

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2017 Legislative Session

Resolution No. CR-94-2017

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Toles, Turner, Lehman, Davis and Glaros

Co-Sponsors _____

Date of Introduction November 14, 2017

RESOLUTION

1 A RESOLUTION concerning
2 PILOT Agreement for United States Citizenship and Immigration Services Project
3 For the purpose of approving the terms and conditions of a negotiated Payment in Lieu of Taxes
4 (PILOT) Agreement between Prince George’s County, Maryland (County) and One Town
5 Center, LLC (Developer) for the United States Citizenship and Immigration Services Project
6 (Project).

7 WHEREAS, there is a significant need to continue the expansion of the County’s
8 commercial tax base and to support the relocation of federal agencies to the County; and

9 WHEREAS, the Developer is proposing to develop approximately 10.71 acres of land
10 located in the Camp Springs area of Prince George’s County, Maryland, more particularly
11 identified as a portion of the tax parcel account identifiers described in Attachment A attached
12 hereto and made a part hereof (the Property); and

13 WHEREAS, the Property is currently owned by Town Center at Camp Springs LP and is
14 located within a designated focus area as defined by Section 7-516 of the Tax-Property Article of
15 the Annotated Code of Maryland, as amended (the Act); and

16 WHEREAS, Section 7-516 of the Act provides that the County may exempt or partially
17 exempt an economic development project within the meaning of the Act from County real
18 property taxes under certain conditions; and

19 WHEREAS, the Developer has requested that the County permit the Developer to make
20 payments in lieu of County real property taxes pursuant to the Act; and

1 WHEREAS, the Developer proposes to develop the Project into a 575,000 square foot
2 office building and associated 1,000 space parking facility (Project), which is projected to add
3 approximately 3,200 full-time, permanent jobs upon its completion; and

4 WHEREAS, the Developer was declared to be the apparent successful offeror to the
5 federal General Services Administration (the GSA) of a bid to lease the office space within the
6 Project to a federal agency for no less than 15 years; and

7 WHEREAS, the Developer and GSA have executed a lease agreement for the Project,
8 and following its final financial review of Developer's ability to construct the Project, the GSA is
9 expected to deliver the lease agreement; and

10 WHEREAS, pursuant to the Act states an economic development project must have a
11 certificate of occupancy issued on or after October 1, 2012; be located on one or more parcels of
12 land, all of which are situated in a designated focus area; and have an office building that
13 provides at least 100 full-time equivalent job opportunities and the office building must have a
14 private capital investment of equity and debt combined of at least \$20,000,000; and

15 WHEREAS, the Developer has demonstrated to the County that the Project constitutes an
16 economic development project within the meaning of the Act because the Project (i) will have a
17 certificate of occupancy issued after October 1, 2012; (ii) is located on one or more parcels of
18 land, all of which are situated in a designated focus area; and (iii) includes an office building that
19 provides at least 100 full-time equivalent job opportunities and has a private capital investment
20 of equity and debt combined of at least \$20,000,000; and

21 WHEREAS, pursuant to the Act, the County has conducted an economic analysis of the
22 Project; and

23 WHEREAS, pursuant to the Act, the Developer has demonstrated to the satisfaction of
24 the County the public benefit that the Project will provide to the County; and

25 WHEREAS, pursuant to the Act, the Developer has demonstrated to the satisfaction of
26 the County the financial necessity for the exemption authorized by the Act; and

27 WHEREAS, pursuant to the Act, the Developer has demonstrated to the satisfaction of
28 the County that the private capital to be invested in the Project includes an equity investment that
29 meets the requirements of the Act; and

30 WHEREAS, in order to facilitate the development of the Property and the County, it is in
31 the interest of the County to accept payments in lieu of County real property taxes, subject to the

1 terms and conditions of the negotiated Payment in Lieu of Taxes Agreement (the Agreement),
2 the form of which is attached hereto as Attachment B and made a part hereof; and

3 NOW, THEREFORE, BE IT RESOLVED that in accordance with the Act, the County
4 shall accept payment in lieu of County real property taxes for the Property subject to the
5 Agreement attached to this Resolution.

6 BE IT FURTHER RESOLVED that the Project may not involve gambling activities.

7 BE IT FURTHER RESOLVED that the County Executive or designee of the County
8 Executive is hereby authorized to execute and deliver the Agreement in the name and on behalf
9 of the County in substantially the form attached hereto.

10 BE IT FURTHER RESOLVED that the County Executive, prior to execution and
11 delivery of the Agreement, may make such changes or modifications to the Agreement as
12 deemed appropriate by the County Executive in order to accomplish the purpose of the
13 transactions authorized by this Resolution, provided that such changes or modifications shall be
14 within the scope of the transactions authorized by this Resolution; and the execution of the
15 Agreement by the County Executive or designee of the County Executive shall be conclusive
16 evidence of the approval of the County Executive of all changes or modifications to the
17 Agreement; and the Agreement shall thereupon become binding upon the County in accordance
18 with the terms therein.

19 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date
20 of its adoption.
21

Adopted this 14th day of November, 2017.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Derrick Leon Davis
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Rushern L. Baker, III
County Executive

ATTACHMENT A

**PROPERTY TAX PARCEL
ACCOUNT IDENTIFIERS**

06-0623942

ATTACHMENT B
FORM OF PAYMENT IN LIEU OF TAXES AGREEMENT

(See attached)