

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Resolution No. CR-123-2022
Proposed by The Chair (by request – Planning Board)
Introduced by Council Members Medlock, Glaros, Harrison, Franklin, Taveras, Hawkins
Co-Sponsors _____
Date of Introduction October 24, 2022

RESOLUTION

1 A RESOLUTION concerning

2 The Maryland-National Capital Park and Planning Commission

3 For the purpose of approving the Maryland-National Capital Park and Planning Commission
4 plan to acquire property with existing improvements for a Largo Headquarters to house
5 departments and administrative offices of the Commission; to express the intent of the County
6 Council to approve the appropriation of additional funds for said acquisition and renovation of
7 the project; and to declare that a public hearing on amendments to the Fiscal Year 2022–2023
8 approved Maryland-National Capital Park and Planning Commission budget will be conducted.

9 WHEREAS, the Commission’s Prince George’s County Planning Board (“Planning
10 Board”) and its Prince George’s County Planning Department (“Planning Department”) currently
11 utilize offices situated within the County Administration Building owned by Prince George’s
12 County, and other outbuildings owned by the Commission, located together in Upper Marlboro,
13 Maryland (collectively, the “Existing Office Complex”); and

14 WHEREAS, the Commission’s Prince George’s County Department of Parks and
15 Recreation (“Department of Parks and Recreation”) currently operates utilizing offices situated
16 within the Parks and Recreation Administration Building located in Riverdale, Maryland as well
17 as within leased offices located in Greenbelt, Maryland (collectively the “DPR Administrative
18 Offices”); and

19 WHEREAS, the Commission and Prince George’s County Government (the “County”)
20 now mutually desire for the Commission to consolidate and relocate its Existing Office Complex
21 and DPR Administrative Offices to a new location (the “Largo Headquarters”) situated in

1 proximity to both the Largo Metro transit-oriented development district and the County’s Wayne
2 K. Curry Building located in Largo, Maryland; and

3 WHEREAS, the County Council previously approved a plan to construct a headquarters
4 building by means of: (a) contracting for the purchase of a suitable property; and (b) hiring a
5 suitable development entity that is capable of (i) developing the property on a build-to-suit basis
6 and (ii) financing an amortized purchase of the building improvements by the Commission under
7 a sale-and-lease-back arrangement; and

8 WHEREAS, by action of the Prince George’s County Planning Board in PGCPB
9 Resolution 2020-179 dated December 10, 2020, attached hereto as Appendix A (the “Planning
10 Board Resolution”), the Commission has established on its books and records a designated
11 internal service fund – known formally as the “Largo Headquarters Internal Service Fund (ISF)”
12 – for the limited purpose of aggregating the appropriations and expenditures associated with its
13 development and operation of the Largo Headquarters, the establishment of which ISF is
14 consistent with Generally Accepted Government Accounting Standards and the Commission’s
15 prior practices to account for other office buildings owned and operated by the Commission; and

16 WHEREAS, the Largo Headquarters ISF has been funded with budget transfers approved
17 by the County Council pursuant to CB-55-2022 using the following Commission Undesignated
18 Fund Balance Resources: \$59.5 million from the Park Fund, and \$25.5 million from the
19 Recreation Fund; and pursuant to Resolution CR-5-2021: \$60 million from the Administration
20 Fund (collectively hereinafter “Funding”), which was consistent with past practices of the
21 Commission in creating and maintaining internal service funds to properly account for financial
22 arrangements required for other office facilities; and

23 WHEREAS, the Planning Department has continued to explore other relocation options and
24 has identified two former University of Maryland Global Campus buildings located at 1601
25 McCormick Drive and 1616 McCormick Drive, and one tract of land located at 1440
26 McCormick Drive in Upper Marlboro, Maryland (collectively, the “Property”) owned by the
27 State of Maryland and the University of Maryland (collectively, the “Landowner”) that will
28 accommodate the Department of Parks and Recreation in addition to the Planning Board and
29 Planning Department, and will not require new construction, but will require funds to acquire,
30 design, renovate, furnish, operate, and maintain the Property; and

1 WHEREAS, the Planning Department received Planning Board approval on June 9, 2022,
2 to submit an offer to acquire the Property; and

3 WHEREAS, the Commission entered into a Letter of Intent dated September 21, 2022, with
4 the Landowner to purchase the Property, in the amount of Seventy-five (\$75,000,000), in
5 accordance with the Planning Board approval dated June 9, 2022; and

6 WHEREAS, the Planning Board approved the execution of the Land Purchase Agreement
7 with the Landowner to purchase the Property for Seventy-five Million Dollars (\$75,000,000);
8 and

