

# Developer, Montgomery County ink land deal for music hall

## Lee Development provides \$3.5 million parcel so Fillmore Silver Spring can proceed

by Douglas Tallman | Staff Writer . November 12, 2009

Montgomery County and the Lee Development Group signed a final agreement today that would allow a Fillmore Music Hall to proceed in downtown Silver Spring, according to a statement released by the office of County Executive Isiah Leggett (D).

Once construction is complete, Lee Development will donate the land, worth \$3.5 million, to the county. In return, the company gets assurances that it will be able to develop an adjacent property under current rules, said county spokesman Patrick K. Lacefield.

Generally, an amenity like a music hall would be provided once a developer starts a project. In this case, the county gets the amenity up front, Lacefield said.

The property, the site of a former J.C. Penney Co. store, has been vacant for 18 years.

Under the agreement, Montgomery County receives the property at no cost. The project will preserve the historic façade of the site on Colesville Road.

The county and the state have already committed \$4 million each toward the project, which the county hopes will bolster economic development.

"I think the idea is basically if all goes well, a year from now, we could break ground," Lacefield said.

Construction could take a year, meaning the Fillmore could open in late 2011, he said.

The county will own the music hall, which is not expected to need an ongoing public subsidy.

The new music hall will be run under contract by Live Nation.

Under the terms of the agreement, Lee Development would also provide for management services for the construction of the facility, a \$500,000 value.