County owns 29.77 acres at 9250 Bendix Road.
- A test fit was completed for the Bendix Road site.



- A courthouse and garage easily fit on the site and allow for an additional 200,000 gsf of development

OPTIONS EVALUATED (CONT.)

Option 4 : The Bendix Road site (cont.)

- The flat site at Bendix Road and more suitable soil conditions reduce site development costs.
- The office vacancy rate around the Bendix Road area varies from 12.5% to 17.7% with 70% of the available space in less than 4,000 rsf contiguous space and no contiguous space larger than 12,500 rsf.

- An analysis of prisoner transportation costs to the Bendix Road site compared to a Courthouse adjacent to the Detention Center show the cost **would be relatively unchanged**. This is in part due to the fact that prisoners are transported twice daily to the District Court and Circuit Court on the same trip. Adding a dedicated team to transport only to a closer courthouse would increase transportation cost.

- A 2015 traffic study of the 108 intersection shows the level of service "A" during morning rush hour and level "B" in the evening.

OPTIONS EVALUATED (CONT.)

Option 4 : The Bendix Road site (cont.)



- Demolition of the Dorsey Building is required.

- The lease costs will be offset by the \$2.9 mil annual O&M costs and the \$3.9 mil estimated deferred maintenance for the Dorsey Bldg.

- Overall the Bendix Road site offers the most flexibility in site development, future expansion and overall lower project costs.

Maryland Department of Transportation
 State Highway Administration Data Services Engineering Division
 Turning Movement Count Study - Field Sheet

MD 108 at Bendix Rd
 Mellonbrook TMC

Station ID: S2001130058

County: Howard

Comments: LOS AM:A(0.49) PM:B(0.63)

Date: Thursday 02/05/2015

Town: none

Location: MD 108 at MELLONBROOK RD/BEND

Weather: Partly Cloudy

Interval: 60 min

(dd):

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

Hour Begin	BENDIX RD					MELLONBROOK RD					MD 108					MD 108					Grand Total
	From North					From South					From East					From West					
	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Throug	Right	TOTAL	U.Turn	Left	Throug	RIGHT	TOTAL	U.Turn	Left	Through	Right	TOTAL	
6:00	0	11	0	33	44	0	14	3	8	25	0	4	176	35	215	2	93	267	4	364	648
7:00	0	19	8	79	106	0	24	8	24	56	0	18	410	50	478	0	130	663	35	828	1468
8:00	0	30	17	126	173	0	39	6	27	72	0	43	440	47	530	0	142	922	51	1115	1890
9:00	0	57	28	146	231	0	65	7	64	136	0	60	421	61	542	1	114	719	33	866	1775
10:00	0	52	5	106	163	0	27	4	12	43	1	15	400	49	464	0	71	448	18	537	1207
11:00	0	57	8	89	154	0	33	9	15	57	0	12	424	61	497	0	83	442	15	540	1248
12:00	0	95	14	110	219	0	25	14	13	52	0	27	483	97	607	0	107	448	16	571	1449
13:00	0	63	10	109	182	0	26	9	20	55	0	21	534	90	645	1	135	448	15	598	1480
14:00	0	46	5	125	176	0	26	9	22	57	1	17	493	59	569	0	99	449	11	559	1361
15:00	0	51	15	212	278	0	29	12	35	76	0	53	686	67	806	1	119	581	19	719	1879
16:00	0	75	11	187	273	0	75	21	57	153	0	49	891	73	1013	0	116	706	24	846	2261
17:00	0	60	28	164	252	0	62	37	53	152	0	82	1196	86	1364	0	130	818	33	981	2749
18:00	0	50	22	155	227	0	39	8	11	58	0	47	870	69	986	0	94	632	40	766	2037
TOTAL:	0	666	171	1641	2478	0	484	147	361	992	2	448	7424	844	8716	5	1433	7543	314	9290	21476
AM Peak:	0	30	17	126	173	0	39	6	27	72	0	43	440	47	530	0	142	922	51	1115	1890
PM Peak:	0	60	28	164	252	0	62	37	53	152	0	82	1196	86	1364	0	130	818	33	981	2749

Station ID: S2001130058

County: Howard

Comments: LOS AM:A(0.49) PM:B(0.63)

Date: Thursday 02/05/2015

Town: none

Location: MD 108 at MELLENBROOK RD/BEND

Weather: Partly Cloudy

Interval (dd): 60 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

Hour Ending	BENDIX RD North Leg			MELLENBROOK RD South Leg			MD 108 East Leg			MD 108 West Leg		
	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles
6:00	0	0	0	0	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	1	0	0	0	0	0	0	0
9:00	0	1	0	0	0	0	0	1	0	0	0	0
10:00	0	0	0	0	1	0	0	1	0	0	0	0
11:00	0	0	0	0	1	0	0	1	0	0	0	0
12:00	0	0	0	0	1	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	1	0	0	0	0
14:00	0	0	0	0	1	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	1	0	0	0	0
16:00	0	1	0	0	1	0	0	3	0	0	0	0
17:00	0	1	0	0	1	0	0	1	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0
Total:	0	3	0	0	7	0	0	9	0	0	0	0
AM Peak:	0	0	0	0	1	0	0	0	0	0	0	0
PM Peak:	0	1	0	0	1	0	0	1	0	0	0	0

Station ID: S2001130058

County: Howard

Comments: LOS AM:A(0.49) PM:B(0.63)

