

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2022 Legislative Session

Reference No.: CR-050-2022

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 06/21/2022

Action: FAV

REPORT: Favorable 8-0: Council Members Harrison, Hawkins, Dernoga, Ivey, Medlock, Streeter, Taveras, and Turner. Absent: Burroughs, Franklin, Glaros.

The Prince George's County Council convened in the Committee of the Whole to consider CR-050-2022. CR-050-2022 would approve the terms and conditions of a Payment in Lieu of Taxes agreement between Prince Georges County and Glenarden Hills Phase 3, Four LLC (the owner) concerning the 8405 Hamlin Street Lanham, Maryland project.

The project is a 114-unit mixed-income apartment community for families. The project is planned to be developed in two phases, and the developer intends to have several amenities. The project is expected to cost \$38,257,054, including acquisition, infrastructure development, and construction. County real property tax that will be due on the project is an estimated \$156,098.10 or (\$1,369.28 per unit) in the first year of the PILOT.

During the committee session, Pam Wilson, Housing Manager, Department of Housing and Community Development, provided an overview of the project. Patrick Stewart of Penrose Development presented a PowerPoint presentation on the project.

The Office of Law reports CR-050-2022 to be in proper legislative form with no legal impediments to its adoption.

The Policy group reports that adoption of CR-050-2022 will have an adverse fiscal impact on the County; however, adoption of CR-050-2022 may have a positive impact to the extent that new residents may generate additional economic activity.

After discussion, the Prince George's County Council, sitting as the Committee of the Whole, reported CR-050-2022 out favorably 8-0.