

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CR-041-2025

Draft No.: 1

Committee: GOFP

Date: April 8, 2025

Action: FAV (A)

REPORT: Committee Vote: Favorable 9-0, with amendments (Council Members Burroughs, Blegay, Dernoga, Ivey, Hawkins, Harrison, Olson, Oriadha and Watson)

The Prince George's County Council, sitting as the Committee of the Whole, convened on April 8, 2025, to consider CR-41-2025, a resolution concerning **county real property**. Council staff provided an overview of this legislation which provides for the disposition of twenty-three (23) real property tax parcels designated as surplus on November 19, 2024, via (CB-106-2024) and no longer needed for County use. The properties are located in Districts 5, 7, and 9.

Upon adoption, this plan of disposition will be administered by the Redevelopment Authority for the first time, replacing the Office of Central Services, which previously performed this role. The law that regulates the procedure to declare and dispose of County Real Property as Surplus Property was changed via CB-61-2023 and expressly prohibits the disposition of any surplus property unless the property is declared surplus by the County Council by legislative act and approved.

Per section 2.111.01 of the Prince George's County Code, amended under CB-061-2023, the Redevelopment Authority of Prince George's County (RDA) will hold a public hearing. Upon completion of the public hearing, an electric copy of the session will be forwarded to the County Council for review and made viewable to the public on the RDA website.

Redevelopment Authority, Executive Director, Ikenna Udejiofor, Benjamin Hobbs, Community Services Manager, and Mr. Steven M. Donegan, Real Estate Development Project & Program Manager, participated in the meeting and reviewed the 23 parcels.

Council Member Harrison inquired about neighbors purchasing next door properties and was informed that neighbors always get the first right to purchase before other options are considered.

Council Vice Chair Oriadha pointed out that the focus should be affordable housing, especially for single-family homes. The Redevelopment Authority Director committed to continuing ongoing work with the County Housing agency and nonprofits on a plan to create affordable housing.

Council Member Blegay requested an update on the status of creating a County Land Bank which could assist with the creation of affordable housing. Council Member Dernoga reminded the committee that the Council did have legislation to address this, calling for a preferred government entity, which gives them the right of first refusal.

Ms. Skinner committed to convening a meeting with DHCD.

Council Vice Chair Oriadha made a motion to remove projects from District 7 which the Council approved. Council Member Dernoga questioned the need for this step and noted that the law could be interpreted to make it unnecessary. Ms. Skinner responded that this step allows the entire Council to review county surplus properties prior to the final approval.

Additional discussion occurred about timing and the impact of removing properties from District 7 before the Council approved their removal.

After further discussion, the Prince George's County Council, sitting as the Committee of the Whole, voted favorably with amendments, 9-0.