Date: Thursday 02/05/2015

Town: none

Location: MD 108 at MELLENBROOK RD/BEND

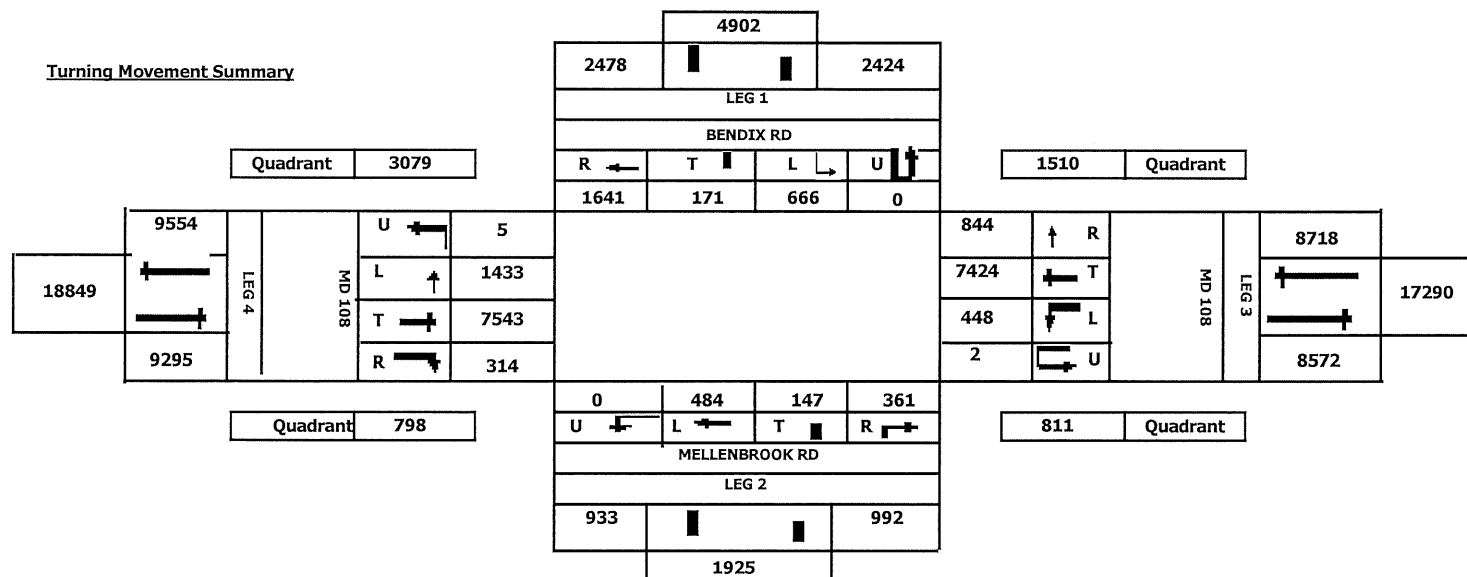
Weather: Partly Cloudy

Interval: 60 min

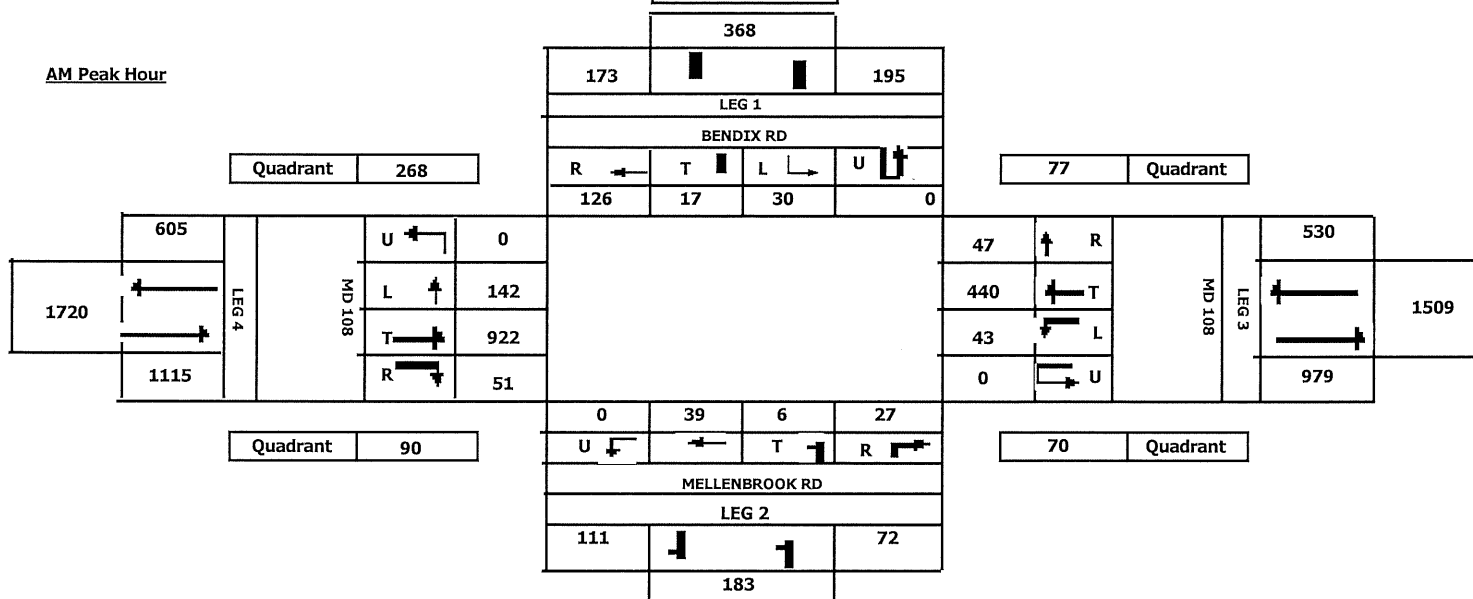
(dd):

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

Turning Movement Summary



AM Peak Hour



Station ID: S2001130058

County: Howard

Comments: LOS AM:A(0.49) PM:B(0.63)

Date: Thursday 02/05/2015

Town: none

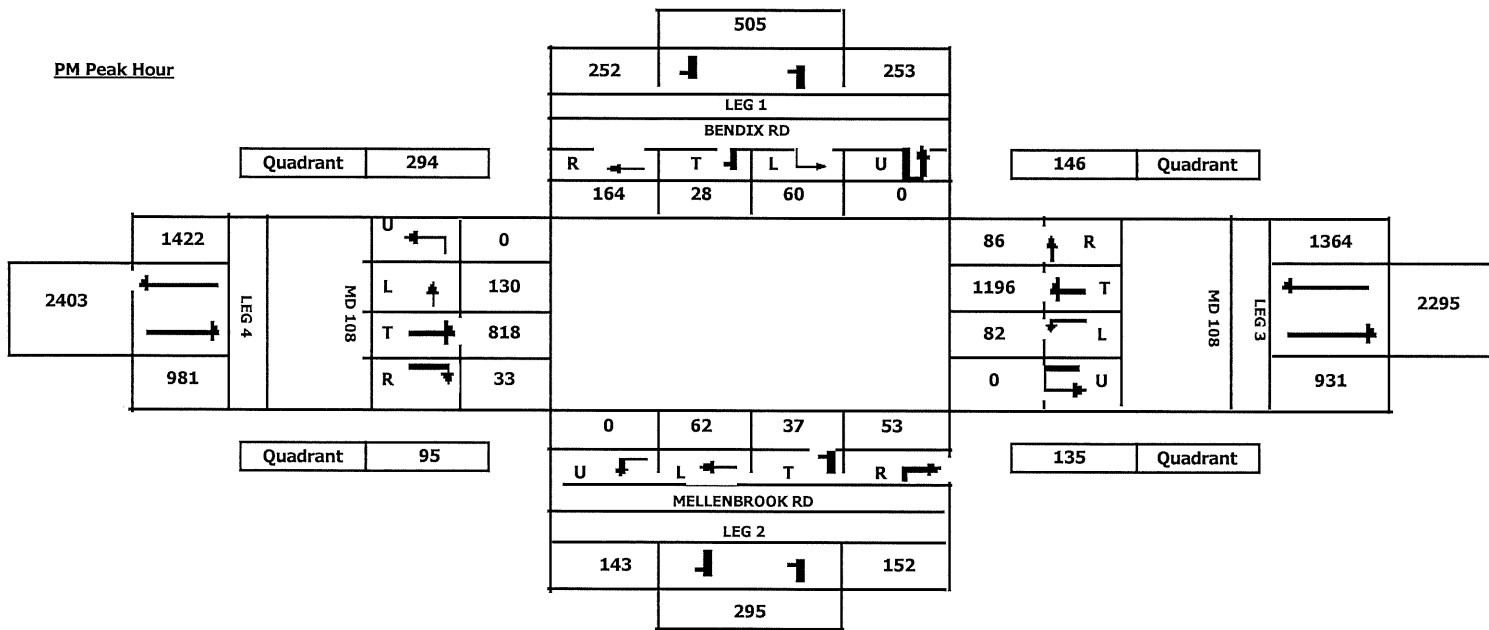
Location: MD 108 at MELLENBROOK RD/BEND

Weather: Partly Cloudy

Interval 60 min

(dd):

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63



CMBR,
JF
MS

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Rockville, MD 20850

Of Counsel:
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Julia M. Bellmyer
Administrator
jbellmyer@iamelelaw.com

February 21, 2017

VIA E-MAIL AND USPS FIRST CLASS POSTAGE

Howard County Council
3430 Courthouse Drive
George Howard Building
Ellicott City MD 21043

Dear Hon. Members of the Howard County Council:

It has come to my attention that the Council Meeting scheduled for this evening will address Resolution Number 27-2017 which deals with the building of a New Circuit Court Building four Howard County. As a Howard County citizen, a Member of the Howard County Bar Association, and Trial Lawyer, I heartily endorse your efforts to build a new courthouse which would guarantee and improve Justice for all citizens of Howard County and others who must avail themselves of the service of the Howard County Circuit Court.

