

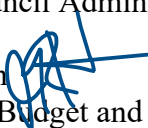


November 2, 2023

**FISCAL AND POLICY NOTE**

TO: Jennifer A. Jenkins  
Council Administrator

William M. Hunt  
Deputy Council Administrator

FROM: Josh Hamlin   
Director of Budget and Policy Analysis

RE: Policy Analysis and Fiscal Impact Statement  
CB-103-2023 Surplus County Real Property

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**CB-103-2023** (*Proposed by the Chair by request of the County Executive; Sponsored by Council Members Watson, Ivey, Dernoga, Burroughs, and Fisher*)

Assigned to the Committee of the Whole

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AN ACT CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County owned real property as surplus and approving the County Executive's plan for disposal of such parcels.

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**Fiscal Summary**

**Direct Impact**

*Expenditures:* No direct impact on expenditures.

*Revenue:* No direct impact on revenues.

**Indirect Impact**

Potentially favorable.

### **Legislative Summary:**

CB-103-2023,<sup>1</sup> proposed by the County Executive, Council Members Watson, Ivey, Dernoga, Burroughs, and Fisher on October 17, 2023, and referred to the Committee of the Whole. CB-103-2023 declares eight parcels of County-owned real property as surplus and approves the County Executive's plan for disposal of the parcels. The subject parcels were acquired between 1975 and 2014 at an aggregate cost of \$4,154,850<sup>2</sup> and have an aggregate 2021 assessed value of \$4,133,300. The Executive proposes the disposition of all parcels via no sale at not less than market value. All the subject parcels were previously approved for disposition under CR-096-2021.<sup>3</sup>

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

Section 2-111.01 of the Prince George's County Code<sup>4</sup> requires an inventory of County-owned real property to be reviewed at least annually. The County Executive shall transmit, for the approval by legislative act of the County Council, a list of all properties to be leased, offered for sale, or otherwise disposed of. Under the law, the approval by the County Council of the sale, lease, or other disposition of County-owned property authorizes the County Executive to act within two (2) years of the date of the resolution. If the County Executive fails to act within two (2) years from the date of resolution, the County Council's approval to the County Executive of the sale, lease, or other disposition of County-owned property shall be deemed a disapproval.

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### **Resource Personnel:**

- Jonathan R. Butler, Director, Office of Central Services
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### **Discussion/Policy Analysis:**

As noted above, the County Executive proposes to declare eight parcels of County real property as surplus to the County's needs and proposes to sell the property at not less than fair market value. The properties are comprised of one (1) property in District One, three (3) properties in District Six, and four (4) properties in District Seven. Attachment A<sup>5</sup> provides summaries of key data elements and maps for the property proposed for disposition as surplus. As previously noted, all were previously authorized for disposition in the same manner via CR-096-2021, and this authorization will expire on November 9, 2023. Thus, this legislation is effectively a reauthorization for their disposition.

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<sup>1</sup> [CB-103-2023](#)

<sup>2</sup> The acquisition costs of the properties are not adjusted for inflation.

<sup>3</sup> [CR-096-2021](#)

<sup>4</sup> [County Code, Sec. 2-111.01](#)

<sup>5</sup> [CB-103-2023, Attachment A](#)

**Fiscal Impact:**

- *Direct Impact*

Enactment of CB-103-2023 should not have a direct fiscal impact on the County as it merely authorizes the disposition of the subject properties by sale at not less than fair market value.

- *Indirect Impact*

Enactment of CB-103-2023 may have a favorable indirect fiscal impact on the County in the form of additional revenues realized by the sale of the properties authorized for disposition. To the extent that the fair market value is in line with the most recent assessed value, and that the properties are sold, this additional revenue could exceed \$4 million.

- *Appropriated in the Current Fiscal Year Budget*

N/A

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**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 reach out to me via phone or email.