



ALARF: M-NCPPC

(P727007)

Category	M-NCPPC	Date Last Modified	10/21/25
SubCategory	Acquisition	Administering Agency	M-NCPPC
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Land	36,598	16,798	7,200	12,600	2,100	2,100	2,100	2,100	2,100	2,100	-
TOTAL EXPENDITURES	36,598	16,798	7,200	12,600	2,100	2,100	2,100	2,100	2,100	2,100	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Revolving Fund (M-NCPPC Only)	36,598	16,798	7,200	12,600	2,100	2,100	2,100	2,100	2,100	2,100	-
TOTAL FUNDING SOURCES	36,598	16,798	7,200	12,600	2,100	2,100	2,100	2,100	2,100	2,100	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY72
Appropriation FY 28 Request	-	Last FY's Cost Estimate	32,398
Cumulative Appropriation	21,998		
Expenditure / Encumbrances	16,798		
Unencumbered Balance	5,200		

PROJECT DESCRIPTION

The Advance Land Acquisition Revolving Fund (ALARF) was established in the Commission's FY72-FY77 Capital Improvements Program pursuant to Land Use Article Section 18-401 of the Annotated Code of the State of Maryland to enable the Commission to acquire rights-of-way and other property needed for future public projects. ALARF is considered part of the Commission's operating budget, and this CIP project is used to provide a snapshot of current Revolving Fund balances in land and available funds. The corpus of the revolving fund includes the original \$7 million bond issue in FY71, a \$5 million bond issue in FY90, a \$2.2 million bond issue in FY95, a \$2 million bond issue in FY05, plus reimbursements in excess of costs, accumulated interest, and any surplus of Advance Land Acquisition (ALA) tax revenue over debt service.

Before acquisition of a specific parcel, the Montgomery County Planning Board will submit an authorization request to the Montgomery County Council for approval by formal resolution. M-NCPPC must seek County Council approval to change the use of ALARF-acquired property. It is the intent of the County Council that land acquisition costs for ALARF-acquired properties will ultimately be appropriated in a specific project PDF or acquisition PDF so that ALARF can be reimbursed and continue to revolve. In the event that the County Council does not require that ALARF be reimbursed, the cost of the land acquisition related to the non-park development project shall be disclosed in the PDF text. If ALARF-acquired properties are not needed for the public use for which they

were purchased and/or are used for park and recreation purposes as part of the Commission's Parks system, the Commission is not obligated to replenish ALARF.

COST CHANGE

Cost change is tied to the annual contribution from the Debt Service Fund, as approved in the operating budget.

PROJECT JUSTIFICATION

Some of the acquisitions in this project may help meet 2022 Park, Recreation and Open Space (PROS) Plan objectives. This project enables the Commission to acquire private property in lieu of allowing development that would adversely affect a planned public use of the property. All properties acquired with ALARF must first be shown on adopted area master plans as needed for future public use. Properties included for acquisition in a current capital budget of any public agency are not eligible for acquisition under this project.

FISCAL NOTE

Prior year partial capitalization of expenditures through FY16 totaled \$19,337,000. As of the end of FY25, the value of ALARF-acquired land being held for transfer is \$10,176,991. At the end of FY25, the available balance in the ALARF Revolving Fund is \$8,323,884. The amount approved for expenditure from the Revolving Fund by the M-NCPPC Adopted Budget for Fiscal Year 2026 is \$11,010,587.