

Introduced 01-07-2025  
Public Hearing 01-21-2025  
Council Action 02-03-2025  
Executive Action 02-05-2025  
Effective Date 02-05-2025

## County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 1

### Transfer of Appropriation Ordinance

#### No. 1 - Fiscal Year 2025

Introduced by: The Chairperson at the request of the County Executive

Short title: Transferring \$5,345,000 – C0360 Real Estate Planning and Design

Title: AN ACT transferring \$5,345,000 from various capital projects to capital project C0360, Real Estate Planning and Design, in order to acquire an office building located at 9755 Patuxent Woods Drive, Columbia, Maryland.

Introduced and read first time Jan 7, 2025. Ordered posted and hearing scheduled.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on Jan 21, 2025.

By order Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on Feb 3, 2025 and Passed X, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order Michelle Harrod  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 4<sup>th</sup> day of Feb, 2025 at \_\_\_\_\_ a.m./p.m.

By order Michelle Harrod  
Michelle Harrod, Administrator

Approved by the County Executive Feb 5, 2025

Calvin Ball  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

**WHEREAS**, Section 609 of the Howard County Charter authorizes and empowers the Howard County Council to make interproject transfers of appropriations between capital projects in the capital budget and such transfers may be authorized by legislative act of the Council upon request of the Executive; and

**WHEREAS**, on May 22, 2024, the County Council passed Council Bill No. 27-2024 that adopted the Annual Budget and Appropriation Ordinance for Fiscal Year 2025; and

**WHEREAS**, the County wishes to purchase an office building located at 9755 Patuxent Woods Drive, Columbia Maryland and needs funding in Capital Project C0360, Real Estate Planning and Design, in order to acquire the property; and

**WHEREAS**, funding is available in the following capital projects:

1. C0376, Troy Park Indoor Track Facility;
2. C0377, Public Ice Rink Facility;
3. C0378, Data Center; and
4. C0365, Systemic Renovations; and

**WHEREAS**, the Director of Finance has indicated that the funds are available for transfer from the respective projects.

*Section 1. Be It Enacted by the County Council of Howard County, Maryland, that, subject to the provisions of Maryland law, the Howard County Charter, and the Howard County Code relating to budgetary and fiscal procedures, the amount hereafter specified is hereby approved, appropriated, and authorized to be disbursed for the general County purposes specified and in sums itemized for the fiscal year beginning July 1, 2024 and ending June 30, 2025, as hereinafter indicated:*

**Donor Project:**

C0376- Troy Park Indoor Track Facility

Appropriation before transfer	\$2,500,000
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1	Less amount transferred to C0360	<u>(\$2,200,000)</u>	(Pay go)
2	Appropriation after transfer	\$300,000	
3			
4	C0377- Public Ice Rink Facility		
5	Appropriation before transfer	\$1,000,000	
6	Less amount transferred to C0360	<u>(\$700,000)</u>	(Pay go)
7	Appropriation after transfer	\$300,000	
8			
9	C0378- Data Center		
10	Appropriation before transfer	\$2,010,000	
11	Less amount transferred to C0360	<u>(\$1,910,000)</u>	(Bonds)
12	Appropriation after transfer	\$100,000	
13			
14	C0365- Systemic Renovations		
15	Appropriation before transfer	\$28,028,000	
16	Less amount transferred to C0360	<u>(\$535,000)</u>	(Bonds)
17	Appropriation after transfer	\$27,493,000	
18			
19	<b>Recipient Project:</b>		
20	C0360- Real Estate Planning and Design		
21	Total Appropriation before transfer	\$900,000	
22	Plus amount transferred from C0376	\$2,200,000	(Pay go)
23	Plus amount transferred from C0377	\$700,000	(Pay go)
24	Plus amount transferred from C0378	\$1,910,000	(Bonds)
25	Plus amount transferred from C0365	<u>\$535,000</u>	(Bonds)
26	Appropriation after transfer	\$6,245,000	

27

28 ***Section 2. And Be It Further Enacted by the County Council of Howard County,***  
29 ***Maryland that this Transfer of Appropriation Ordinance shall be effective upon its***  
30 ***enactment.***

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on Feb 5, 2025.

