

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: CB-027-2026

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 4/07/2026

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 8-0 (In favor: Chair Oriadha, Council Members Adams, Blegay, Burroughs, Dernoga, Fisher, Ivey, and Olson)

The Prince George's County Council convened as the Committee of the Whole (COW) on April 7, 2026, to consider CB-027-2026. As presented on Tuesday, March 24, 2026, Draft-1 of the bill would establish a Fine Dining Incentive Program, requiring a percentage of the funds annually awarded from the Economic Development Incentive (EDI) Fund to be used to attract and retain fine dining restaurants, as defined in the bill. The Program would be administered in accordance with existing EDI Fund administration processes and would focus on restaurants located inside the Capital Beltway. The bill would require annual reporting to the County Council on the Program's progress, and includes a January 1, 2030, abrogation provision.

Ms. Miller-Whye, a Budget and Policy Analyst, provided an overview of the policy and fiscal impacts of the proposed legislation. This legislation aims to establish definitions for the terms "Executive Chef," "Fine Dining Restaurant," and "Sit-Down Restaurant." It would also require that at least 10% of the annual funds authorized for the Economic Development Incentive (EDI) Fund be allocated to operators of fine dining restaurants looking to locate or expand in Prince George's County. Furthermore, it stipulates that at least 70% of the authorized funds for the Fine Dining Incentive Program be directed to the area of Prince George's County that lies between the District of Columbia border and the I-495 Capital Beltway.

To date, the EDI Fund has supported only one fine dining project, indicating a targeted but limited use of resources in this sector. The project, located at 9183A Central Avenue in Capitol Heights, Maryland, has a total EDI financing package of \$3 million, which includes a \$2 million conditional loan and a \$1 million conventional loan. This funding is earmarked for the construction of a build-to-suit restaurant concept recognized by Michelin, planned as the Ivy City Smokehouse at Hampton Park. The goal of this project is to create a high-quality dining destination that also stimulates economic activity in the surrounding area. As part of the financing agreement, the recipient must meet specific 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 to expand to 30 full-time employees within 24 months, maintaining these staffing levels throughout the duration of the County loan. Additionally, at least 50% of the new and vacant positions must be filled by Prince George's County residents by 2028.

The project also includes a local participation requirement that mandates that 35% of eligible construction expenditures go to qualifying firms, with a commitment to strive for an additional 10% participation.

Overall, this project reflects the County's initial investment in attracting fine dining through the EDI Fund, combining financial investment with workforce and local participation requirements to foster both economic development and community benefits.

The enactment of CB-027-2026 is expected to adversely impact the EDI Fund by requiring it to set aside at least 10% of its annual funds for operators of fine dining restaurants seeking to establish or expand in Prince George's County. For FY 2027, this amounts to approximately \$900,000.

The indirect effect of the legislation would be to promote the attraction of fine dining establishments within Prince George's County and encourage the EDI Fund to allocate more funding to such projects, potentially increasing the County's tax base.

The implementation timeline for the legislation is not applicable, as the EDI Fund is currently operational and able to submit fine dining projects for consideration without requiring additional resources.

The Planning Board did not provide comments on the proposed legislation.

The Economic Development Corporation did not take a position on the proposed legislation but offered a summary of the pros and cons of enacting CB-027-2026.

Chair Oriadha, the bill sponsor, explained that the intention of this legislation is to enhance efforts to attract more fine dining restaurants to Prince George's County. Chair Oriadha met with the Economic Development Corporation (EDC) and the Financial Services Corporation (FSC), and no amendments to the proposed legislation were proposed. She noted that only one restaurant has utilized the EDI Fund and expressed that this is an opportunity to expand the industry within the County.

Ms. Angel stated that the County Executive Office supports the legislation.

Ms. Terry Bell from the Office of Law mentioned that the legislation is in proper legislative form and that there are no impediments to its enactment. A minor technical amendment was recommended on page 2, line 10, where it should read "Part 27- [5] 4," as the definition for "restaurant" is found in Part 27-4 of Subtitle 27.

On a motion from Chair Oriadha, seconded by Council Member Burroughs, the Committee of the Whole voted 8-0 in favor of CB-027-2026.