As you know, the present courthouse is over 174 years old, and, while it is a significant historic structure, the current courthouse simply cannot accommodate the services and requirements of a legally bustling Howard County. There are many aspects that a modern Courthouse requires including the capability of E filing with secure computer infrastructure in the clerk's office as well as in each Circuit Judge's office. E filing will be mandated throughout our state in the next several years and will be a mandatory requirement for the Howard County Circuit Court. It is my express understanding that a sixth judge has been approved by the Maryland Legislature However, there is currently no new court room in which a sixth judge would serve, and no space to accommodate that judge's administrative staff.

The list of required modernization is a long one. The list includes, but is not limited to, Public Accessibility (ADA required); enhanced security regarding the movement of prisoners to

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HOWARD COUNTY COUNCIL
RECEIVED

and from court rooms; additional proximate parking spaces; space for a Settlement Tribunal, which may include several large conference tables that can accommodate many parties and their attorneys; complete WI-FI and/or computer services for the entire judicial complex; a law library to include computerized legal research terminals; space for the amalgamation of services within a new Circuit Court Building such as The Register Of Wills of Howard County, The Land Records Office of Howard County, Sheriff Offices of Howard County, Department of Social Services offices of Howard County, State's Attorneys' Office of Howard County, Office of the Public Defender offices etc. Each of these offices would be required to be both substantial and contained within a New Circuit Court Complex. This Proximity is required in order to ensure the efficiency of Circuit Court business.

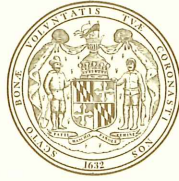
Today, legal services affect every Howard County Citizen in some fashion, and it is a must that our citizens benefit from a judicial complex that reflects the demands of our modern society.

I thank you for your kind consideration.

Yours very truly,

A handwritten signature in black ink that reads "Domenic R. Iamele". The signature is written in a cursive style with a long horizontal flourish at the end.

Domenic R Iamele



Fifth Judicial Circuit

THE CIRCUIT COURT FOR HOWARD COUNTY
8360 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043

LENORE R. GELFMAN
ADMINISTRATIVE JUDGE

TELEPHONE: (410) 313-2143
FACSIMILE: (410) 313-3192

February 21, 2017

Howard County Council
Honorable Jon Weinstein, Chair
Honorable Calvin Ball, Vice Chair
Honorable Jennifer Terrasa
Honorable Mary Kay Sigaty
Honorable Greg Fox
3430 Courthouse Drive
George Howard Building
Ellicott City, MD 21043

CR27-2017

Dear Mr. Weinstein, Dr. Ball, Ms. Terassa, Ms. Sigaty and Mr. Fox:

Thank you for the opportunity to address you this evening. As Administrative Judge of the Circuit Court for Howard County, I am testifying in favor of CR27-2017. I reiterate concerns regarding the present Circuit Courthouse, and our continued need for a new facility. We need the Council's support and authorization for financial approval. On behalf of the Circuit Court, I am asking the Council to consider the support for the new Circuit Courthouse and approving CR27-2017. There are a number of individuals here this evening to offer support and testify in favor of CR27-2017.

Each of you has toured the Courthouse and observed how cramped we are for space as well as the deficiencies that exist in the present building. The recent Ellicott City tragedy has brought the community together; a testament to the cooperation among the Howard County Council, the County Executive's Office and the community at large. The new Courthouse project is an additional opportunity to continue the good partnership among the Council, County Executive and the community for the benefit of those we serve.

Reports state that Howard County is the fastest growing county in the State. New businesses locating here and increasing population result in not only new cases, but more complex cases, and cases of longer duration. In addition to the obvious criminal and civil cases including, divorces, adoptions and domestic violence cases, there are a number of reasons why the community comes to and needs the use

of the Courthouse; for example, land record transactions, increased activity for the Register of Wills, marriages, business licenses and business matters.

Security for all who work and come into the Courthouse is not at the highest appropriate level. These are genuine concerns as there are potential safety risks, and our present building is just inadequate. For example, there is a new juvenile policy adopted by the Maryland Judiciary, effective September 21, 2015, for the psychological and emotional welfare of children in custody by which all Courts are mandated to unshackle juveniles before appearance in Court. However, our Courthouse does not provide a safe and secure space in which to do that, which presents a significant dilemma. Additionally, we have multiple domestic violence cases daily, and we are not able to provide adequate secure space separating affected parties. This is also a security problem.

Again, I ask for your help in authorizing the funding for a new courthouse. For your convenience, I have reiterated the issues which I detailed in my previous letters to you.

Public Accessibility

With hundreds of visitors each day, the courthouse has difficulty with its accessibility. The parking lot is too small and cannot accommodate the number of jurors large cases require in addition to litigants, Clerk's Office visitors and visitors to the Register of Wills. The distance between the parking lot and the courthouse is extremely lengthy and elderly and disabled patrons have difficulty getting to the building.

The courthouse has one elevator for the public. It does not access all portions of the building and cannot accommodate a stretcher. If a person were hurt or ill, emergency personnel would need to carry them down the stairs.

The courtrooms lack wheelchair accessibility. Any witness or juror in a wheelchair cannot sit in their designated area due to poor courtroom design.

Several departments that should be located at the courthouse have been moved offsite because of lack of space. Howard County Land Records is located in Columbia, along with half of the Sheriff's Office. If extra Sheriff staff is needed at the courthouse, deputies must drive over from Columbia.

Security

The Sheriff's Office provides excellent security service, however, the courthouse has limitations that inhibits complete security. For example, the entry way is too small, provides inadequate visibility and has no area to provide secure cover in the event of an emergency. The courtrooms do not have layouts that allow for maneuverability within the space and cause concern for the safety of litigants, inmates, staff and Sheriff personnel. The secured hallway behind the courtrooms is shared by judges, inmates, jurors and staff. Finally, the area used to drop off inmates from the Division of Corrections and detention centers is external to the building and is not enclosed.

Jurors

The courthouse has inadequate space for jurors making the civic duty performed by our residents a lengthier, more burdensome process. After a struggle to find parking, the jurors make their way to the jury assembly room. This room has no amenities other than coffee and has insufficient space to seat a jury pool of seventy. In the past, jurors have had to sit on the steps of the jury assembly room due to insufficient space. At this time we must stagger jury selection in any complex case in order to call in jury panels in both the morning and afternoon in order to summon the correct amount of jurors.

Upon leaving the jury assembly room, jurors enter courtroom that do not have adequate physical capacity for jury panels to sit. For example, Courtroom 2 has a capacity of 55. Jurors are experiencing extended wait times for jury selection that can take in excess of a full day. Cases are taking longer to complete than they should and we are taking residents away from their daily responsibilities.

