



# Howard County

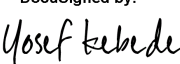
## Internal Memorandum

**Subject:** Testimony & Fiscal Impact Statement

Council Bill No. \_\_\_ - 2024, an Act pursuant to Section 612 of the Howard County Charter, approving a Lease Agreement between Howard County, Maryland and AAK II, LLC, a Maryland limited liability company, for 13,057 square feet for lease of space at 7095 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:** Brandee Ganz,  
Chief Administrative Officer

**From:** Yosef Kebede  
Department of Public Works

DocuSigned by:  
  
7436E469C7824F6...

**Date:** January \_\_, 2024

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

The Bureau of Utilities is in need of office and warehouse 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 the Annual Rent Based on 13,057 square feet	Annual Rent Based on 13,057 square feet
Year 1 (months 1-6 abatement)	\$22.00 square foot	\$23,937.83	\$143,627.00 (indicates only 6 months of payment because of rent abatement)
Year 2	\$22.44 square foot	\$24,416.59	\$292,999.08
Year 3	\$22.89 square foot	\$24,906.23	\$298,874.73
Year 4	\$23.35 square foot	\$25,406.75	\$304,880.95
Year 5	\$23.81 square foot	\$25,907.26	\$310,887.17
Year 6	\$24.29 square foot	\$26,429.54	\$317,154.53
Year 7	\$24.78 square foot	\$26,962.71	\$323,552.46
Year 8	\$25.27 square foot	\$27,495.87	\$329,950.39
Year 9	\$25.78 square foot	\$28,050.79	\$336,609.46
Year 10	\$26.29 square foot	\$28,605.71	\$343,268.53
Year 11 (partial 6 months)	\$26.82 square foot	\$29,180.09	\$175,080.54 (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