

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2024 Legislative Session

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**Reference No.:** CR-62-2024

**Draft No.:** 1

**Committee:** GOFP

**Date:** October 7, 2024

**Action:** FAV (A)

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**REPORT:** Committee Vote: Favorably as amended 4-0 (Council Members Watson, Harrison, Dernoga, Hawkins, Oriadha)

The Prince George's County Council's Government Operations and Fiscal Policy Committee convened on October 7, 2024, to consider **CR-062-2024** is a resolution concerning the **Mill Branch Crossing Development District**, which is an approximately 996,794 square foot mixed-use, commercial, and residential project and designating a contiguous area within Prince George's County, Maryland, as a "development district." The legislation would also create a tax increment fund.

Council staff provided an overview of the legislation, which is about the establishment of a Development District, the creation of the Tax Increment Fund, and the intent to issue Bonds pursuant to the Tax Increment Financing Act, all for the purpose of providing funds to finance the costs of certain roads, streets, water and sewer utilities and related infrastructure improvements and noted that the Tax Increment Financing Act authorizes the County to issue special obligation bonds from time to time to provide funds to fulfill one or more of the Act's purposes pursuant to CR-21-2019. To determine appropriateness, the following must be considered, among other requirements: MBE, LBE, and LMBE goals pursuant to CB-51-2022 and the following:

- 1) Be consistent with the County's General Plan and Sector Plans, as well as other economic and community development policies, strategies, and tools;
- 2) Generate additional significant revenue for the County;
- 3) Meet both a short-term and long-term "But-For Test", which demonstrates that the proposed project or initiative is not feasible without the County's participation and assistance;
- 4) Be subject to a "Trigger Mechanism/Look Back Provision", which, on an ongoing

basis examines a project's proposed and projected cash flows, profits, and other financial information to determine whether and when repayment of the County's investment is or may be necessary.

The City of Bowie City Council has submitted a letter supporting the Mill Branch Crossing Tax Increment Financing and a copy of a resolution adopted by the council.

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

DCAO Rogers and Ms. Skinner represented the Office of the County Executive and expressed support on behalf of the administration.

Mr. John King, representing the City of Bowie, expressed support for the legislation, which was prompted in part by the road improvements.

Council member Dernoga inquired about who pays the tax and was informed that the landowners and others within the district pay it. Mr. King and Mr. Cason answered that there is no special tax. The note will be secured by tax increment revenue, and there will be no additional tax or assessment. There is a split between Bowie and the County of all additional revenues or the increment.

Ms. Skinner and Deputy Chief Administrative Officer Rogers, representing the Office of the County Executive, stated that the administration supports the legislation.

After discussion, the Prince George's County Council's Government Operations and Fiscal Policy Committee reported CR-62-2024 favorably, 4-0.