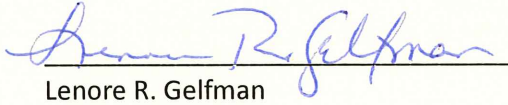
Additional Issues

This letter is only meant as a brief introduction to the issues we face with the courthouse. Other issues include:

- We do not have space to accommodate a 6th judge even though the State Judiciary has determined we need one to adequately serve the community;
- The Court does not have adequate, accessible parking;
- We don't have courtrooms that support modern technology (no Wi-Fi, no monitors for trial tables and jurors, minimal portable presentation equipment, etc.);
- We cannot fully support MDEC, the new case management system for electronic filing that is being implemented state-wide due to bench/witness/clerk area design;
- Only 4 of our courtrooms can hear criminal matters or criminal jury trials and only one additional courtroom can hear a civil jury trial;
- Courtrooms do not have areas that adequately address ADA concerns;
- Areas of the courthouse do not have permanent telephone or network cabling;
- There is no space for wheelchairs to easily access many portions of the building and no place for strollers;
- The building does not have Wi-Fi, with the exception of a small portion of the lobby and an extended signal to the jury assembly room;
- Court has inadequate space for settlement conferences;
- Our law library has been reduced to less than 25% of its original size to address security and accessibility options – we house the only law library in the County;
- Register of Wills clients must walk a long distance to reach office (walkway is steep and slippery);
- Departments are located off-site - Land Records and remaining Sheriff's Offices are off-site as well as Department of Social Services, State's Attorney Office, Office of the Public Defender. Efficiencies could be much improved by co-locating these units.
- Land Records is located in a facility with fewer security protections and insufficient screening of patrons.

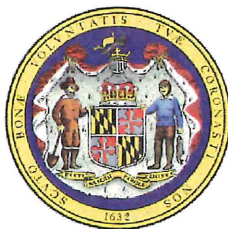
Thank you for your continued support of the Court and our needs. As always, please do not hesitate to call upon me should you need additional information.

Respectfully,



Lenore R. Gelfman

LRG/pr



BYRON E. MACFARLANE
REGISTER OF WILLS FOR HOWARD COUNTY

8360 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043

410-313-2133
Toll Free Number: 1-888-848-0136

FAX 410-313-3409
www.registers.maryland.gov

February 21, 2017

Good evening Mr. Chairman and Members of the Council,

I am here tonight to support Council Resolution 27-2017.

As you all know, the office of the Register of Wills is an essential and vital service to people in Howard County who are dealing with the loss of a loved one. When a resident of Howard County passes away and they leave any probate assets behind, their family or friends will need to come see us. It is extremely important that this office is welcoming and comfortable and meets the needs of those grieving and in need of assistance. Over the past six years I have made the most of the space we have. We have archived hundreds of boxes of records, recycled and shredded hundreds more, and we've disposed of antiquated and excess equipment. These efforts have nearly doubled our usable workspace which means a more privacy for our guests and a more functional and healthier work environment for my employees. Despite these efforts, our space is still extremely limited. We have no room to grow. Even with better use of space and new semi-private workstations, I still have members of the public who would really prefer greater privacy as they discuss sensitive personal matters. Additionally, I do not have adequate space for a waiting area and have no private meeting or conference space for attorneys to meet with their clients or families to discuss matters among themselves. My office's storage space is detached from the main office suite and is shared with the Clerk's office. For my estate files and wills filed for safekeeping, it would be most appropriate for them to be stored within one secure, contained office suite.

You will hear more on the subject of safety from my courthouse colleagues, but this is a serious concern of mine. As you know, the Register of Wills office is adjacent to the hearing room for the Orphans' Court. Because the courtroom is itself inadequate, with no dedicated waiting area for members of the public, my office becomes a makeshift lobby. This is extremely disruptive to my staff and interferes with their ability to properly counsel family members who have come to us for help. In this relatively confined space, it is unacceptable to have grieving families disrupted by hostile litigants spilling out from the courtroom. This courtroom would more appropriately be configured just as the Circuit Court hearing rooms are configured, with ample space for members of the public, litigants, Sheriff's deputies, support staff, and judges, and direct access to a hallway and waiting space that does not interfere with my office's

operations. I want to further note that many of the individuals who come to my office have mobility issues of one kind or another. For those individuals, simply getting to the office from the parking lot, down a heavily-trafficked street, through a long basement entryway is anywhere from unpleasant to daunting. Members of the public should be able to park and access their courthouse easily and safely.

In closing, when our fellow Howard Countians are dealing with the loss of a loved one and must come to the Register of Wills for help, they deserve to receive that help in an environment that is welcoming, private, and safe. I have done everything possible to provide that in our current facility, but for the reasons I have cited, it is clearly time for a long-overdue upgrade. Just as Howard Countians deserve public schools, libraries, senior centers, and social services that are second to none, so too do they deserve a modern courthouse that serves their needs now and for many years to come.

I thank you for the opportunity to testify and urge your support for this initiative.

Sincerely,

A handwritten signature in blue ink, appearing to read "Byron E. Macfarlane". The signature is fluid and cursive, with the first name "Byron" being the most prominent.

Byron E. Macfarlane

Chairman Weinstein and members of the Howard County Council. My name is Wayne Robey. I live at 10300 Wetherburn Road, Woodstock, MD 21163. I have come before you to speak in favor of council resolution 27.

I am the Clerk of the Circuit Court for Howard County. As such the employees of my office come in contact with many citizens each business day. I would like to take just a moment to express how I feel a new courthouse facility would be of benefit to those daily customer interactions.

The land record/licensing division of the clerk's office was moved offsite to the Thomas Dorsey building due to a lack of space in the current courthouse. This has led to frequent frustration on behalf of our customers who come to the courthouse to record a deed, apply for a business license, or apply for a marriage license and have to be told that they need to travel to our other office.

Security is a concern at our land record division. We have had disruptive customers in the past who have tried to record fraudulent documents and when confronted by clerk's office employees can be formidable. It would be preferable to have our land record/licensing division back with our office at the courthouse so that screening with law enforcement personnel in security positions can take place.

The clerk's office at the courthouse is an open air office setting. People coming into the office seeking help with domestic violence issues have to sit in the common area and have no privacy to meet with the sheriff and complete the necessary paperwork to present to a judge. Customers needing to discuss sensitive issues are forced to lean over the counter and whisper to a clerk to get assistance. There are issues with not having the space for customers to view court records in a comfortable and private setting.

Having the sheriff's office as one unit in the courthouse would aid in the processing of warrants, courtroom coverage, and added security at the courthouse. Other agencies being housed in the courthouse building would help with the overall administration of cases in a timely matter.

I realize and respect the fact that the council have many demands for projects placed on their agenda, all of which are important to Howard County. However, I feel the people we serve need to have access to and confidence in the judicial system. A newer, more modern and technology friendly courthouse would give those we serve a safe, accessible and efficient courthouse in which they can have confidence.

Thank you.

ALLAN H. KITTLEMAN
County Executive



GARY L. GARDNER
Chief of Police

HOWARD COUNTY DEPARTMENT OF POLICE
3410 Court House Drive, Ellicott City, Maryland 21043

February 21, 2017

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Honorable Council Members,

The Howard County Police Department (HCPD) fully supports Council Bill 27 allowing for the construction of a new Circuit Court House for Howard County.

The HCPD recognizes the need for a 6th Circuit Court Judge to ensure cases are heard in a timely manner and the new location provides several notable advantages. The central location within the County will allow police officers to return to their designated beats more promptly and be in close proximity to the new HCPD Property and Evidence facility. Police officers would be more readily accessible to provide support to the Sheriff's Office in the event of an emergency situation.

In addition, the provision of separate entrances and/or spaces for victims to await their cases, away from the suspect(s), would also be a notable enhancement. The HCPD values and supports updated technology in courtrooms to ensure the growing volume of video/audio evidence is easily presented. Adding possible workstations for officers to utilize while waiting to testify would further enhance productivity and officer accessibility.

