



# 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 6, 2023

2:30 PM

Room 2027

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### ORDER OF PROCEEDINGS:

#### CALL TO ORDER

*The meeting was called to order by Chair Thomas E. Dernoga at 2:36 p.m. with 8 members present at roll call. Council Member Fisher arrived at 2:39 p.m.*

<b>Present</b>	9 -	Ingrid Watson Sydney Harrison Calvin S. Hawkins Krystal Oriadha Jolene Ivey Edward Burroughs Wanika Fisher Thomas Dernoga Wala Blegay
<b>Absent</b>		Eric Olson Mel Franklin

*Also present:*

*Jennifer Jenkins, Council Administrator*

*Colette Gresham, Associate Council Administrator*

*Donna J. Brown, Clerk of the Council*

*James Walker-Bey, Zoning Assistant*

*Edgar Reese, Legislative Reference Aide*

*Sakinda Skinner, Council Liaison, Office of the County Executive*

*Terry L. Bell, Associate County Attorney, Office of Law*

*Jackie Brown, Director, PHED Committee*

*Lochelle Ferguson, Administrative Aide, HHSPS Committee*

*Aspasia Xypolia, Director, Department of Housing & Community Development*

## LEGISLATION

### [CR-034-2023](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES (“PILOT”) AGREEMENT FOR ADDISON 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 Addison Park, L.P. (the “Owner”).

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

**Attachment(s):** [R2023034](#)  
[CR-034-2023 Attachment B](#)  
[CR-034-2023 Summary](#)  
[CR-034-2023 PAFI](#)  
[CR-034-2023 Transmittal](#)  
[CR-034-2023 Presentation](#)

*Lochelle Ferguson, Acting Director, Government Operations and Fiscal Policy Committee (GOFPP), provided an overview of CR-034-2023. Aspasia Xypolia, Director, Department of Housing & Community Development, who then introduced Harold Johnson, Managing Partner, CJR Development Partners, and Gary McPherson, Development Manager, Atlantic Pacific Communities, who facilitated a Powerpoint titled, "Addison Park Subcommittee Presentation". The presentation highlighted the following: Development Team; Development Program and Site Plan; What's Happened; Impact; and How to Close the Gap; Unit Mix & Rents; Sources & Uses and Diversity & Equity Commitment. Director Xypolia, Mr. Johnson and Mr. McPherson 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 Oriadha, seconded by Vice Chair Blegay, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 9 - Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay  
**Absent:** Olson and Franklin

[CR-035-2023](#)

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 Addison Park project, an eligible activity, for gap financing of new affordable housing construction.

**Sponsor(s):** Dernoga, Harrison, Ivey, Oriadha, Blegay and Olson

**Attachment(s):** [R2023035](#)  
[CR-035-2023 Attachment B](#)  
[CR-035-2023 Summary](#)  
[CR-035-2023 PAFI](#)  
[CR-035-2023 Transmittal](#)  
[CR-035-2023 Presentation](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-035-2023 and introduced Aspasia Xypolia, Director, Department of Housing & Community Development, who then introduced Harold Johnson, Managing Partner, CJR Development Partners, and Gary McPherson, Development Manager, Atlantic Pacific Communities, who facilitated a Powerpoint titled, "Addison Park Subcommittee Presentation". The presentation highlighted the following: Development Team; Development Program and Site Plan; What's Happened; Impact; and How to Close the Gap; Unit Mix & Rents; Sources & Uses and Diversity & Equity Commitment. Director Xypolia, Mr. Johnson and Mr. McPherson 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 Oriadha, seconded by Vice Chair Blegay, that this Resolution be Favorably recommended. The motion carried by the following vote:**

**Aye:** 9 - Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay  
**Absent:** Olson and Franklin

[CR-036-2023](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES (“PILOT”) AGREEMENT FOR HAMLET WOODS 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 Developers: Osprey Property Company II LLC and Parallax Development Group, LLC (the “Owner”).

**Sponsor(s):** Harrison

**Attachment(s):** [R2023036](#)  
[CR-036-2023 Attachment B](#)  
[CR-036-2023 Summary](#)  
[CR-036-2023 PAFI](#)  
[CR-036-2023 Transmittal](#)  
[CR-036-2023 Presentation](#)

*Lochelle Ferguson, Acting Director, Government Operations and Fiscal Policy Committee (GOFP), provided an overview of CR-036-2023. Joe Clark, Vice President of Development, Osprey Property Company, and Howard Ervin, Managing Member, Parallax Development Group, facilitated a Powerpoint titled, "The Towns at Hamlet Woods 57th Avenue". The presentation highlighted the following: Development Team Information; Project Description; Site Plan & Renderings; Prior Experience - Towns at Woodfield, Windsor Mill, MD (Osprey); Prior Experience - Riverwatch II, Elkridge, MD (Studio K); Unit Information; Sources & Uses; and Compliance with CB-051-2022. Aspasia Xypolia, Director, Department of Housing & Community Development, Mr. Clark and Mr. Ervin also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution. Jackie Brown, Director, PHED Committee, and Colette Gresham, Associate Council Administrator, provided comments and responded to questions regarding the 80% versus 60% AMI discrepancy in the legislation.*

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

**Aye:** 8 - Watson, Harrison, Hawkins, Ivey, Burroughs, Fisher,  
Dernoga and Blegay  
**Absent:** Olson and Franklin  
**Abstain:** 1 - Oriadha

[CR-037-2023](#)

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 Hamlet Woods project, an eligible activity, for gap financing of new affordable housing construction.

**Sponsor(s):** Harrison

**Attachment(s):** [R2023037](#)  
[CR-037-2023 Attachment B](#)  
[CR-037-2023 Summary](#)  
[CR-037-2023 PAFI](#)  
[CR-037-2023 Transmittal](#)  
[CR-037-2023 Presentation](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-037-2023. Joe Clark, Vice President of Development, Osprey Property Company, and Howard Ervin, Managing Member, Parallax Development Group, facilitated a Powerpoint titled, "The Towns at Hamlet Woods 57th Avenue". The presentation highlighted the following: Development Team Information; Project Description; Site Plan & Renderings; Prior Experience - Towns at Woodfield, Windsor Mill, MD (Osprey); Prior Experience - Riverwatch II, Elkrige, MD (Studio K); Unit Information; Sources & Uses; and Compliance with CB-051-2022. Aspasia Xypolia, Director, Department of Housing & Community Development, Mr. Clark and Mr. Ervin also provided comments and responded to questions. Sakinda Skinner, Council Liaison, Office of the County Executive, noted that the County Executive supports the resolution. Jackie Brown, Director, PHED Committee, and Colette Gresham, Associate Council Administrator, provided comments and responded to questions regarding the 80% versus 60% AMI discrepancy in the legislation.*

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

**Aye:** 8 - Watson, Harrison, Hawkins, Ivey, Burroughs, Fisher, Dernoga and Blegay  
**Absent:** Olson and Franklin  
**Abstain:** 1 - Oriadha

[ADJ60-23](#)

Draft 1

**ADJOURN**

*This meeting adjourned at 3:31 p.m.*

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

**Aye:** 9 - Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs,  
Fisher, Dernoga and Blegay

**Absent:** Olson and Franklin