

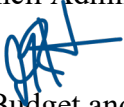



June 25, 2025

FISCAL AND POLICY NOTE

TO: Colette R. Gresham, Esq.
Acting Council Administrator

Karen T. Zavakos
Interim Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Roger G. Banegas 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CB-058-2025 County Real Property

CB-058-2025 (*Proposed and presented by:* The Chair of the Council at the request of the County Executive)

Assigned to the Government Operations and Fiscal Policy (GOFP) Committee

AN ACT CONCERNING COUNTY REAL PROPERTY for the purpose of declaring certain parcels of County-owned real property as surplus and no longer needed for County use.

Fiscal Summary

Direct Impact:

Expenditures: No direct impact on expenditures.

Revenues: No direct impact on revenues.

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Indirect Impact:

None likely.

Legislative Summary

CB-058-2025¹, presented by the Chair at the request of the County Executive, was introduced on June 10, 2025, and referred to the Government Operations and Fiscal Policy (GOFP) Committee. The resolution declares 18 parcels of County-owned real property as surplus.

Current Law/Background

Section 2-111.01² of the Prince George's County Code requires that the County Executive should submit for the Council's approval, an inventory of real property identified as surplus that is to be leased, offered for sale, or otherwise disposed of. Following approval by the Council, the County Executive must dispose of the properties within two (2) years of the date of the resolution, or the disposition of the County-owned properties will be deemed a disapproval.

Resource Personnel:

- Steven Donegan, Redevelopment Authority of Prince George's County
 - Ikenna Udejiofor, Executive Director, Redevelopment Authority of Prince George's County
-

Discussion/Policy Analysis

This Bill declares six (6) parcels of County-owned property as surplus, making them eligible for sale, lease, or any other disposition approved by the County Executive. All of the listed properties are located in District One.

Attachment A to the bill provides additional details about each property:

- Five (5) of the properties (Map 1-A), with a combined assessed value of \$524,734, are proposed to be transferred for no consideration.
- One (1) of the properties (Map 1-B), with an assessed value of \$275,100, is proposed to be transferred for no consideration.

¹ [Prince George's County Council - Reference No. CB-058-2025 \(legistar.com\)](#)

² [Prince George's County Code Section 2-111.01](#)

The properties are located at 4207, 4209, 4211, 4213, and 4217 Ammendale Road and 11731 Old Gunpowder Road in Beltsville, MD, Council District One. They are contiguous at the intersection of Ammendale Road and Old Gunpowder Road.

According to the Redevelopment Authority, the proposed plan is for a no-consideration transfer of the parcels to M-NCPPC for a public purposes project centered around land and treescape preservation with the development of a community dog park. The approximate square footage of the combined parcels is 383,334 sq. ft., or 8.8 acres, with a combined assessed value of \$799,834.00. Because this will be a no-consideration transfer, there will be no revenue associated with this disposition.

Fiscal Impact

- *Direct Impact:*

The enactment of CB-058-2025 is not expected to have a direct fiscal impact on the County, as the resolution merely authorizes the categorization of these properties as surplus.

- *Indirect Impact:*

The enactment of CB-058-2025 should not have an indirect fiscal impact on the County.

- *Appropriated in the Current Fiscal Year Budget:*

N/A

Effective Date of Proposed Legislation

CB-058-2025 *does not have an effective date* clause. Pursuant to Section 318 of the Prince George's County Charter, "Any law, except an emergency law, shall take effect forty-five calendar days after it becomes law."³

If you require additional information or have questions about this fiscal impact statement, please email me.

³ [Section 318. Effective Date of Laws. - Prince George's County Charter](#)