The HCPD supports the new Court House in a central location and the benefits it promises in regards to enhanced safety, accessibility, and technology.

Sincerely,

Gary L. Gardner
Chief of Police

GLG:tgb

(410) 313-2203
(410) 313-2272-FAX
WWW.HCPD.ORG
HCPD@HOWARDCOUNTYMD.GOV

Nationally Accredited Since 1990





HOWARD COUNTY DEPARTMENT OF FIRE AND RESCUE SERVICES

6751 Columbia Gateway Drive, Suite 400, Columbia, Maryland 21046
410-313-6000

JOHN S. BUTLER, FIRE CHIEF • ALLAN H. KITTLEMAN, COUNTY EXECUTIVE

February 21, 2017

Howard County Council
Ellicott City, MD

Honorable County Council Members

The Howard County Department of Fire and Rescue Services (HCDFRS) supports the proposed legislation to construct a new courthouse (CR27-2017).

HCDFRS welcomes the opportunity to advocate for a new courthouse as it specifically relates to the delivery of Emergency Medical Services (EMS) within the building. The existing structure, although majestic from afar, poses some significant challenges for EMS responders, primarily due to the tight hallways, exit doors, and very small elevators.

Over the years, the out-of-hospital EMS system has become more invasive, aggressive, and complex. The equipment carried by HCDFRS EMS providers has grown in size, weight, and oftentimes requires a larger integrated team. For most advanced life support responses, more than a two-person ambulance crew is needed to manage the incident. The current courthouse contains very tight stairwells that lead to employees' workspaces on upper levels of the building. If one of these employees needs to be accessed by EMS crews, there could be some challenges to gain access to them, as well as move the patient down some of the stairwells and hallways. In addition, doorways need to be a little larger in order to accommodate the ambulance stretcher and associated equipment. These challenges, when compounded, could directly impact our "at patient side" time. This is the time it takes from the dispatch of EMS crews until these crews physically arrive and begin to assess and treat the patient.

For these and other reasons, HCDFRS supports an initiative for a new courthouse.

Sincerely,

John S. Butler
Fire Chief
Howard County Department of Fire and Rescue Services

ADVANCED PLACEMAKING

308 Radnor Road Baltimore MD 21212 410.493.0852 brogers@place-making.com



February 18, 2017

Howard County Council ☐
Honorable Calvin Ball, Chair
Honorable Jon Weinstein, Vice Chair
Honorable Jennifer Terrasa
Honorable Mary Kay Sigaty
Honorable Greg Fox ☐
3430 Courthouse Drive ☐
George Howard Building ☐
Ellicott City, Maryland 21043

Dear Council Members,

Please accept this letter as written testimony in support of Council Bill 27.

At the request of the Howard County Economic Development Authority, I recently chaired an expert panel convened by the Urban Land Institute (ULI). The panel consisted of great minds from around the region, including planners, real estate developers, branding experts, public officials, and economic development specialists.

The panel was asked to give its honest opinion to a difficult question: in the wake of the flood, what does Ellicott City now want to be?

Our panel was unanimous in its belief that Ellicott City can be a thriving, vital place, and that it can return from this experience stronger than ever. We were also unanimous in our conviction that Howard County has the power to drive this change by taking advantage of the many assets it has in town through Public-Private Partnerships.

Chief among these assets is the courthouse. This stunning site, with its historic architecture and commanding views, is an incredible economic development opportunity. Among other things, we believe it could be adaptively reused as a wildly successful boutique hotel and event space, attracting visitors from across the Mid-Atlantic. Just as the Tidewater Inn brought new activity, revenue, and visibility to Easton, and just as the Inn at Perry Cabin drove sightseers to St. Michaels, we believe that a lovingly-restored courthouse would fundamentally improve the Ellicott City economy.

Interestingly, all of this could happen without adding impervious surface to the watershed. And because of its excellent access to Route 40, it could have minimal impact on Main Street traffic or parking.



I cannot speak to whether the courthouse is practical for its current use, nor can I speak to the proposed new location. But I can tell you this: a repurposed courthouse can attract new investment, stimulate economic activity, and preserve the unique historic qualities of Ellicott City.

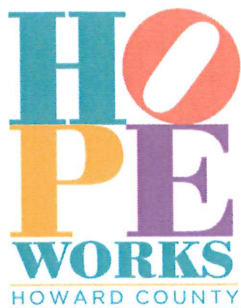
The assets you currently control are capable of making Ellicott City an important economic driver for Howard County. This courthouse is the first, and I urge you to make the most of it.

Sincerely,



Brad Rogers, JD, MEM
Principal





Public Hearing – CR27-2017
Testimony from HopeWorks of Howard County

February 21, 2017

Dear County Council Members,

On behalf of HopeWorks of Howard County, our community's only sexual and intimate partner violence center, I am requesting your support for CR27-2017 which authorizes funding for the construction of a new Circuit Courthouse for Howard County.

HopeWorks prides itself on the comprehensive nature of services we are able to provide to people in our community, which includes legal services. We have two full-time attorneys who work to provide legal advice, brief consultation and direct representation regarding peace and protective orders – primarily in the District Court. Our legal staff also provides criminal accompaniment to victims – primarily in District Court. In addition to staff, we have a cadre of specially trained volunteers who staff the domestic violence docket at the District Courthouse everyday where they provide safety planning and resource and referral services to anyone who comes to the court looking for protection from abuse. HopeWorks provides these same services to petitioners in civil cases and victims in criminal cases in the Circuit Court but on a more limited scale.

At the District Courthouse, there is a room designated for HopeWorks' use. Our staff and volunteers use this room to conduct safety planning, assess the ongoing needs of petitioners and make the appropriate referrals. This space is also used to house children when their parents are in court and it is used to protect a petitioner from a respondent both before and after their case is heard by the Court. No such room is currently available in the Circuit Courthouse due to limited space.

HopeWorks' partnership with the Courts is beneficial to the safety and wellbeing of our community members. We are asking your support for this bill because plans for the new Circuit Courthouse include a space for use by HopeWorks so that we can provide the same level of care and services for victims whose cases are being heard by the Circuit Court.

Again, we respectfully ask that you support CR27-2017. Thank you so much for your consideration.

Respectfully,

Jennifer Pollitt Hill, MSW
Executive Director

Paul G. Skalny, Esq.
4312 Buckskin Wood Drive
Ellicott City, Maryland 21042

Good evening Mr. Chairman and Members of the Council.

My name is Paul Skalny and I am the Managing Director of Davis, Agnor, Rapaport & Skalny, LLC, the largest home grown law firm in Howard County. By way of background, we predominantly serve as general counsel to businesses, business owners, executives, and entrepreneurs. In that capacity, we often have occasion to interact with a number of departments within the Howard County Courthouse and our litigators frequently appear on behalf of our clients in both the District and Circuit Courts for Howard County.

Howard County's ability to be one of the great communities in the country to live, work, learn and play is contingent on its ability to attract strong businesses to this community which, in turn, contribute to the County's tax base. The Howard County Economic Development Authority and other County officials, including all of you, work hard to entice businesses to our community and we do have a lot to offer; however, our Courthouse is not one of those things.

Candidly, while our courthouse is cute and quaint, it falls short of meeting the needs of forward-thinking, sophisticated and progressive businesses looking for a community where glide paths are plentiful and obstacles are scarce. Our Courthouse is small and antiquated, and it simply does not align with the kind of Howard County this community has envisioned and has embarked upon to build.

