

Introduced \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 13

### Bill No. 64-2025

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

Short Title: Agreement of Lease – approximately 22,940 rentable square feet - The Howard County Arts Council, Inc– 8360 Court Avenue, Ellicott City, Maryland

Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving Agreement of Lease between Howard County, Maryland and The Howard County Arts Council, Inc. for the lease of approximately 22,940 rentable square feet of space located at the Center for the Arts, Culture and History located at 8360 Court Avenue, Ellicott City, Maryland; and authorizing the County Executive to take certain actions in connection with the Agreement.

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Introduced and read first time \_\_\_\_\_, 2025. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
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 \_\_\_\_\_, 2025.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

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

By order \_\_\_\_\_  
Michelle Harrod, Administrator

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

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2025

\_\_\_\_\_  
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

1           **WHEREAS**, Howard County, Maryland (the “County”) is the owner of certain space  
2 known as 8360 Court Avenue, Ellicott City that is improved by the Historic Circuit Court; and  
3

4           **WHEREAS**, pursuant to Section 12.805 of the Howard County Code, the County, in  
5 support of the pursuit of fine arts within Howard County, provides a facility for the use of the  
6 Howard County Arts Council, Inc (“Arts Council”); and  
7

8           **WHEREAS**, pursuant to an Agreement of Lease dated July 27, 2017, as amended, the Arts  
9 Council currently occupies certain premises located at 8510 High Ridge Road, Ellicott City,  
10 Maryland, known as the Howard County Center for the Arts; and  
11

12           **WHEREAS**, the County renovated the Historic Circuit Courthouse into the Center for  
13 Arts, Culture and History (the “Building”); and  
14

15           **WHEREAS**, the County and the Arts Council agreed to relocate the Howard County  
16 Center for the Arts to the Building and to terminate the High Ridge Road Agreement; and  
17

18           **WHEREAS**, the County and the Arts Council wish to enter into a Lease Agreement,  
19 substantially in the form attached as Exhibit A, for the lease of space within the Center for Arts,  
20 Culture and History by the Arts Council for a term of 10 years; and  
21

22           **WHEREAS**, the Lease Agreement requires the County to provide utility and general  
23 maintenance services to, or for the benefit of, the Arts Council; and  
24

25           **WHEREAS**, the Lease Agreement requires the payment by the County of funds from an  
26 appropriation in a later fiscal year and therefore requires County Council approval as a multi-year  
27 agreement pursuant to Section 612 of the Howard County Charter.  
28

29           **NOW, THEREFORE,**  
30

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland that in accordance  
2 with Section 612 of the Howard County Charter, it approves the Lease Agreement between  
3 Howard County and the Howard County Arts Council, Inc., for a term of ten years, substantially  
4 in the form of Exhibit A attached to this Act.

5  
6 **Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland that  
7 the County Executive is hereby authorized to execute the Lease Agreement for such term in the  
8 name of and on behalf of the County.

9  
10 **Section 3. And Be It Further Enacted** by the County Council of Howard County, Maryland that  
11 the County Executive, prior to execution and delivery of the Lease Agreement, may make such  
12 changes or modifications to the Lease Agreement as he deems appropriate in order to accomplish  
13 the purpose of the transactions authorized by this Act, provided that such changes or modifications  
14 shall be within the scope of the transactions authorized by this Act; and the execution of the Lease  
15 Agreement by the County Executive shall be conclusive evidence of the approval by the County  
16 Executive of all changes or modifications to the Lease Agreement, and the Lease Agreement shall  
17 thereupon become binding upon the County in accordance with its terms.

18  
19 **Section 4. And Be It Further Enacted** by the County Council of Howard County, Maryland that  
20 this Act shall be effective immediately upon its enactment.