



# Prince George's County Council

Wayne K. Curry Administration  
Building  
1301 McCormick Dr  
Largo, MD 20774

## Meeting Minutes - Final Sitting as the Committee of the Whole

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Tuesday, June 13, 2023

2:30 PM

Council Hearing Room

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### **ORDER OF PROCEEDINGS:**

#### **CALL TO ORDER**

*The meeting was called to order by Chair Thomas E. Dernoga at 2:50 p.m. with 10 members present at roll call.*

**Present**      10 - Eric Olson  
                         Ingrid Watson  
                         Sydney Harrison  
                         Calvin S. Hawkins  
                         Mel Franklin  
                         Krystal Oriadha  
                         Jolene Ivey  
                         Edward Burroughs  
                         Thomas Dernoga  
                         Wala Blegay  
**Absent**            Wanika Fisher

*Also present:*

*Jennifer Jenkins, Council Administrator  
Colette Gresham, Associate Council Administrator  
Donna J. Brown, Clerk of the Council  
Leonard Moses, Legislative/Zoning Assistant  
James Walker-Bey, Zoning Assistant  
Sakinda Skinner, Council Liaison, Office of the County Executive  
Dinora Hernandez, Associate County Attorney, Office of Law  
Leroy Maddox, Jr., Legislative Officer  
Lochelle Ferguson, Acting Director, GAFP*

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*Jackie Brown, Director, PHED Committee*

## LEGISLATION

### [CR-041-2023](#)

Draft 1

#### **A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES ("PILOT") AGREEMENT FOR COTTAGE CITY TOWERS APARTMENTS**

for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and an entity to be formed by Developer: HAPGC Affordable Housing Development Corporation, LLC C/O Housing Authority of Prince George's County (the "Owner").

**Sponsor(s):** Dernoga, Harrison and Ivey

**Attachment(s):** [R2023041](#)

[CR-041-2023 Attachment B](#)

[CR-041-2023 Summary](#)

[CR-041-2023 PAFI](#)

[CR-041-2023 Transmittal](#)

[CR-041-2023 Report](#)

[CR-041-2023 Presentation 06.13.23 COW](#)

*Lochelle Ferguson, Acting Director, Government Operations and Fiscal Policy Committee (GOFP), provided an overview of CR-041-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, introduced Karanja Slaughter, Chief Real Estate Officer, Housing Assistance Division, who facilitated a Powerpoint titled, "Cottage City Towers Repositioning". The presentation highlighted the following: Cottage City Towers Improvements; Proposed Unit Configuration; Cottage City Towers Redevelopment Sources & Uses of Funds; Cottage City Redevelopment Team; and CB-051 2022 Compliance. Director Xypolia and Karanja Slaughter, Chief Real Estate Officer, Housing Assistance Division, also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution.*

**A motion was made by Council Member Ivey, seconded by Council Member Olson, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Fisher

[CR-046-2023](#)

Draft 1

**A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND  
("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT**

for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Cottage City Towers project, an eligible activity, for gap financing necessary for the preservation of affordable housing.

**Sponsor(s):** Dernoga, Watson, Ivey, Harrison, Hawkins, Franklin, Olson and Fisher

**Attachment(s):** [R2023046](#)  
[CR-046-2023 Attachment B](#)  
[CR-046-2023 Summary](#)  
[CR-046-2023 PAFI](#)  
[CR-046-2023 Transmittal](#)  
[CR-046-2023 Presentation 06.13.23 COW](#)  
[CR-046-2023 Report](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-046-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, introduced Karanja Slaughter, Chief Real Estate Officer, Housing Assistance Division, who facilitated a Powerpoint titled, "Cottage City Towers Repositioning". The presentation highlighted the following: Cottage City Towers Improvements; Proposed Unit Configuration; Cottage City Towers Redevelopment Sources & Uses of Funds; Cottage City Redevelopment Team; and CB-051 2022 Compliance. Director Xypolia and Karanja Slaughter, Chief Real Estate Officer, Housing Assistance Division, also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution.*

**A motion was made by Council Member Ivey, seconded by Council Member Harrison, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Fisher

[CR-044-2023](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES  
("PILOT") AGREEMENT FOR PARK PLACE AT ADDISON ROAD**

**APARTMENTS** for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Banneker Ventures, LLC (the "Owner").

**Sponsor(s):** Hawkins, Harrison, Franklin, Watson, Fisher, Dernoga, Ivey and Oriadha

**Attachment(s):** [R2023044](#)  
[CR-044-2023 Attachment A](#)  
[CR-044-2023 Attachment B](#)  
[CR-044-2023 Summary](#)  
[CR-044-2023 PAFI](#)  
[CR-044-2023 Transmittal](#)  
[CR-044-2023 Report](#)  
[CR-044-2023 Presentation 06.13.23 COW](#)