Business owners should not be forced to expend hard-earned dollars bringing technology necessary to litigate their cases into our Courthouse, when the majority of other neighboring jurisdictions with similar demographics have requisite technology built into their infrastructure. Similarly, our judicial campus should provide for contemporary facilities and amenities, comparable to ones found in those jurisdictions that have a strong business base and successfully woo Fortune 500 companies.

I have attached a list of specific items to my written testimony which I know our attorneys and clients would like to see integrated into a new judicial campus (see Exhibit A), but for the sake of brevity, I will not go through each of those at this time. Suffice it to say, however, our Courthouse should employ non-proprietary technology, which provides wired and wireless access to the internet and to a central Courthouse server, directly from trial tables and from other strategic locations within the Courthouse; large monitors should be made available for judges, juries, witnesses, counsel, and court reporters; power supplies should be abundant, allowing for the recharging of wireless devices; docket entries and case status should be available in real-time in each court room; and wireless printers should be made available to attorneys and their clients.

I challenge each of you to visit the courthouse in Montgomery or Anne Arundel County, in the District of Columbia, in one of the counties in northern Virginia, or any one of the nearby Federal courthouses; you will be both shocked and embarrassed by the lack of facilities, amenities and technology in our Courthouse. Howard County can and should do better.

For these reasons, I ask for your support of County Resolution No. 27-2017.

EXHIBIT A

1. The use of non-proprietary technology (like Wi-Fi or Ethernet) over proprietary technology (like FireWire or Apple's Lightning connector). Then, invest in converters as necessary. The base technology is unlikely to become outdated as quickly, whereas proprietary technology will come and go with the most popular devices at the moment. Standard, non-proprietary technology is also more likely to enjoy longer term support in the form of adapters and compatibility.
2. Internet Wi-Fi access should be available. There should be a sign-on for court use, even if public access is also provided. The public and private networks should be kept separate so that one cannot compromise the other.
3. It should go without question, but screens should be made available for judges, juries, witnesses, counsel, and court reporters. If all connections are accommodated through a central server, as opposed to directly connecting to a display, the list of displays can be expanded as needs and technology changes. For instance, connections can then be made in places like the gallery and counsels' breakout rooms.
4. Wired locations are often not in the right location for particular use...a trial vs. a hearing, for instance. Wireless technology should be the standard. Counsel, however, should have the ability to connect a lap top or tablet at the trial table through a high-quality, high-speed connection to the referenced central server.
5. Laptops or computers should be made available at trial tables so that data, presentations or other information on a CD or thumb drive, for instance, can be presented to the Court.
6. Power supplies should be made available in as many places as possible. Although device batteries are getting better, counsel rarely wants to trust that a battery will last.
7. Counsel should have the ability to view the docket and previous filings from the court room in real-time, without having to go to the Clerk's Office or obtain the information on-line.
8. Although there is a movement to electronic filing, wireless printers should be made available to counsel so that exhibits, prior and proposed Court orders, and case law can be printed and provided to the Court and opposing counsel when necessary.



Howard County Bar Association, Inc.

P.O. Box 632. Ellicott Citv. MD 21041-0632

**Testimony In Support of County Resolution 27-2017
Resolution Indicating Support by the County Council and the County Executive for
a project to finance and construct a new Courthouse
Howard County Council Legislative Meeting**

February 21, 2017

Howard County Council
Calvin Ball, Chair
Greg Fox
Mary Kay Sigaty
Jennifer Terrasa
Jon Weinstein, Vice Chair
3430 Courthouse Drive
Ellicott City, Maryland 21043

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Dear Dr. Ball, Mr. Fox, Ms. Sigaty, Ms. Terrasa, and Mr. Weinstein:

My name is Kelcie Longaker, and I am a partner at the firm of Gohn Hankey Stichel & Berlage LLP, a firm which has offices in Baltimore, Annapolis, and Columbia. I am here tonight in my capacity as the President of the Howard County Bar Association, Inc.. The HCBA is celebrating its 75th anniversary this year. We are proud to count approximately 275 attorneys as members of our organization; a number that represents primarily those attorneys who maintain offices in, and regularly practice in Howard County. Our members assist their clients - the citizens, businesses, non-profits and government agencies - through legal representation. Frequently, that involves interacting with the Circuit Court. There are a number of other members of our local bar associations here speaking tonight, and I believe their remarks will touch on other aspects of the faults

of our courthouse. As such, I will keep my remarks limited to a few issues which I have personally encountered.

I have practiced in jurisdictions across the country, and have interacted with courthouses in federal, state and county jurisdictions. I am always happy to have a case in Howard County – and not simply because I live here. It has been my observation that the administrative staff at the Circuit Court is consistently responsive and willing to assist when I have needed to call upon them. I genuinely believe that our bench is composed of judges who respect their position, and in turn respect the litigants who come before them. The diligent work of our Courthouse staff and bench is, unfortunately, hampered by the limitations of their Courthouse.

When I first moved to Howard County, I became enamored with our Courthouse and the patina of the building. As you know, our Courthouse has been a part of the County since its inception, having been built prior to Howard County becoming its own jurisdiction. There is a certain thrill as an attorney with entering halls of justice that are so enrooted in a community. William Faulkner, in *As I Lay Dying*, said through his character Cash “it’s better to build a tight chicken coop than a shoddy courthouse”. That sentence has been rattling around in my brain over the past few days. Our current courthouse no longer fits the needs of our community. Her thick stone walls hide many of her imperfections from public scrutiny, but she has become a shoddy courthouse.

Now, despite my affinity for the building, the first glimpsed patina has revealed itself to be rust. As I’ve practiced here, I’ve learned just how damaged the building has become in its old age, and have experienced firsthand the challenges of executing the most basic functions of justice in a space that has been outgrown. I have handled settlement conferences in a room so tight that I could not turn around in my seat to remove files from my briefcase. My clients have had to shimmy past opposing parties in spaces that leave no room to breathe. Private conferences have been held in hallways, within earshot of people adverse to my client. Spaces have been converted into courtrooms with ceilings low enough I feel compelled to duck. The one elevator is tight, and not placed in an area easily accessible to those whose physical limitations require its use. The security measures necessary to protect our halls of justice have unceremoniously been plopped in what was a small foyer, simply because the building cannot accommodate any other floorplan.

Howard County has become a beacon for companies looking to capitalize on the cyber-security needs of the federal government and associated contractors. These corporations expect a community that can support and reflect their industry. Not only do they expect blue-ribbon schools for their children, but they expect that when they have a matter before the court system that will be able to use the tools that are standard in their industry to present their case. It is incredibly frustrating to be unable to easily utilize some of the great tools available to litigators – such as using a tablet computer to present evidence via a larger screen – without needing to clear physical hurdles in addition to the already present procedural hurdles. Juries have come to expect that evidence will be presented to them through technologically based mediums – not the oversized poster boards that we are forced to rely on in the current Courthouse.

Our juries have nowhere to sit when being empaneled. A regular visitor to the courthouse will see potential jury members sitting on steps. This is not because our court staff does not respect them; it is because there are no seats for them to sit in. For many people, the only interaction they have with the court system is in acting as a juror. Having potential jurors sit in stairwells denotes a level of disrespect that is not an accurate reflection of how our court – and the bar – feels about our community. A potential juror is left with a soured impression of our court system, a problem which can ultimately lead to a general disdain for our government as a whole.

Howard County has historically been a symbol of both community, prosperity, and optimism. We need a courthouse that reflects the soul of our county. It is only through a new facility that we will be able to offer our citizens access to justice that comports with our modern era. It is for that reason that the Howard County Bar Association supports County Resolution 27-2017.

Sincerely,
Kelcie L. Longaker
President
The Howard County Bar Association, Inc.

