




Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Bill No. 53 - 2018, an Act pursuant to Section 612 of the Howard County Charter, approving a Lease Agreement between Howard County, Maryland and 9200 Berger Business Trust for the lease of space located at 9200 Berger Road, Columbia, Maryland, and authorizing the County Executive to take certain actions in connection with the Lease Agreement.

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: June 29, 2018

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

Howard County needs to raze the existing Dorsey Building, located at Bendix Road, and relocate those agencies, i.e., Bureau of Facilities, as part of the construction of the new Circuit Court – Capital Project C0290.

9200 Berger Business Trust (“Landlord”), by deed dated November 15, 2000 and recorded among the Land Records of Howard County, Maryland (the “Land Records”) at Liber 5260, folio 337, is the owner of approximately 6.584 acres of real property shown as Parcel A, as shown on Plat entitled “Columbia, Village of Owen Brown, Section 2, Area 3, Sheet 9 of 9,” which Plat is recorded among the Land Records in Plat Book 25 at folio 26, and improved with two (2) buildings, commonly known as 9200 Berger Road and 9204 Berger Road, Columbia, Maryland 21046.

The County proposes to lease the building located at 9200 Berger Road, comprising 45,700 square feet of leasable space, associated parking areas, and other related amenities (collectively, the “Leased Premises”) for use by the Department of Public Works’ Bureau of Facilities.

The County and the Landlord desire to enter into a Lease Agreement, attached, for a term of ten years, with the option to extend the term for two additional five-year periods. The Lease Agreement requires the payment by the County of funds from an appropriation in later fiscal years, and therefore requires County Council approval as a multi-year agreement pursuant to Section 612 of the Howard County Charter.

Period	Base Rent	Monthly Based on 45,700 square feet	Annual Based on 45,700 square feet
Year 1	\$13.65 square foot	\$51,983.75	\$623,805.00
Year 2	\$14.06 square foot	\$53,545.17	\$642,542.00
Year 3	\$14.48 square foot	\$55,144.67	\$661,736.00
Year 4	\$14.92 square foot	\$56,820.33	\$681,844.00
Year 5	\$15.36 square foot	\$58,496.00	\$701,952.00
Year 6	\$15.82 square foot	\$60,247.83	\$722,974.00
Year 7	\$16.30 square foot	\$62,075.83	\$744,910.00
Year 8	\$16.79 square foot	\$63,941.92	\$767,303.00
Year 9	\$17.29 square foot	\$65,846.08	\$790,153.00
Year 10	\$17.81 square foot	\$67,826.41	\$813,917.00

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

cc: Jennifer Sager
File