

# Prince George's County Council

## Agenda Item Summary

<b>Meeting Date:</b>	11/5/2013
<b>Reference No.:</b>	CR-046-2013
<b>Draft No.:</b>	2
<b>Proposer(s):</b>	County Executive
<b>Sponsor(s):</b>	Harrison, Davis, Franklin, Lehman, Patterson, Toles
<b>Item Title:</b>	A Resolution designating the Suitland-Naylor Road Development District and providing for and determining certain matters in connection with the establishment of the development district, creating a tax increment fund with respect to the development district and allocating certain property taxes with respect to the development district to be paid over to the tax increment fund

<b>Drafter:</b>	Joseph R. Hamlin, Office of Law
<b>Resource Personnel:</b>	Thomas Himler, DCAO for Budget Finance and Administration

### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>	11/22/2013 S
<b>Committee Referral:</b>	6/4/2013 - PSFM	<b>Effective Date:</b>	11/22/2013
<b>Committee Action:</b>	7/11/2013 - FAV(A)		
<b>Date Introduced:</b>	6/4/2013		
<b>Public Hearing:</b>			
<b>Council Action (1)</b>	11/5/2013 - ADOPTED		
<b>Council Votes:</b>	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

### AFFECTED CODE SECTIONS:

### COMMITTEE REPORTS:

**Public Safety and Fiscal Management****Date 7/11/2013**

REPORT: COMMITTEE VOTE: Favorable as Amended 4-0 (Councilmembers: Toles, Franklin, Harrison and Lehman)

This resolution will establish and designate as a Development District the area to be known as the “Suitland Development District” pursuant to State law related to the Tax Increment Financing Act. There will be no issuance of bonds or bond amount in this legislation. The issuance of Tax Increment Financing (TIF) bonds related to the “Suitland Development District” will require separate legislation.

The designation of this Development District will provide potential incentives to attract investment into the Suitland area which will expand the commercial tax base, attract job opportunities, and create a successful “workable” community.

Staff gave an overview of the proposed amendments to the resolution which broadens the Development District to areas surrounding the Suitland Metro Station, areas surrounding the Naylor Road Metro Station and the open space area along the Suitland Parkway. Calvin Grigsby, Financial Consultant for the County Council, briefed the Committee members on the Suitland-Naylor Road Public Facilities Financing and Community Projects Implementation Program District Full Funding Plan. Mr. Grigsby noted that since 1996 Suitland and Naylor Road Metro Stations have been subject to a number of studies and initiatives to encourage economic development. He stated that by focusing on more than one development and using a larger project area approach, the end result will be more job creation and a new environment. Thomas Himler, DCAO, stated that the administration will identify a list of public improvements in the Suitland area and implement a strategy and financing plan to jump start development in the area.

The resolution was amended as follows:

- 1) Delete all references to “Suitland Development District” and insert “Suitland-Naylor Road Development District”.
- 2) On page 1, line 22 after “WHEREAS” delete “the owners” and insert “the development”
- 3) On page 2, line 1 after “plan” delete “to construct” and insert “will include”; line 2 after “and” insert “WHEREAS, the County will work with the U.S. DOT, HUD, and EPA Sustainable communities’ partnership to target federal funding toward the development district including land transfer for Federally owned open space, working with the EPA to design developments that preserve watershed, wetlands while producing upscale developments generating tax increment to pay the costs of public projects, to increase community revitalization, the efficiency of public works investments and safeguard rural landscapes.”
- 4) On page 2, delete lines 8 – 10 and insert “WHEREAS, the County expects to issue special obligation bonds in one or more series to finance a Suitland performing arts center

with a theatre, acquire and clear properties to create development site assembly near Naylor Road Metro Station, improvements to Silver Hill Road including repaving, sidewalks, streetscape, pedestrian sidewalks, crosswalks, landscaping, planting strips and signage, acquire and clear various properties near Silver Hill Road and Suitland Parkway, construction of parking facilities, roads, streets, water and sewer utilities and related infrastructure improvements for a town center, and other retail developments, construction of parking facilities, roads, streets, water and sewer utilities and related infrastructure improvements for presently undeveloped sites concurrent with change in zoning to multifamily high density from for open space, one-family and multi-family low or medium density housing; and”

5) On page 4, line 19 delete “Suitland Development District Tax Increment Fund” insert “Suitland-Naylor Road Development District Tax Increment Fund”.

The Office of Law has reviewed this resolution and finds it to be in proper legislative form with no legal impediments to its adoption.

There will be no adverse fiscal impact on the County with the adoption of CR-46-2013.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

(Includes reason for proposal, as well as any unique statutory requirements)

The proposed resolution designates the Suitland Development District, pursuant to Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the “Tax Increment Financing Act”), provides for the creation of a tax increment fund with respect to the Development District and allocates certain property taxes with respect to the Development District to be paid over to the tax increment fund. Pursuant to the provisions of the Tax Increment Financing Act, the County may determine to issue special obligation bonds to finance certain parking facilities, road improvements, stormwater management facilities, utilities, lighting, and related infrastructure improvements to be constructed in the Development District. The infrastructure improvements are being constructed as part of a retail, commercial and residential project known as the Suitland Development District. Repayment of the bonds would be secured by a County pledge of the tax increment.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

I-CR-46-2013 DR-2 Attachment A.pdf, I-CR-46-2013 DR-2 Attachment B.pdf