9 WHEREAS, the Commission will partner with the Maryland Economic Development
10 Corporation (“MEDCO”) which has significant experience as a quasi-governmental agency in
11 the acquisition, interior fit-out and space planning process and will be the project manager for the
12 Commission’s Largo Headquarters project; and

13 WHEREAS, the Largo Headquarters project will utilize the Funding, not to exceed the
14 amount designated in the ISF, to acquire, design, renovate, furnish, operate, and maintain the
15 Property for the needs of the Planning Board, Planning Department, the Department of Parks and
16 Recreation, and other Commission units as needed, and a project manager that will be needed to
17 accomplish this purpose; and

18 WHEREAS, the Commission and MEDCO have estimated the total project cost required to
19 develop and occupy – that is, to pay for the property acquisition, design, renovation, repairing,
20 furnishing, operating and maintaining the Largo Headquarters will not exceed the sum of
21 \$90,000,000 (Ninety Million Dollars), such sum hereinafter referred to alternatively as the “Total
22 Project Cost” or “TPC”; and

23 WHEREAS, the County has previously approved the Commission’s Annual Budget and
24 Appropriation Ordinance for Fiscal Year 2023 with the enactment of CB-55-22; and

25 WHEREAS, the Commission’s Fiscal Year 2022–2023 annual operating and capital
26 budgets for the Planning Department require certain amendments and adjustments in order to: (a)
27 authorize current fiscal year expenditures for the Commission’s purchase of the Property, (b)
28 authorize expenditure of funds to enable appropriate renovation of the Largo Headquarters, and
29 (c) otherwise provide for completion of the Largo Headquarters; and

30 WHEREAS, subject to certain circumstances and conditions expressed therein, the Land
31 Use Article §18-108 authorizes the County Council to amend the Commission’s previously

1 adopted budgets by resolution upon reasonable notice to the public; and

2 WHEREAS, the County Council and County Executive, as the County governing body,
3 have duly considered the Commission's request, the Planning Board Resolution, and the other
4 information contained in the Offering Memorandum (PDF) Appendix B and the Commission's
5 plan to acquire the Property for the Largo Headquarters project, and determined that the
6 requested approvals should be granted, and take the requested actions in accordance with these
7 presents.

8 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
9 County, Maryland, that:

- 10 1. The County Council and the County Executive for Prince George's County, as the
11 County governing body, hereby authorize The Commission to proceed with its plans to
12 acquire the Property, design, construct, renovate, furnish for use, operate, equip, repair
13 and maintain as the Largo Headquarters as set forth herein.
- 14 2. It is the intent of the County governing body to authorize The Commission to expend up
15 to the Total Project Cost (\$90,000,000) to pay for the Property acquisition, design,
16 construction, renovation, repair, furnish for use, operation, and maintenance. The
17 Commission shall account for expenditures of the Total Project Cost using the Internal
18 Service Fund established by the Planning Board in its Resolution PGCPB No. 2020-179.
- 19 3. It is the intent of the County governing body to authorize The Commission to utilize the
20 Internal Service Fund in order to purchase the Property in an amount not to exceed the
21 purchase price stated hereinabove plus customary fees, costs and charges associated with
22 a real estate settlement.
- 23 4. It is the intent of the County governing body to otherwise authorize The Commission to
24 utilize the Internal Service Fund for direct costs associated with the acquisition, design,
25 construction, renovation, furnishing, repair, operating, and maintaining the Project,
26 including, without limitation, the customary fees incurred with respect to the project
27 management services of MEDCO.

28 BE IT FURTHER RESOLVED that additional legislative action is required to approve
29 specific funding for the project, as set forth in Appendix C, in order to be adopted as
30 amendments to the Commission's budgets previously enacted as CB-55-2022, pursuant to, and
31 for purposes of, the Land Use Article §§18-108 and 18-109.

1 BE IT FURTHER RESOLVED that it is the intent of the County Council to conduct a
2 public hearing in accordance with Title 18, Land Use Article, Annotated Code of Maryland. The
3 public hearing shall be conducted on Tuesday, December 6, 2022, at 12:30 p.m. Notice to the
4 public shall be published in the County newspapers of record.

5 BE IT FURTHER RESOLVED that, upon signature by the Chair of the County Council
6 and the County Executive, a copy of this Resolution shall be transmitted to the Chairman of the
7 Prince George’s County Planning Board.

8

Adopted this 31st day of October, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Angela D. Alsobrooks
County Executive