

# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 11/20/2012  
**Reference No.:** CR-088-2012  
**Draft No.:** 2  
**Proposer(s):** County Executive  
**Sponsor(s):** Harrison, Franklin  
**Item Title:** A Resolution designating the Town Center at Camp Springs Development District and providing for and determining certain matters in connection with the establishment of the development district, creating a tax increment fund with respect to the development district and allocating certain property taxes with respect to the development district to be paid over to the tax increment fund

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**Drafter:** Joseph R. Hamlin, Office of Law  
**Resource Personnel:** Thomas Himler, DCAO for Budget Finance and Administration

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>	12/6/2012 S
<b>Committee Referral:</b>	11/7/2012 - PSFM	<b>Effective Date:</b>	12/6/2012
<b>Committee Action:</b>	11/8/2012 - FAV(A)		
<b>Date Introduced:</b>	11/7/2012		
<b>Public Hearing:</b>			
<b>Council Action (1)</b>	11/20/2012 - ADOPTED		
<b>Council Votes:</b>	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

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### AFFECTED CODE SECTIONS:

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### COMMITTEE REPORTS:

#### Public Safety and Fiscal Management

**Date 11/8/2012**

REPORT: Committee Vote: Favorable as Amended, 4-0 (Councilmembers Campos, Davis, Harrison, and Lehman)

This resolution will establish and designate as a Development District the areas to be known as the "Town Center at Camp Springs Development District" pursuant to State law related to the Tax Increment Financing Act. There will be no issuance of bonds or bond amount in this legislation. The issuance of Tax Increment Financing (TIF) bonds as related to Town Center at Camp Springs Development District will require separate legislation.

The designation of this Development District will provide potential incentives to attract investment in the Branch Avenue Metro Station development which will expand the commercial tax base, attract job opportunities, and create a successful "workable" community to serve as a model for the County.

The legislation was amended on page 1 line 7 by deleting "Suitland" and inserting "Camp Springs".

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

There will be no negative fiscal impact on the County with the adoption of CR-88-2012.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

(Includes reason for proposal, as well as any unique statutory requirements)

The proposed resolution designates the Town Center at Camp Springs Development District, pursuant to Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Financing Act"), provides for the creation of a tax increment fund with respect to the Development District and allocates certain property taxes with respect to the Development District to be paid over to the tax increment fund. Pursuant to the provisions of the Tax Increment Financing Act, the County may determine to issue special obligation bonds to finance certain parking facilities, road improvements, stormwater management facilities, utilities, lighting, and related infrastructure improvements to be constructed in the Development District. The infrastructure improvements are being constructed as part of a retail, commercial and residential project known as Town Center at Camp Springs Development District. Repayment of the bonds would be secured by a County pledge of the tax increment.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

I-CR-88-2012 Attachment B.pdf

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