



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Disposition of Silver Spring Library Basement 900 Wayne Avenue Silver Spring, Maryland	Executive Order No. 28-16	Subject Suffix ORE
Department of General Services	Department No. ORE	Effective Date 3/22/16

## BACKGROUND

WHEREAS the County owns property located at 900 Wayne Avenue in Silver Spring, Maryland comprised of 58,000 gross square feet and known as the new Silver Spring Library, and

WHEREAS, in January 2015, the Department of General Services issued a solicitation seeking organizations to occupy the Basement, First and Second floors of the library; and

WHEREAS, the solicitation advertised a long term lease opportunity with the intent to incorporate services provided by the lessee with County library community programming; and

WHEREAS, upon review of the proposals, Gandhi Brigade Youth Media, Inc. was selected to enter into negotiations with the County to lease the basement floor space in the Silver Spring Library. Gandhi Brigade Youth Media is a local nonprofit based in the Silver Spring area. The Gandhi Brigade is a pioneering afterschool program that empowers young people in the Washington, DC region to use multimedia as tools to promote community building, multicultural understanding and the common good. This Organization has as its goal that objective to prepare Children to live and learn with positive youth development at its core. They encourage youth community engagement and foster youths to become leaders in their community; and

WHEREAS, the County Executive intends to approve the disposition of the basement floor of the Silver Spring Library as leased space for Gandhi Brigade Youth Media; and

WHEREAS, the Department of General Services did not conduct a formal reuse analysis for this portion of the Silver Spring Library because the Council previously approved the Capital Improvement Program (CIP) for the library which included a plan to use the basement, first and second floors of the library as potential leased space; and

WHEREAS, the material terms of the lease agreement are as follows:

- Gandhi Brigade proposes to lease the basement floor space which is approximately 2970 square feet of the total 38,200 net square feet of the library facility.
- Gandhi Brigade proposes to build out the basement floor and operate a Gandhi Brigade Youth Media services in the Silver Spring Library.
- In addition to self-funding the build out, Gandhi Brigade has agreed to pay a pro rata share of utilities and operating expenses. Those costs represent the utility and operating expenses that are



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estimated to result from their basement floor programming activities. The costs are estimated to be \$3.58/ sq. ft. and \$4.00/sq. ft. respectively.

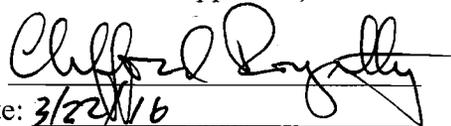
- The lease term would be for a ten-year period with an option for renewal extensions. This lease arrangement will not be based on fair market value so the County Executive will request Council to waive the fair market value for this disposition.
- Gandhi Brigade has also offered to provide youth programming and other services that will be coordinated with the Library Staff. Those programs and services will provide community benefits, such as interactive educational workshops, live entertainment, creative activities using film, music, art and photography. These Gandhi Brigade activities will further support the Arts and Entertainment District offerings in the Silver Spring area; and

WHEREAS, in accordance with the provisions of Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled real property is no longer needed for public use.

### ACTION

In consideration of the above recitals, the County Executive declares that the basement floor of the Silver Spring library property located at 900 Wayne Avenue in Silver Spring, Maryland is no longer needed for public use and hereby directs the Department of General Services to take all steps necessary to dispose of the basement floor through a lease agreement with Gandhi Brigade Youth Media, Inc. in the manner described in this Executive Order.

Approved as to Form and Legality  
Office of the County Attorney (insofar as  
bond counsel has approved)

By:   
Date: 3/22/16

APPROVED



Ramona Bell-Pearson  
Assistant Chief Administrative Officer

Distribution:

- County Council
- County Attorney
- Department of General Services