Carol Ann Smith, President of the Waring-Mitchell Law Society of Howard County

**Testimony to The Howard County Council
February 21, 2017**

Introduction

Good Evening, I am Carol Ann Smith:

Thank you for the opportunity to address the Council. I am speaking to you as the president of the Everett J. Waring-Juanita-Jackson Mitchell Law Society of Howard County. The Waring-Mitchell Law Society was chartered 32 years ago for the purpose of promoting professional and public service activities primarily in Howard County. It is our mission to ensure that particularly attorneys of color and women are supported in the practice of law and that the Howard County Community has access to information and representation in matters related to the law.

The group chose to name the law society after two outstanding African-American attorneys of historical significance in Maryland and nationally -- Everett J. Waring, the first African American male admitted to practice in Maryland and Juanita Jackson Mitchell, the first African American women admitted to practice in Maryland. Our members live and/or work in Howard County.

Several of our members both attorneys and judges practicing and retired, are here this evening to show support for the need for a new Circuit Courthouse.

Position

For years Howard County has proudly adopted the challenge reflected in the mantra to "Choose Civility." Civility is that *"polite, reasonable and respectful behavior"*. We pride ourselves in Howard County on our endeavor to celebrate the rich diversity we enjoy here and our ability to resolve disputes by choosing civility.

To borrow from one of our State agencies, "Place Matters."

That place where we go in the County to practice civility at the highest level is the Circuit Court. The circuit court must be a place conducive to the efficient practice of civility we seek. It is also be the place where we determine the best way to punish serious crimes and administer justice.

[As you have heard, it is where the most difficult disputes are tried and decided. It is also a place where litigants come to terms with each other often just prior to trial outside of the courtroom but in the courthouse.]

Our current Circuit Courthouse lacks accommodations to provide all who utilize this *Place for Civility and Justice* on several levels:

Within the Courtrooms

Our courthouse lacks courtrooms that allow sufficient space between litigants for private discussions at trial table.

Parties and witnesses who can be present in the same room with sufficient space to address disputes in the most civil way.

Courtrooms that are ADA (Americans with Disabilities Act) compliant to give access to the physically challenged.

Courtrooms that provide for the use of modern technology for the sophisticated evidence presentations available to assist the trier of fact, be it a judge or a jury.

Outside of the courtrooms,

The current courthouse has inadequate space to await jury selection. This is unacceptable for our citizens who give their precious time to fulfill their civic duty.

There is no food service available in the building to save those who have little time during recess to access food and report back in time for the docket call.

The current courthouse provides inadequate space for those who seek a civil ceremony. Currently they, along with family and friends gathered for their marriage must wait in front of a busy civil clerk counter.

The library space is inadequate and is currently in close proximity to a busy and noisy hallway.

The parking area is too small, even with the overflow area, and is not sufficiently secured, it's on a slanted hill which presents a physical challenge to some.

In my capacity as counsel to the State, I have the opportunity to practice in all 24 jurisdictions in the State both District and Circuit Courts and Federal District

Court. I can attest to the fact that a courthouse that is user friendly makes for a better flow of the proceedings. It facilitates discussions that often happen right there outside of courtrooms prior to hearings, whether family members need quiet time to reflect or an attorney representing a child or disabled person needs an area free from distraction to communicate with a client.

Many of our sister jurisdictions have constructed state-of-the-art courthouses that have the space to efficiently accommodate these needs and safely and efficiently move the crowd coming into the building first thing in the morning. On behalf of the Waring-Mitchell Law Society, I urge this Council to continue our effort to promote that civility we strive to practice and move forward on funding for a new state-of-the-art circuit courthouse. Howard County deserves no less.

Again, thank you for this opportunity to address this Council.

Carol Ann Smith, Esq.

Testimony – Resolution 27

My name is Kim Oldham, Deputy State’s Attorney for Howard County representing the Office of the State’s Attorney. As the chief prosecuting authority for all crimes occurring in this County, our primary concern is always public safety – safety for the community and safety for victims and witnesses. We have major crimes occurring in our county – murder, armed robbery, human trafficking and sexual assault to name a few. The witnesses and victims in those types of cases are always concerned with witness intimidation:

1. WITNESS INTIMIDATION

In State v. Antijuan Wilson, the defendant was charged with 1st degree murder. A high profile case, the courtroom was filled with spectators including friends of both the defendant and the victim. One of the State’s witnesses, a known associate of the Defendant, testified reluctantly as his testimony was incriminating. Tensions were high in the courtroom as the Defendant stared down the witness in an effort to intimidate him while he testified – to the point where the judge commented on how the small size of courtroom #4 was dangerous to everyone under the circumstances.

In courtroom #2, a testifying witness must sit to the left of and just feet away from a defendant. Sometimes the victim of a crime is a stranger to the defendant, like the 4 that were chosen at random in Columbia to be violently carjacked and kidnapped, and then later had to testify against their assailant. Sometimes the victim is known to the defendant, such as the domestic violence victim who testified against her ex-boyfriend about the night that he taped her wrists and ankles with duct tape, pointed a gun to her head and beat her; sometimes the victim is a child, like the 6 year old who had to testify against her father about his repeated sexual abuse. These victims should never be near the perpetrator of the crime in the courtroom or the courthouse.

By statute, **CP 11-1002**, victims and witnesses should be provided with a waiting area that is separate from the suspect and suspect’s family and friends. We currently have a small satellite office in the circuit court that we use for this purpose, but it’s also the same room that attorneys use as a work space during trial and as an evidence room during trial.

2. **EVIDENCE**

Evidence can be something simple like a photograph or in this day and age something more complicated like a series of call detail records and cell tower maps for a cell phone – all of which need to be projected onto a large television screen so that each juror can see the evidence while a witness is testifying. In our current courtrooms, setting up a large television in a location where each juror can see the details on a map while the witness is virtually impossible without blocking the defendant and his/her attorney's view.

When the evidence is big or voluminous, the key in our current courthouse is to cross your fingers and hope that you are assigned to courtroom #1 – the largest in the courthouse. I had a murder trial in 2006 requiring the introduction of a freezer into evidence. It was in that freezer the victim had been hidden after she'd been killed. In 2013 I had another murder trial involving the introduction of a large concrete pour into evidence, in which the victim had been hidden after she was killed. In both cases, the suspects were charged with 1st degree murder and the jurors were tasked with the the ultimate findings of fact and rendering a decision that would affect someone's liberty. They absolutely had a right to see those powerful pieces of evidence first hand so with the use of a dolly we were able to maneuver them into courtroom #1.

Not only does evidence vary in size but it varies in quantity depending on the type of case. In major trials there can be well over a hundred pieces of evidence. Courtroom #1 is the only courtroom that fits a large table in front of the clerk's counter where exhibits can be placed once admitted into evidence. In the other courtrooms this means placing a shotgun or a machete on the ground just feet from the defendant at his trial table.

3. **JOINDER – JUDICIAL ECONOMY**

When there are multiple defendants charged with the same crime arising out of the same event, a wiretap investigation that leads to the charging of 12 individuals with distributing cocaine on the streets of our county, legally the State and defense have a right to join several defendants' cases and conduct

their trials together. Practically however, we can never do that in our current courthouse. There is not enough room to permit multiple defendants and their attorneys to even sit at a trial table. As a result, a dozen different trial dates are set for each defendant, 50-60 citizens are called in each time for potential jury duty and victims and witnesses make repeated trips to court to testify in cases involving the exact same evidence – because joinder of cases was not physically possible. Over time those witnesses and victims get tired of coming, justice is completely denied and when justice is denied it brings us back to public safety for the community.

