

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**1999 Legislative Session**

Bill No. CB-64-1999  
 Chapter No. 39  
 Proposed and Presented by The Chairman (by request – Planning Board)  
 Introduced by Council Members Estep, Hendershot, Russell, Shapiro, Bailey, Gourdin,  
Maloney, Scott, and Wilson  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction October 12, 1999

**BILL**

1 AN ACT concerning

2 Private Recreational Facilities

3 For the purpose of approving the lease between the Maryland-National Capital Park and  
 4 Planning Commission and the Junior Tennis Champions Center, Inc. for 11.6 acres of land  
 5 located on Paint Branch Parkway, as part of the Paint Branch Stream Valley Park.

6 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 7 Maryland, that the following legislative findings are made:

8 1. The Maryland-National Capital Park and Planning Commission (the Commission) has  
 9 approved a Lease with the Junior Tennis Champions Center, Inc. for the lease of 11.6 acres of  
 10 land for the purpose of constructing and operating an indoor/outdoor tennis complex in  
 11 furtherance of the Commission's recreational program. A copy of the Lease and Exhibits is  
 12 attached hereto as Attachment A and incorporated herein by reference.

13 2. The Prince George's County Planning Board approved the Lease, with conditions, on  
 14 September 16, 1999.

15 3. Section 5-110 of Article 28 of the Annotated Code of Maryland provides that the  
 16 Commission may lease any portion of the lands within the metropolitan district acquired for park  
 17 purposes under certain conditions and that the provision of any lease for a period in excess of  
 18 twenty years be first approved by legislative act of the county in which the lease property is  
 19 located.

4. The Lease provides for the lease of approximately 11.6 acres of land located on Paint Branch Parkway, as part of the Paint Branch Stream Valley Park, for a period of twenty (20) years, with the option for an extension of two ten (10) year periods.

5. The purpose of the Lease is to provide for the construction and operation of the Junior Tennis Champions Center, an indoor and outdoor tennis complex. The rent is comprised of a basic annual rent and an additional rent. The basic annual rent is \$25,000 per year. The additional rent will be in an amount equal to 50% of the Operating Profit of the Lessee during each Lease Year.

6. The Lease shall automatically become void if the Prince George's County Council fails to approve this Lease on or before April 1, 2000.

SECTION 2. BE IT FURTHER ENACTED that the provisions of the Lease dated September 16, 1999, by and between the Maryland-National Capital Park and Planning Commission and the Junior Tennis Champions Center, Inc., as more fully set out in Attachment A, be and the same are hereby approved.

SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect on the date it becomes law.

Adopted this 2nd day of November, 1999.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
M. H. Jim Estepp  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Wayne K. Curry  
County Executive

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.

Attachment A available in hard copy only