



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 Einstein, LLC, a Maryland limited liability company, for 40,000 square feet for lease of space at 7031 Albert Einstein 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

Signed by:

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Date: September 25, 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 Howard County Board of Elections office space and warehouse space are currently housed in two locations and the terms of the lease agreements each expire September 30, 2025. The Board of Elections is in need of office and warehouse space to consolidate the components in one building. 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	Annual Rent per square foot	Monthly Installment of the Annual Rent Based on 40,000 square feet	Annual Rent Based on 40,000 square feet
Year 1 (months 1-2 abatement)	\$16.00 square foot	\$53,333.33	\$533,333.33 (indicates only 10 months of payment because of rent abatement)
Year 2 (months 13-14 abatement)	\$16.32 square foot	\$54,400.00	\$544,000.00 (indicates only 10 months of payment because of rent abatement)
Year 3 (months 25-26 abatement)	\$16.65 square foot	\$55,500.00	\$555,000.00 (indicates only 10 months of payment because of rent abatement)
Year 4	\$16.98 square foot	\$56,600.00	\$679,200.00
Year 5	\$17.32 square foot	\$57,733.33	\$692,800.00
Year 6	\$17.67 square foot	\$58,900.00	\$706,800.00
Year 7	\$18.02 square foot	\$60,066.67	\$720,800.00
Year 8	\$18.38 square foot	\$61,266.67	\$735,200.00
Year 9	\$18.75 square foot	\$62,500.00	\$750,000.00
Year 10	\$19.12 square foot	\$63,733.33	\$764,800.00
Year 11 (partial 6 months)	\$19.50 square foot	\$65,000.00	\$390,000.00 (indicates only 6 months of payment)

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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