We expect the citizens of Howard County to perform their civic duty, to sit for days or weeks as jurors and assist us in our search for justice. We expect citizens who are witnesses to a crime to abide by their summons to appear for court and testify to the best of their ability. The least we can do is provide an adequate and safe courthouse for these goals to be accomplished.



C 27-2017
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JF
MS

THE EVERETT J. WARING / JUANITA JACKSON MITCHELL
LAW SOCIETY OF HOWARD COUNTY

P.O. Box 1638 • Ellicott City • Maryland 21041-163
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February 17, 2017

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Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Dear County Council Members:

For years, Howard County has proudly adopted the challenge reflected in the mantra to "Choose Civility." This campaign has transcended bumper stickers to hearts. Hearts are touched by the call to appreciate diversity and to foster an atmosphere of mutual respect among residents. The Howard County Circuit Court is the place where we seek equality, equity, protection, mercy and, at times, the wisdom of Solomon. The Waring-Mitchell Law Society is dedicated to Howard County's commitment to civility and fair and equal justice before the law. Unfortunately, the current Circuit Court location and design fails to meet the community's needs.

Circuit Court proceedings vary from intensely emotional domestic issues such as divorce, custody and child welfare to the very grave issue of freedom versus imprisonment. Parties, family members, victims and witnesses require accommodations outside of the individual courtrooms that allow for confidentiality, security and privacy. The current structure fails to meet those needs.

The courthouse was originally built in 1843. In spite of renovations and additions over the years, it remains woefully inadequate to serve the county. The primary parking lot is too small to accommodate the public and the overflow lot sits on a hill which presents a physical challenge for many. The one room library in the courthouse has a marginal

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HOWARD COUNTY COUNCIL
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number of computers, journals and books. The library is located in an area just beyond the entrance to the building and lacks a door to obstruct hallway noise, making it so that researchers do not have a quiet environment to read material. The courthouse also lacks adequate space for attorneys to privately consult with their clients.

The current courthouse structure not only fails to serve litigants and legal professionals, it also miserably fails to serve the general public. The courthouse should be a place that welcomes those who sacrifice their time to perform their civic duty as jurors, yet there are inadequate accommodations for jury selection. Furthermore, there is no cafeteria available in the building to save time for users between proceedings.

The courthouse also provides a poor waiting area for citizens seeking a civil ceremony. Couples enter the courthouse daily to get married. Their family and friends join them with hope and promise for the future only to stand in front of the civil clerk counter to await their special moment. Howard County should provide a better setting for these citizens than a few seats in front of a busy counter.

The Howard County Office of Land Records is located miles away from the courthouse. Litigants and court personnel cannot research property disputes, access deeds and liens in the same building in which they litigate property matters.

Previous courthouse renovations provided mere cosmetic changes. The Howard County Circuit Court needs major structural changes and expansion. The County population requires at least six judges on the bench, yet the courthouse can only accommodate five judges. The County needlessly wastes money renting office and storage space in multiple locations when it should have one centralized facility to house offices for the multiple agencies that regularly interact with the court such as the Department of Social Services, the Offices of the State's Attorney and the Public Defender just to name a few.

Finally, as the State of Maryland implements electronic filing, the courthouse needs to be wired to accommodate new technological and electronic security requirements.

The Waring-Mitchell Law Society encourages the Howard County Council to facilitate our choice of civility and construct a state-of-the-art structure that will benefit legal professionals, court employees, law enforcement officers, and everyone doing business in, serving and seeking relief from the Howard County Circuit Court.

Respectfully,



Carol Ann Smith, Esq.
President

Reply all | Delete | Junk | ...

FILE COPY



FW: Council Bill 27

NR

Naviasky, Roz <rnaviasky@offitkurman.com> on behalf of Ulman, Louis <lulman@off

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Letter to Howard County... 197 KB

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The attachment is now included.

Thank you.

From: Naviasky, Roz On Behalf Of Ulman, Louis
Sent: Thursday, February 16, 2017 3:48 PM
To: councilmail@howardcountymd.gov
Subject: Council Bill 27

Attached please find my written testimony regarding Council Bill 27.

Thank you,

Louis Jay Ulman

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February 16, 2017

VIA EMAIL: councilmail@howardcountymd.gov

Howard County Council
Honorable Calvin Ball, Chair
Honorable Jon Weinstein, Vice Chair
Honorable Jennifer Terrasa
Honorable Mary Kay Sigaty
Honorable Greg Fox
3430 Courthouse Drive
George Howard Building
Ellicott City, Maryland 21043

Dear Council Members:

Please accept this letter as my written testimony in favor of Council Bill 27. I am sorry that I will be unable to attend the hearing on February 21.

I have practiced law in Howard County for the last 30 years. Although I am not a trial attorney, I have numerous occasions to visit the Register of Wills office and do appear before the Orphans Court in connection with estate proceedings and in the Circuit Court in connection with trust and guardianship proceedings. It is clear to me that the growth in Howard County has far outpaced the ability of the courthouse to provide a safe and efficient facility for our judges, litigants, witnesses and others having business with our judicial system.

Some of the issues in connection with the courthouse are:

1. My clients complain that it often takes a very long time to obtain a trial date in the Circuit Court. It is my understanding that we are eligible to have an additional judge provided as long as we have a courtroom to service that judge.
2. Parking is extremely difficult and I have had elderly clients who have difficulty both parking and also accessing the courthouse, particularly the Register of Wills office.

Howard County Council
February 16, 2017
Page 2

3. I have been informed that the courthouse lacks the proper technology to allow trial attorneys to use Wi-Fi and other technology to assist them in properly presenting their cases.

I strongly urge your support for this bill in order to provide all of the citizens of Howard County a courthouse that will support the proper administration of justice and provide for the safety and convenience of the citizens of Howard County.

Respectfully yours,



Louis Jay Ulman

LJU/rmn

4834-2967-6611, v. 1



Howard County

Internal Memorandum

Subject: Testimony on CR 27-2017

To: Lonnie Robbins
Chief Administrative Officer

From: Holly Sun, Administrator
Office of Budget

Jim Irvin, Director
Department of Public Works

Date: February 8, 2017

CR-27-2017 was pre-filed to solicit County Council support for constructing and financing a new courthouse project through a public-private partnership (P3) approach.

This project is needed to address significant community service needs, various Federal and state mandates, technology needs and other space issues that cannot be accommodated by the structure and capacity of the existing courthouse built over 174 year ago.

After examining various project delivery options, the administration agreed with the Spending Affordability Advisory Committee and the financial consultants that a hybrid P3 model represents the most efficient and effective way of delivering this project. This approach features partial public financing and partial private financing with a private consortium selected through competitive bid delivering services including design, build, operation and maintenance under a long-term contract (typically 30 years).

Preliminary projections indicate total construction cost of approximately \$138 million. Other major costs include operation and maintenance services. Based on preliminary project schedule, the first full-year impact of this project on County operating budget is expected in FY 2022 with total annual fiscal impact estimated at around \$16 million, or 1.3% of the total budget. After that, only minor increase is expected on annual basis. To allow a successful procurement process for competitive bidding, General Obligation (GO) bonds authorization for this project will be included in County Executive's proposed FY 2018 CIP budget, to be developed in next two months for County Council review and decisions.

The proposed project is not anticipated to trigger any changes to the existing AAA ratings of County GO bonds, holding all other variables constant.

Thank you for your consideration and feel free to contact me if you have any questions.

CC: Stan Milesky
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Brook Mamo