Michelle R. Harrod  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council

# Howard County

## Internal Memorandum

**Subject:** Testimony for FY25 TAO #1 from various capital projects to C0360

**To:** Brandee Ganz  
Chief Administrative Officer

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

Signed by:  
*Yosef Kebede*  
B4217725E8EC47C...

**Date:** December 23, 2024

The Department of Public Works supports the Transfer of Appropriation Ordinance to allow the transfer of \$5,345,000.00 in funding to C0360 Real Estate Planning and Design from the following Capital Projects:

1. C0376 Troy Park Indoor Track Facility	\$2,200,000.00	(Pay go)
2. C0377 Public Ice Rink Facility	\$700,000.00	(Pay go)
3. C0378 Data Center	\$1,910,000.00	(Bonds)
4. C0365 Systemic Renovations	\$ 535,000.00	(Bonds)

The purpose of this transfer is to provide the funding needed for the County to purchase a 3-story, 98,281 square foot office building located at 9755 Patuxent Woods Drive (the "Building") in the Patuxent Woods development, which is centrally located near buildings currently leased by the County. This building is located at the County's human services campus, which is currently home to the Department of Community Resources and Services and the Department of Housing and Community Development. This location is also in close proximity to the office of the Community Action Council of Howard County, the Nonprofit Collaborative, and the Department of Social Services. The added office space will help alleviate existing space shortages within the County and provide an opportunity to move County agencies from leased space to County-owned space in the future.

***Fiscal Impact:***

This transfer of appropriations will allow the County to purchase the Building in the Patuxent Woods development. The purchase price of the Building is \$5,600,000.00. As part of the Purchase and Sale Agreement, the County will deposit a down payment of 5% of the purchase price, amounting to \$280,000.00, utilizing funding currently available in C0360. The remainder of funding for the purchase will be transferred from the four Capital Projects highlighted in this testimony.

The Building purchase includes the continuity of leases for three existing tenants totaling 46,559 square feet whose lease payments will cover anticipated operating expenses in the short term. The acquisition would provide a significant cost savings to the County when compared to the continued

cost of renting facilities for County agencies for the long term (Approximately \$56.98 per square foot to purchase compared to \$25.00 to \$30.00 per square foot per year for a lease).

The County will retain funding in C0376, C0377 and C0378 that is sufficient to advance the necessary market and feasibility studies for these projects. The funding reduction in C0365 is possible due to a delay in the planned relocation of the Board of Elections into new leased space.

The fiscal impact of this purchase to the County will be approximately \$900,000.00 per year in estimated operating costs. The current rental income from the three tenants is approximately \$1,092,000.00 per year. Additional funding may be needed in the FY2026 Capital Budget for the creation of a space plan to effectively utilize the Building and renovate the structure to fit the needs of future County tenants. The estimated cost of this work is unknown at this time and will be developed in anticipation of the FY2026 Capital Budget process.

Representatives of the Department of Public Works will be present at the public hearing to answer any questions and provide further details as needed. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.





## HOWARD COUNTY DEPARTMENT OF FINANCE

3430 Court House Drive Ellicott City, Maryland 21043


410-313-2195

Rafiu O. Ighile, CPA, CGMA, MBA  
Director of Finance  
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FAX 410-313-4064  
TDD 410-313-2323

December 16, 2024

To: Brandee Ganz  
Chief Administrative Officer

From: Rafiu Ighile   
Director of Finance

### Re: TAO No. 1 – FY2025 Funds Certification

I hereby certify that funds are unencumbered and available for transfer, as follows:

#### FROM:

<b>C0376</b> – Troy Park Indoor Track Facility (Paygo)	\$2,200,000
<b>C0377</b> – Public Ice Rink Facility (Paygo)	700,000
<b>C0378</b> – Data Center (Bonds)	1,910,000
<b>C0365</b> – Systemic Renovations (Bonds)	535,000

#### TO:

<b>C0360</b> – Real Estate Planning and Design (Paygo)	\$2,900,000
(Bonds)	2,445,000