



The Honorable Wanika Fisher
Chair, Public Safety Committee
Prince George's County Council
1301 McCormick Drive
Largo, MD 20774

Re: Enhanced Community & Business Support for Ending Crime

Dear Council Member Fisher:

My name is Blay Bradley and I am the Senior Vice President of Property Management and Construction for DLC Management Corporation. DLC began as a family-owned business, founded by our current CEO – Adam Ifshin – and his father in 1991. Over the past 34 years, DLC has emerged as one of the country's leading owners and operators of open-air retail shopping centers in the country, with a specialty in acquiring and managing properties with value-add potential and in underserved communities.

DLC has been a long-standing part of the Prince George's County community, having made our first investment in the County – the purchase of Oxon Hill Plaza – back in 2003. Since that time, our portfolio within the County has grown to include over 1.2 million square feet of retail space across six centers, which is managed by a locally based team of leasing and property management professionals.

Our focus within Prince George's County has been to improve the quality of retail offerings within the communities we serve, merging our experience as a national operator with local market expertise and relationships. Oxon Hill Plaza is emblematic of our success in this model, having attracted numerous new retailers including Chipotle, Charley's Cheesesteaks, DaVita Dialysis, Burlington and Five Below while investing significant capital in upgrades to the center and maintaining a diligent facility maintenance program.

Despite our continuing commitment to the strength and vibrancy of the Prince George's County community, and our historical success operating in this market, in recent years our properties have faced increasing headwinds from the persistent and worsening public safety issues impacting the communities we are a part of.

Since 2021, violent incidents have resulted in seven fatalities in or around our shopping centers. In addition to the fatalities, there have been numerous non-fatal injuries or "near-miss" events. The business owners we operate with report extreme challenges to their businesses from the dual-headed threat of organized retail crime, which cuts into store profitability, and persistent vagrancy and loitering around retail storefronts, which creates an inhospitable atmosphere for employees and customers. National and local tenants alike have shuttered businesses at our centers, directly citing store and employee security rather than sales performance or consumer demand. In other words, the only reason for closing stores is safety and security – not sales or profitability. Without action, this will lead to massive economic loss to the County.

In the face of these community-wide challenges, DLC has not backed down. Instead, we have doubled down on our efforts to ensure that our centers remain as safe and inviting as possible. We have invested heavily in security – including onsite patrols and CCTV – and now spend in excess of \$1.5 million annually for these services across our Prince George's County assets, nearly triple the expenditure 5-years ago. We have also implemented "Project Sparkle", an initiative focused on enhancing curb appeal and safety, including enhanced sweeping, power washing, landscaping and common area lighting. Most importantly, we have worked extensively to deepen our relationships and cooperation within the community, including engagement with our customers and community neighbors, including residents and civic groups, close coordination with the Prince George's County Police Department, and dialogue with municipal leaders including members of the County Council.



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While these efforts have had some success in improving security conditions within the boundaries of our properties, we do not operate in a vacuum, and we remain acutely aware from our own operations and from ongoing conversations with our tenants, their patrons, and our landlord peers throughout the County that significant challenges persist.

Today we stand before this committee as a representative of these community stakeholders, to propose the establishment of a dedicated Commercial Crimes Prosecutor within the State's Attorney's Office. This Prosecutor would focus on the prosecution of the crimes most prevalent in commercial settings, including organized retail theft, violent assaults, persistent drug sales, and other anti-social behaviors. This concept, which has been crafted through extensive discussions at the local, County and State level, seeks to address two of the most consistent refrains we hear regarding the challenges of combatting these criminal activities – lack of resources and lack of consistent prosecutorial follow-through – conditions that weaken deterrence and place additional burdens on law enforcement, customers, and residents.

Together, we envision a public-private partnership that seeks to align the business community and County leadership around a targeted, pragmatic solution with known accountability to a clearly defined problem. The business community is prepared to help fund this initiative because safe commercial corridors are foundational to the continued economic vitality, job retention, tax revenue stability, and long-term community investment and growth.

We respectfully ask this Committee to work with us to establish this dedicated Commercial Crimes Prosecutor role and to advance a solution that strengthens accountability, supports law enforcement, and restores confidence in our commercial corridors. Thank you for your leadership and for the opportunity to be heard.

Respectfully,

A handwritten signature in black ink, appearing to read 'Blay Bradley', is positioned above a blue horizontal line.

[Blay Bradley \(Feb 18, 2026 16:11:20 EST\)](#)

Blay Bradley
Senior Vice President Property Management & Construction
DLC Management Corporation

Cc: Prince George's County Council
Cc: Prince George's County Executive
Cc: Community and Business Stakeholder Organizations



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