



CR-085-2019

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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Office of the Chairman
Prince George's County Planning Board

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September 4, 2019

The Honorable Todd M. Turner
Council Chairman, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Chairman Turner:

Todd

As you know, the Annotated Code of Maryland, Land Use Article Section 17-204 requires leases of The Maryland-National Capital Park and Planning Commission ("M-NCPPC") property in excess of 20 years to be approved by the Prince Georges County Council. Accordingly, this letter is to request Prince George's County Council approval of a proposal from Junior Tennis Champions Center, Inc. ("JTCC") to enter into an Amended and Restated Lease Agreement ("Lease") with M-NCPPC for use of a parcel of land in College Park, Maryland. The M-NCPPC's existing lease to JTCC of such parcel expires December 31, 2019.

Pursuant to the proposed Lease, JTCC will operate a tennis facility used by the public, which is consistent with park purposes. JTCC will both pay rent and provide in-kind rent in the form of tennis clinics, workshops and tournaments. JTCC is requesting that the term of the Lease run from January 1, 2020 until December 31, 2039 with two (2) ten (10)-year options to extend. The Prince George's County Planning Board (the "Board") recommended approval of the Lease on June 20, 2019, subject to the final decision of the Prince George's County Council. On July 18, 2019, the Board adopted the enclosed resolution.

Thank you for considering our recommendation. If the Planning Board can be of further assistance to you regarding this matter, please feel free to contact me or Steven Carter, Acting Deputy Director at 301-699-2590.

Sincerely,



Elizabeth M. Hewlett
Chairman

Enclosure: PGCPB No. 19-80C re: Junior Tennis Champions Center, Inc.

cc: Darin Conforti, Acting Director, Department of Parks and Recreation
Bridget Stesney, Chief, Park Planning and Development Division
Steven Carter, Deputy Director, Department of Parks and Recreation



PGCPB No. 19-80C

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized under the Annotated Code of Maryland, Land Use §17-204, to lease land located within the Metropolitan District so long as the purpose for which the property is leased is not inconsistent with park purposes;

WHEREAS, the Commission currently leases land at 5200 Campus Drive, College Park to Junior Tennis Champions Center Inc., a District of Columbia nonprofit corporation ("JTCC"), pursuant to a lease that began October 27, 1999 and ends December 31, 2019;

WHEREAS, the mission of JTCC is to provide student-athletes, ranging in age from 10 - 18 years, and who have the potential of playing Division I college tennis, with a training program that will enable them to qualify for Division I college tennis scholarships and to play Division I college tennis;

WHEREAS, JTCC uses the property to operate a tennis facility used by the public, and such use is consistent with park purposes;

WHEREAS, the Commission and JTCC desire to enter into a new triple net lease for a term of twenty (20) years, from January 1, 2020 to December 31, 2039, with rent as set forth in the proposed lease;

WHEREAS, the proposed lease contains two (2) ten (10)-year options to extend; and

WHEREAS, the term of a lease may not exceed twenty (20) years without the prior approval of the lease by legislative enactment of the county where the lease property is located.

NOW, THEREFORE, BE IT RESOLVED, that the Commission may lease the Property to JTCC; and

BE IT FURTHER RESOLVED that, in connection with the transaction contemplated herein, upon approval by Prince George's Planning Board, and Prince George's County Council, the Executive Director is authorized to execute and deliver, on behalf of the Commission, such lease, documents, and/or instruments and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate, to make effective or to implement the intended purposes of the foregoing resolution, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

This is to certify the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, Hewlett and Bailey voting in favor of the motion, and with Commissioner Washington absent, during closed session on Thursday, June 20, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's Planning Board this 18th day of July 2019.

APPROVED AS TO LEGAL SUFFICIENCY
Rebecca O. Marshall
M-NCPPC Legal Department

DATE 8/15/19

Elizabeth M. Hewlett
Chairman

Jessica Jones

By: Jessica Jones
Planning Board Administrator