



Rushern L. Baker, III
County Executive

Hampton Park Project

October 5, 2017

Prince George's County Council

Public Safety and Fiscal Management Committee

Agenda

- Project Overview
- Proposed County Incentives
- MBE Plan
- Summary



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Project Overview

Hampton Park

Hampton Park Project – All Phases



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Type	Phase 1	Phase 2	Total
Multi-Family (units)	194	210	404
For-Sale Residential (units)	0	0	0
Office (SF)	115,000	30,000	145,000
Retail (SF)	106,000	30,000	136,000
Hotel (rooms)	120	0	120
Total Square Footage	531,000	274,000	805,000

Hampton Park Project



- \$200+ million redevelopment project
- Along a major transportation corridor (MD 214/I-495)
- Located in a Health Enterprise Zone
- Proximity to major assets (Regional Medical Center, FedEx Field)
- Future site of the County's combined Health and Human Services building



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Proposed County Incentives

Hampton Park Project

Proposed Incentives



Type	Total
Tax Increment Financing	\$10,638,200
County Funds	\$10,000,000
Total	\$20,638,200

- CB 109-2017 is essentially a reauthorization of a previously approved Special Obligation Bond (CB 98-2010)
- Hampton Park has also received approval for a \$1.8 million Economic Development Incentive (EDI) Fund traditional loan for pre-development costs

Tax Increment Funded Infrastructure



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Type	Total
Parking Garage	\$5,000,000
Roads, Utilities, and Other Infrastructure	\$2,500,000
Sediment Control and Landscaping	\$1,500,000
Related Financing and Soft Costs	\$1,638,200
Total	\$10,638,200

County Funded Infrastructure



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Type	Total
Site Development	\$5,000,000
Off-Site Improvements	\$3,000,000
Soft Costs and Other Infrastructure	\$2,000,000
Total	\$10,000,000

- Includes costs for acquisition, construction, development, site preparation, and other hard/soft costs



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Projected Real Property Taxes

- Hampton Park will provide approximately \$12.8 million to the County between 2019 and 2048 from Phase 1
- Additional General Fund taxes will be generated from Phase 2

Phase 1	2019-2048
Real Property Taxes - Base	\$4,129,953
Real Property Taxes and Hotel Taxes - After Debt Service	\$8,692,637
Total Incremental Property Taxes Available to County	\$12,822,590

- “Surplus property taxes – above pledged to bonds” means real property taxes that are available to the County after payment of debt service on the TIF bonds

Prince George's County Equity Share



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- Given the County's substantial investment in Hampton Park, including the HHS office building, the County will have a 5% share in the project



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CBB/CBSB/CMBE/MBE

Hampton Park Project

CBB/CBSB/CMBE/MBE Requirements



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- Minimums
 - 25% - CBB, CBSB, CMBE, and MBE
 - 20% - CMBE
- Best Efforts
 - 35% goal – CBB, CBSB, CMBE, and MBE
- Applies to **total** building costs, site work costs, and related construction services
- Eligible costs will be determined as part of the approved MBE Plan by the County's MBE Compliance Manager
- Quarterly reports are due January 1st, April 1st, July 1st, and October 1st annually – MBE activities and project status
- Failure to comply with these requirements may result in termination of the incentives, including but not limited to "claw-back" provisions



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Summary

Hampton Park Project

Hampton Park Project



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- Located along a major transportation corridor (MD 214 and I-495)
- Brings reality to the long-term vision of the Hampton Park redevelopment plan
- Adds vital office building space to the Central Avenue Corridor
- Brings a significant private investment into an Inner Beltway community that will serve as a catalyst for future private investment along the corridor
- Expands the County commercial tax base
- Provides the County with \$12.8 million in General Fund real property tax revenues over the next 30 years from Phase 1, and additional tax revenues from Phase 2