



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Subject Disposition through long term lease of the Writer's Center, 4508 Walsh Street, Bethesda, Maryland	Executive Order No. 50-14	Subject Suffix ORE
Department: General Services	Department No.	Effective Date 2/25/14

BACKGROUND

WHEREAS, the property commonly referred to as the "Writer's Center" located at 4508 Walsh Street, Bethesda, Maryland has been included in the Capital Improvements Projects (CIP) submitted by the County Executive to the County Council on January 15, 2014 as a County program and project located in a County facility; and

WHEREAS, the Executive determined that the property should continue to be used as a Writer's Center under a fifteen year lease with no initial renewals and under a rent abatement agreement to allow the Lessee the opportunity to raise funds to finance the remodeling and expansion of the property and facilities of 4508 Walsh Street, Bethesda, Maryland; and

WHEREAS, pursuant to Section 11B.45.01.04 of the Property Disposition Regulations, inclusion in the CIP exempts the proposed use of the property for the Writer's Center from the Preliminary Reuse Review and Reuse Analysis otherwise required for the reuse of County property under the Property Disposition Regulations; and

WHEREAS, a fifteen year lease (the "Lease") will be a disposition of County property for which the County will receive, as consideration for the leased premises, \$3,000,000 in upgrades to the Premises which will exceed the abated amount of rent (approximately \$525,000, using 2013 rental rates) over the fifteen year period; and

WHEREAS, renovations are scheduled to occur in two phases: Phase 1: will include basement renovation, including sump pumps, French drains, abatement of mold, demolition of non-bearing walls in long corridor, creation of temporary office space in garage, creation of writer's studio, and renovation of upstairs bathrooms to be in compliance with ADA guidelines and Phase 2: will include demolition of existing roof, construction of second floor "shell" (including roof), installation of a 3-stop elevator shaft, and rebuild of the front entrance to accommodate handicapped ramp; and

WHEREAS, the County Executive has determined that the property is no longer needed for a public use and is appropriate for Disposition to The Writer's Center, Inc. pursuant to the terms of the Lease ; and



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WHEREAS, as required under Section 11B-45 of the Montgomery County Code, the County Executive must issue an Executive Order declaring that County owned property or controlled real property is no longer needed for public use.

ACTION

In consideration of the above recitals, the County Executive declares that 4508 Walsh Street, Bethesda, Maryland is no longer needed for public use and hereby directs the Department of General Services to take all steps necessary to enter the fifteen year lease agreement to dispose of the Writer's Center property for the period of the lease terms and in the manner described in this Executive Order.

Approved as to Form and Legality
Office of the County Attorney

APPROVED

By: *[Signature]*
Date: 2/25/14

[Signature]
Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:
County Council
County Attorney
Department of General Services