



# Howard County

## *Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Bill No. \_\_\_\_\_-2025, an Act pursuant to Section 612 of the Howard County Charter, approving a multi-year Agreement of Lease between Howard County, Maryland and The Howard County Arts Council, Inc., a non-profit Maryland corporation, for a portion of the building known as the Historic Circuit Courthouse located at 8360 Court Avenue, 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 Agreement of Lease and to make changes to the Agreement of Lease 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:** Tae Jung, Acting Director  
Department of General Services

**Date:** August 19, 2025

The Department of General Services has been designated coordinator for preparation of testimony relative to approval of an Agreement of Lease (the “Agreement”) between Howard County, Maryland (the “County”) for the Howard County Arts Council (the “Arts Council”) to lease a portion of the Historic Circuit Courthouse (the “Building”).

Pursuant to Section 12.805 of the Howard County, Maryland Code of Ordinances, the County, in support of the pursuit of fine arts within Howard County, provides a facility for the use of the Arts Council.

The County and the Arts Council entered into an Agreement of Lease dated July 27, 2017, as amended for the use of certain premises located at 8510 High Ridge Road, Ellicott City, Maryland 21043 for the Howard County Center for the Arts (the “High Ridge Road Agreement”).

The County is the owner of the property comprising 1.63 acres of land, more or less, commonly shown as Parcel 302 on Tax Map 25 and known as 8360 Court Avenue, Ellicott City, Maryland 21043 improved with the Historic Circuit Court.

The County renovated the Historic Circuit Courthouse and the County and the Arts Council agreed to relocate the Arts Council to the Building for the use of the certain premises within the Building by the Arts Council (the “Premises”) and terminate the High Ridge Road Agreement.

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The Agreement is for a term of ten (10) years and requires the County to pay for certain costs associated the Premises 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.

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