



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 11/1/2016

**Effective Date:** 11/10/2016

**Reference No.:** CR-076-2016

**Chapter Number:**

**Draft No.:** 1

**Public Hearing Date:** 11/1/2016 @ 10:30 a.m.

**Proposer(s):** County Executive

**Sponsor(s):** Davis, Harrison, Turner and Franklin

**Item Title:** A RESOLUTION CONCERNING WESTPHALIA TOWN CENTER SPECIAL TAXING DISTRICT for the purpose of designating an area within Prince George’s County, Maryland as a “special taxing district” as that term is used in Section 10-269 of the Prince George’s County Code, as amended, and as that term is used in Sections 21-501 through 21-518 and Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively, the “Act”), such special taxing district to be located in Upper Marlboro, Maryland and to be known as the “Westphalia Town Center Special Taxing District”; providing for, and determining, various matters in connection with the establishment of a special taxing district; creating a special fund with respect to the Special Taxing District; providing for the introduction of a future ordinance or ordinances to provide for the levy of a special tax in connection with the Special Taxing District; pledging proceeds of such special tax to be paid over to the special fund as provided in the Act; making certain findings and determinations with respect to the special fund and the use of such fund; providing that special obligation bonds may be issued from time to time pursuant to an ordinance or ordinances enacted in accordance with the Act and secured by the special fund; and generally relating to the Westphalia Town Center Special Taxing District.

**Drafter:** Thomas Himler, Office of the County Executive

**Resource Personnel:** Thomas Himler, Office of the County Executive

### LEGISLATIVE HISTORY:

<b>Date:</b>	<b>Acting Body:</b>	<b>Action:</b>	<b>Sent To:</b>
09/27/2016	County Council	introduced and referred	PSFM
	<b>Action Text:</b> This Resolution was introduced by Council Members Davis, Franklin, Harrison and Turner and referred to the Public Safety and Fiscal Management Committee		
10/13/2016	PSFM	Held in Committee	
	<b>Action Text:</b> This Resolution was Held in Committee		
10/20/2016	PSFM	Favorably recommended	County Council

**Action Text:**

This Resolution was Favorably recommended to the County Council

Aye: 3 Patterson, Harrison and Lehman

Absent: 2 Franklin and Turner

11/01/2016 County Council public hearing held

**Action Text:**

The public hearing was held for this Resolution.

11/01/2016 County Council adopted

**Action Text:**

A motion was made by Council Member Franklin, seconded by Council Member Turner, that this Resolution be adopted. The motion carried by the following vote:

Aye: 7 Davis, Franklin, Harrison, Lehman, Patterson, Toles and Turner

Absent: 2 Glaros and Taveras

11/10/2016 County Executive signed

**Action Text:**

This Resolution was signed

**AFFECTED CODE SECTIONS:**

**BACKGROUND INFORMATION/FISCAL IMPACT:**

The proposed legislation designates and establishes a Development District to be known as the “Westphalia Town Center Development District” located in Upper Marlboro, Maryland (“Upper Marlboro”) pursuant to the Economic Development Article of the Annotated Code of Maryland Sections 12-201 through 12-213, as amended (“Tax Increment Financing Act”). It will also provide for the creation of a tax increment fund with respect to the Development District and allocates certain property taxes with respect to the Development District to be paid over to the tax increment fund. Pursuant to the provisions of the Tax Increment Financing Act, the County may determine to issue special obligation bonds to finance the costs related to various infrastructure improvements to be constructed in the Development District.

**Document(s):** R2016076, CR-76-2016 Exhibit B, CR-076-2016 Report, CR-076-2016 Fiscal Impact, CR-76-2016 Transmittal Letter