



April 3, 2026

**POLICY ANALYSIS AND FISCAL IMPACT STATEMENT**

TO: Committee of the Whole

THRU: Rana Hightower *RH*  
Planning Housing and Economic Development Committee Director

FROM: Shalene Miller-Whye *Sm*  
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement  
CB-027-2026 Fine Dining Incentive Act of 2026

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CB-027-2026 (*Proposed by:* Council Chair Oriadha)

Assigned to the Committee of the Whole

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AN ACT concerning Fine Dining Incentive Act of 2026 For the purpose of establishing a Prince George's County Fine Dining Incentive Program to attract more fine dining restaurants to locate and expand in Prince George's County; reserving a certain percentage of annual awards from the Prince George's County Economic Development Incentive Fund for the Prince George's County Fine Dining Incentive Program; providing for the administration and regulation of the Prince George's County Fine Dining Incentive Program; providing for the abrogation of the program; and generally relating to the Prince George's County Fine Dining Incentive Program.

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**Fiscal Summary**

**Direct Impact**

*Expenditures:* Expenditure impact likely.

*Revenue:* Some revenue impact likely.

**Indirect Impact**

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Potentially favorable.

### **Legislative Summary:**

CB-027-2026<sup>1</sup>, This Council Bill was presented by Chair Oriadha and referred to the Committee of the Whole on March 24, 2026. CB-027-2026 would add Subtitle 10-366 to the Prince George's County Code. This would establish a County Fine Dining Incentive Program.

### **Background/Current Law:**

The Economic Development Incentive Fund (EDI Fund) was established in FY 2012 through legislation (CB-04-2011) to allow Prince George's County to support development opportunities and job attraction and retention by providing critically needed financial assistance to projects that "but for" this public/private partnership will not occur and where market forces do not create the incentive to sustain private investments. As established, the EDI Fund should be used strategically to support developed tier and gateway communities, transit-oriented development, and local, minority, and small businesses, among other important priorities.

The initial \$50 million appropriation to the EDI Fund has leveraged over \$1.3 billion of economic investment. It is still able to leverage funds to attract, retain, and expand businesses and the commercial tax base, especially those with legislative priority, such as Transit-Oriented Development inside the Beltway, economically impactful industry sectors such as health care and hospitals, information technology, federal government, manufacturing, and research-intensive industries, aligning with the overall economic plan and the "But for Test." To provide outreach for the EDI Fund, the EDC offers business assistance and technical assistance programs. This includes employee recruitment and training, business financing, building site location assistance, public sector procurement, and introductions.

Sec. 10-284 of the Prince George's County Code<sup>2</sup>, established several purposes of the fund, including:

- (1) assist in the retention of existing industry and commerce in the County and in the attraction of new industry and commerce to the County;
- (2) create new jobs and retain existing jobs for County residents;
- (3) broaden the local tax base, particularly the commercial tax base;
- (4) promote economic development and the growth of the Prince George's County economy, with a special strategic focus on the developed tier and gateway communities that have suffered from a lack of investment and economic development and those areas where market dynamics do not create sufficient economic incentives to sustain private sector development;
- (5) promote local, minority, and small businesses in the County; and
- (6) encourage:

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<sup>1</sup> [CB-027-2026](#)

<sup>2</sup> [DIVISION 16. - ECONOMIC DEVELOPMENT INCENTIVE FUND. | Code of Ordinances | Prince George's County, MD | Municode Library](#)

- (A) Transit-Oriented Development, which shall be defined under this Division as a development or project located within one-half (1/2) of a mile in distance of a Washington Metropolitan Area Transit Authority (WMATA) transit station or a Maryland Area Regional Commuter (MARC) station, as measured from the main entrance of the building to the nearest entrance of the transit station;
- (B) a balanced local economy;
- (C) international resources and trade to promote job growth, business attraction, and retention for County businesses and residents; and
- (7) assist County residents who own businesses that are located in the County in the creation, sustenance and expansion of such businesses.

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**Resource Personnel:**

- Josh Hamlin, Legislative Officer
- Tre'von Sawyers, Chief of Staff, District 7

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**Discussion/Policy Analysis**

If enacted CB-027-2026 would:

- Establish definitions for an Executive Chef, Fine Dining Restaurant and Sit-Down Restaurant.
- Require at least 10% of annual funds authorized for the Economic Development Incentive Fund be awarded to operators of fine dining restaurants, seeking to locate or expand in Prince George's County.
- Provide that at least 70% of authorized funds for the Fine Dining Incentive Program to be in the area of Prince George's County between the border with the District of Columbia and I-495 Capital Beltway.

*EDI Fund*

To date, the Economic Development Incentive (EDI) Fund has supported a single fine dining project, representing a targeted but limited deployment of resources toward this sector.

The project, located at 9183A Central Avenue in Capitol Heights, Maryland, involves a total EDI financing package of \$3.0 million, consisting of a \$2 million conditional loan and a \$1 million conventional loan. The funding supports the ground-up construction of a build-to-suit, Michelin-recognized restaurant concept planned as the Ivy City Smokehouse at Hampton Park. The project is intended to introduce a high-quality dining destination while catalyzing economic activity in the surrounding area.

As a condition of financing, the recipient must meet several performance and compliance benchmarks. The business is required to create 20 full-time jobs within 12 months of receiving its

Use and Occupancy Permit and expand to 30 full-time employees within 24 months, maintaining these staffing levels throughout the term of the County loan. Additionally, at least 50% of newly created and vacant positions must be filled by Prince George's County residents by 2028.

The project also includes a local participation requirement, mandating that 35% of eligible construction expenditures be directed toward qualifying firms, with a commitment to make best efforts to reach an additional 10% participation.

Overall, this project reflects the County's initial and singular investment in attracting fine dining through the EDI Fund, combining capital investment with workforce and local utilization requirements to drive both economic development and community benefit.

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### **Policy Implementation Resource/Timeline**

The EDI Fund is fully operational and able to submit fine-dining projects for consideration, so this does not require additional resources.

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### **Fiscal Impact:**

- *Direct Impact*

Adoption of CB-027-2026 would adversely impact the EDI Fund, as it would require the fund to set aside at least 10% of annual funds to be awarded to operators of fine dining restaurants, seeking to locate or expand in Prince George's County. For FY 2027, this is approximately \$900,000.

- *Indirect Impact*

Adoption of CB-027-2026 would promote the attraction of fine-dining restaurants within Prince George's County and encourage the EDI Fund to award additional funding to such projects. This could potentially increase the County's tax base.

- *Appropriated in the Current Fiscal Year*

Yes.

### **Effective Date of Proposed Legislation:**

The proposed Act shall take effect forty-five (45) calendar days after it becomes law

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