*Lochelle Ferguson, Acting Director, Government Operations and Fiscal Policy Committee (GOFPP), provided an overview of CR-044-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, introduced Omar Karim, President, Banneker Ventures, who facilitated a Powerpoint titled, "Presentation to Prince George's County Council Park Place at Addison Road Metro". The presentation highlighted the following: Development Team; Project Description; Site Layout and Map Along Blue Line; Projected Unit Mix and Rents; Sources and Uses; and Compliance with CB-051-2022. Director Xypolia and Omar Karim, President, Banneker Ventures, also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution. Dinora Hernandez, Associate County Attorney, Office of Law, indicated that the Office of Law sees no legal impediments to its enactment.*

**A motion was made by Council Member Oriadha, seconded by Council Member Hawkins, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha,  
Ivey, Burroughs, Dernoga and Blegay  
**Absent:** Fisher

[CR-045-2023](#)

Draft 1

**A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND**

**(“HITF”)** for Housing and Community Development for the purpose of committing and allocating the amount of three million, five hundred thousand dollars (\$3,500,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the Park Place at Addison Road project, an eligible activity, for gap financing of new affordable housing construction.

**Sponsor(s):** Hawkins, Oriadha, Watson, Fisher, Dernoga, Olson, Franklin and Ivey

**Attachment(s):** [R2023045](#)  
[CR-045-2023 Attachment B](#)  
[CR-045-2023 Summary](#)  
[CR-045-2023 PAFI](#)  
[CR-045-2023 Transmittal](#)  
[CR-045-2023 Presentation 6.13.23 COW](#)  
[CR-046-2023 Report](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-045-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, introduced Omar Karim, President, Banneker Ventures, who facilitated a Powerpoint titled, "Presentation to Prince George's County Council Park Place at Addison Road Metro". The presentation highlighted the following: Development Team; Project Description; Site Layout and Map Along Blue Line; Projected Unit Mix and Rents; Sources and Uses; and Compliance with CB-051-2022. Director Xypolia and Omar Karim, President, Banneker Ventures, also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution. Dinora Hernandez, Associate County Attorney, Office of Law, indicated that the Office of Law sees no legal impediments to its enactment.*

**A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay  
**Absent:** Fisher

[CR-043-2023](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES (“PILOT”) AGREEMENT FOR 210 ON THE PARK APARTMENTS** for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and 210 MPD Partners, LLC (the “Owner”).

**Sponsor(s):** Harrison and Oriadha

**Attachment(s):** [R2023043](#)  
[CR-043-2023 Attachment B](#)  
[CR-043-2023 Summary](#)  
[CR-043-2023 PAFI](#)  
[CR-043-2023 Transmittal](#)  
[CR-043-2023 Presentation 06.13.2023 COW](#)

*Lochelle Ferguson, Acting Director, Government Operations and Fiscal Policy Committee (GOFP), provided an overview of CR-043-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, introduced Anthony Walsh, Managing Principal, Community First Development Corporation, who facilitated a Powerpoint titled, "210 ON THE PARK 210 Maryland Park Drive, Capitol Heights, MD 20743 Committee of the Whole (COW) Presentation HITF and PILOT". The presentation highlighted the following: Development Team Information; Project Description; Design; Unit Mix; Sources and Uses; and Compliance With Diversity And Equity Policy. Director Xypolia and Anthony Walsh, Managing Principal, Community First Development Corporation, also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution. Dinora Hernandez, Associate County Attorney, Office of Law, indicated that the Office of Law sees no legal impediments to its enactment.*

**A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay  
**Absent:** Fisher

[CR-047-2023](#)

Draft 1

**A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT** for the

purpose of committing and allocating the amount of three million dollars (\$3,000,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the 210 on the Park project, an eligible activity, for gap financing of new affordable housing construction.

**Sponsor(s):** Dernoga, Harrison, Watson, Ivey, Fisher, Olson, Oriadha, Hawkins and Franklin

**Attachment(s):** [R2023047](#)

[CR-047-2023 Attachment B](#)

[CR-047-2023 Summary](#)

[CR-047-2023 PAFI](#)

[CR-047-2023 Transmittal](#)

[CR-047-2023 Presentation 06.13.2023 COW](#)

[CR-047-2023 Report](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-047-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, introduced Anthony Walsh, Managing Principal, Community First Development Corporation, who facilitated a Powerpoint titled, "210 ON THE PARK 210 Maryland Park Drive, Capitol Heights, MD 20743 Committee of the Whole (COW) Presentation HITF and PILOT". The presentation highlighted the following: Development Team Information; Project Description; Design; Unit Mix; Sources and Uses; and Compliance With Diversity And Equity Policy. Director Xypolia and Anthony Walsh, Managing Principal, Community First Development Corporation, also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution. Dinora Hernandez, Associate County Attorney, Office of Law, indicated that the Office of Law sees no legal impediments to its enactment.*

**A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Fisher

**ADJ64-23**

**ADJOURN**

Draft 1

*THE MEETING WAS ADJOURNED AT 3:31 PM.*

**A motion was made by Council Member Ivey, seconded by Council Member Watson, that this meeting be adjourned. The motion carried by voice vote.**

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Fisher