



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Bill No. _____-2023, an Act pursuant to Section 612 of the Howard County Charter, approving a multi-year Second Amendment of Lease Agreement between Howard County, Maryland and The Howard County Arts Council, Inc., a non-profit Maryland corporation, for approximately 12.652 acres of land at 8510 High Ridge Road, Ellicott City, Maryland, under the terms of the which the County agrees to pay certain costs associated with the premises; authorizing the County Executive to enter into the Second Amendment of Lease Agreement and to make changes to the Second Amendment of Lease Agreement before executing it, under certain conditions; and generally relating to a multi-year lease of certain premises owned by Howard County to The Howard County Arts Council, Inc.

To: Brandee Ganz,
Chief Administrative Officer

From: Yosef Kebede, Director
Department of Public Works *YK*

Date: May 25, 2023

The Department of Public Works has been designated coordinator for preparation of testimony relative to approval of a Second Amendment of Lease Agreement (the “Second Amendment”) for the leased space.

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

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

The County and the Arts Council entered into an Agreement of Lease dated July 27, 2017 for a term commencing on July 1, 2017 and expiring on June 30, 2022, as amended by First Amendment of Lease Agreement of 8510 High Ridge Road dated June 20, 2022 to renew the lease commencing July 1, 2022 and expiring on June 30, 2023, and the parties desire to continue the use of the Premises on the terms and conditions as substantially in the form set forth in the Second Amendment – see Attachment 1.

The County and the Arts Council desire to enter into the Second Amendment for extending the term by five (5) additional years commencing July 1, 2023 and expiring on June 30, 2028. The Second Amendment requires the County to provide utility and general maintenance services to or for the benefit of the Premises, including electricity, water, sewer, heating, janitorial service, and trash removal service during the term of the Second Amendment.

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

The fiscal impact to the County is the cost of maintaining the Premises. The expenses for the Rockland Arts Center in FY22 were \$329,292.10 and for FY23, year to date, are \$247,560.85.

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