

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2016 Legislative Session

Reference No.: CR-076-2016
Draft No.: 1
Committee: PSFM
Date: 10/20/2016
Action: FAV

REPORT: 1

Committee Vote: Favorable, 3-0 (In Favor: Council Members Patterson, Harrison, and Lehman)

CR-076-2016 will designate a contiguous area in Upper Marlboro along Pennsylvania Avenue as the Westphalia Town Center Special Taxing District.

This special taxing district designation will complement the development district designation and assist in supporting tax increment financing bonds that may be issued in calendar year 2017. The Westphalia Town Center project will be one of the largest developments in the County's history. The County Administration is in the process of reviewing the developer's incentive request and expects negotiations to continue into fall 2016. The goal is to reach a development agreement by the end of the 2016 calendar year, and then submit the bond authorization legislation in January 2017 for the Council's consideration, including the rate and method for special taxes in the district. The proposed designation will complement the district designation, proposed under CR-077-2016 and will assist in supporting any tax increment bonds issued in the future.

Tom Himler, DCAO, Office of the County Executive, provided an overview of the legislation and explained the timing.

CR-076-2016 was also supported by Ed Fleming, President, East Region, for Walton Development and Management (USA).

The Office of Law reports CR-076-2016 to be proper legislative form with no legal impediments to its adoption.

The Office of Audits and Investigations reports that CR-076-2016 should not have an adverse fiscal impact on the County.

After discussion about the resolution and this process, the Public Safety and Fiscal Management Committee voted CR-076-2016 out favorably 3-0.

