



Prince George's County Council

County Administration Building
14741 Governor Oden Bowie
Drive
Upper Marlboro, Maryland
20772-3050

Meeting Minutes - Final Sitting as the Committee of the Whole

Monday, April 20, 2020

1:30 PM

Virtual Meeting

JOIN USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

ORDER OF PROCEEDINGS:

CALL TO ORDER

The Committee of the Whole was convened by Chair Turner at 1:39 p.m. with ten 1 members present. Council Member Franklin arrived at 1:42 p.m.

Present 11 - Todd Turner
 Monique Anderson-Walker
 Derrick Davis
 Thomas Dernoga
 Mel Franklin
 Dannielle Glaros
 Sydney Harrison
 Calvin S. Hawkins
 Jolene Ivey
 Rodney Streeter
 Deni Taveras

Also present:

*Robert J. Williams, Jr. Council Administrator
William M. Hunt, Deputy Council Administrator
Donna J. Brown, Clerk of the Council
Theresa D. Myers, Legislative Assistant
Leonard D. Moses, Zoning Assistant
Colette R. Gresham, Legislative Officer
Howard Stone, Director, GOFP Committee
Terry L. Bell, Council Liaison
Sakinda L. Skinner, Associate County Attorney*

[CB-014-2020](#)

Draft 1

AN ACT CONCERNING THE ISSUANCE OF SPECIAL OBLIGATION BONDS FOR THE LARGO TOWN CENTER METRO DEVELOPMENT DISTRICT

for the purpose of amending and ratifying CR-92-2014, adopted by the County Council of Prince George's County, Maryland (the "County Council") on November 12, 2014; providing that special obligation tax increment financing bonds may be issued from time to time under the provisions of this Act and Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Financing Act"), and consistent with the provisions of CR-92-2014, as the same is being amended by the terms hereof (the "Formation Resolution"), in an amount not to exceed the aggregate principal amount of Five Million Seven Hundred Fifty Thousand Dollars (\$5,750,000), in order for Prince George's County, Maryland (the "County") . . .

Sponsor(s): Turner, Hawkins, Streeter, Harrison, Franklin, Glaros and Davis

Attachment(s): [B2020014](#)
[CB-014-2020 AIS](#)
[CB-014-2019 Report](#)

County's Team:

Major Riddick – Chief Administrative Officer
Angie Rodgers - Deputy Chief Administrative Officer
Stephen McGibbon – Director of Finance
Ronald Halper – Debt Manager
Sean Dixon – Deputy County Attorney
Joe Fanone – Bond Counsel
Latasha Coates, Office of Management and Budget

Developer's Team:

Jeffrey Harris - Chief Development Officer – Peter N.G. Schwartz
Companies
Alan Cason – Developer's Counsel – McGuire Woods LLP
Anna Horevay – Developer's Counsel – McGuire Woods LLP
Keenan Rice – Financial Advisor – Municap, Inc.

Major Riddick, Chief Administrative Officer and Stephen McGibbon, Director of Finance provided an overview of the Council Bill 14-2020. The project will include 379 multi-family units, 4,500 sq. ft. of retail and 419 structured parking spaces at an estimated cost of \$107 million. Will include a 5% rate reduction on market-rate rent for police officers, fire fighters/EMS, nurses, teachers and military personnel. Fiscal impact is neutral. Special obligation bonds to be paid from tax increment revenues

which would not be realized without the Project. The panelists responded to questions posed by Council Members regarding the workforce housing component requirement, rent affordability, public safety surcharge reduction, WSSC waiver, minority labor, but-for analysis and minority equity partner.

A motion was made by Council Member Davis, seconded by Vice Chair Hawkins, that this Council Bill be Favorably recommended. The motion carried by the following vote:

Aye: 11 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

[ADJ30-20](#)

Draft 1

ADJOURN

The meeting adjourned at 2:12 p.m.

A motion was made by Council Member Anderson-Walker, seconded by Council Member Davis, that the meeting be adjourned. The motion carried by an unanimous vote.