




Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement

Council Bill No. ___ - 2022, an Act pursuant to Section 612 of the Howard County Charter, approving a Lease Agreement between Howard County, Maryland and Crestpointe III, LLC, a Maryland limited liability company, for 10,600 square feet for lease of space at 7090 Samuel Morse Drive, Columbia, Maryland, during a multi-year term; and authorizing the County Executive to take certain actions in connection with the Lease Agreement.

To: Lonnie R. Robbins,
Chief Administrative Officer

From: Thomas J. Meunier 
Department of Public Works

Date: August 25, 2022

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

The Police Department is in need of office and flex space and the County and Landlord desire to enter into a Lease Agreement, attached, for a term of ten (10) years and six (6) months, with the option to extend the term for two (2) additional periods of five (5) years each. The Lease Agreement requires 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 per square foot | Monthly Installment of base rent per square foot portion of the Annual Rent Based on 8,500 square feet | Annual Rent Based on 8,500 square feet |
|-----------------------------------|---------------------------|--|--|
| Year 1 (months 1-4 abatement) | \$14.00 square foot | \$9,916.67 | \$79,333.33 (indicates only 8 months of payment because of rent abatement) |
| Year 2 (months 13 - 14 abatement) | \$14.28 square foot | \$10,115.00 | \$101,150.00 (indicates only 10 months of payment because of rent abatement) |
| Year 3 | \$14.57 square foot | \$10,317.30 | \$123,807.60 |
| Year 4 | \$14.86 square foot | \$10,523.65 | \$126,283.75 |
| Year 5 | \$15.15 square foot | \$10,734.12 | \$128,809.43 |
| Year 6 | \$15.46 square foot | \$10,948.80 | \$131,385.62 |
| Year 7 | \$15.77 square foot | \$11,167.78 | \$134,013.33 |
| Year 8 | \$16.08 square foot | \$11,391.13 | \$136,693.59 |

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|--------------------|---------------------|-------------|--|
| Year 9 | \$16.40 square foot | \$11,618.96 | \$139,427.47 |
| Year 10 | \$16.73 square foot | \$11,851.33 | \$142,216.02 |
| Year 11 (6 months) | \$17.07 square foot | \$12,088.36 | \$72,530.17 (indicates only 6 months of payment) |

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