

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2021 Legislative Session

Resolution No. CR-5-2021

Proposed by The Chair (by request – Planning Board)

Introduced by Council Members Hawkins, Ivey, Davis, Turner, Harrison, Franklin,
Dernoga, Taveras and Streeter

Date of Introduction January 28, 2021

RESOLUTION

1 A RESOLUTION concerning

2 Maryland-National Capital Park and Planning Commission

3 For the purpose of making certain appropriations and amendments to the Prince George's County
 4 portion of the Maryland-National Capital Park and Planning Commission (the "Commission")
 5 Fiscal Year 2021 operating and capital budgets as provided pursuant to the provisions of the
 6 Land Use Article of the Annotated Code of Maryland, as amended ("Land Use Article").

7 WHEREAS, the Commission's Prince George's County Planning Board and its Prince
 8 George's County Planning Department currently operate utilizing offices situated within the
 9 County Administration Building owned by Prince George's County, and other outbuildings
 10 owned by the Commission, located together in Upper Marlboro, Maryland (collectively, the
 11 "Existing Office Complex"); and

12 WHEREAS, the Commission and Prince George's County Government (the "County") and
 13 now mutually desire for the Commission to consolidate and relocate its Existing Office Complex
 14 to a new place situated in proximity to both the Largo Metro transit-oriented development district
 15 and the County's Wayne K. Curry Building located in Largo, Maryland (the "New Planning
 16 Headquarters"); and

17 WHEREAS, the Commission has initiated a plan for the New Planning Headquarters by
 18 means of (a) contracting for the purchase of a suitable property and (b) hiring a suitable
 19 development entity that is capable of (i) developing the property on a build-to-suit basis and (ii)
 20 financing an amortized purchase of the building improvements by the Commission under a sale-
 21 and-lease-back arrangement; and

22 WHEREAS, the Commission has procured the entitlement to purchase a property suitable

1 for the New Planning Headquarters (as described in Appendix A hereto, the “Project Site”) for
2 the suitable price of \$12,850,000 (Twelve Million Eight Hundred and Fifty Thousand Dollars),
3 subject to enactment of the various authorizations and appropriations specified herein; and

4 WHEREAS, the Commission has engaged and hired the Maryland Economic Development
5 Corporation (“MEDCO”), an agency and instrumentality of the State of Maryland: (a) to assess
6 the feasibility, financing, and other technical aspects of the Project, and also (b) to serve as
7 developer to oversee the design, construction, delivery and financing of the New Planning
8 Headquarters on the designated Project Site; and

9 WHEREAS, the Commission desires for the New Planning Headquarters building to serve
10 the Prince George’s County community as an iconic, state-of-the-art public facility that will help
11 spark favorable growth of the transit-oriented development district adjacent to Largo Metro
12 Station and advance the various goals and recommendations embodied within the Approved
13 Largo Town Center Sector Plan and Sectional Map Amendment (2013);

14 WHEREAS, the Commission and County, respectively, have agreed in principle for the
15 Commission to offer to the County a commercial sublease for office space consisting of 35,000
16 square feet or more (the “County Space”), to be priced at the Commission’s reasonable allocable
17 actual capital and operating cost, for the purpose of co-locating certain County offices within the
18 Commission’s New Planning Headquarters building; and

19 WHEREAS, the Commission and MEDCO have estimated the total project cost
20 required to develop and occupy – that is, to pay for the property acquisition, design, construction
21 and furnishing the New Planning Headquarters (including up to 35,000 square feet for the
22 County Space) – will not exceed the sum of \$155,000,000 (One Hundred and Fifty-Five Million
23 Dollars), such sum hereinafter referred to alternatively as the “Total Project Cost” or “TPC”; and

24 WHEREAS, the County has previously approved the Commission’s Annual Budget and
25 Appropriation Ordinance for Fiscal Year 2021 with the enactment of CB-023-2020; and

26 WHEREAS, the Commission’s Fiscal Year 2021 annual operating and capital budgets for
27 the Planning Department require certain amendments, transfers and supplemental appropriations
28 in order to (a) authorize the Commission’s purchase of the Project Site, (b) enable further
29 development of the New Planning Headquarters, and (c) otherwise provide for completion of the
30 Project; and

31 WHEREAS, by action of the Prince George’s County Planning Board in Resolution 2020-

1 179, attached hereto as **Appendix B** (the “Board Resolution”), the Commission has established
2 on its books and records a designated internal service fund – known formally as the “Largo
3 Headquarters Internal Service Fund (ISF)” – for the limited purpose of aggregating the
4 appropriations and expenditures associated with its development and operation of the New
5 Planning Headquarters (the “Internal Service Fund”), the establishment of which Internal Service
6 Fund is consistent with Generally Accepted Government Accounting Standards and the
7 Commission’s prior practices to account for other office buildings owned and operated by the
8 Commission ; and

9 WHEREAS, subject to certain circumstances and conditions expressed therein, the Land
10 Use Article §18-108 authorizes the County Council to amend the Commission’s previously
11 adopted budgets by resolution; and

12 WHEREAS, subject to certain circumstances and conditions expressed therein, the Land
13 Use Article §18-109 authorizes the County Council to approve expenditures of funds by the
14 Commission in excess of the previously approved and available amounts; and

15 WHEREAS, the County Council having duly considered the Commission’s request, the
16 Board Resolution, and the other information deduced with respect to Commission’s plan to
17 acquire the Project Site, complete development of the Project, provide for the County Space and
18 finance the New Planning Headquarters, has determined to grant the requested approvals and
19 take the requested actions in accordance with these presents.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
21 County, Maryland, that

22 SECTION 1. The Commission is authorized to proceed with its plans to acquire the
23 Project Site, complete development of the Project, provide for the County Space, and finance the
24 New Planning Headquarters as set forth herein.

25 SECTION 2. The Commission is authorized to expend up to the Total Project Cost
26 (\$155,000,000) to pay for the property acquisition, design, financing, construction and furnishing
27 the Project, inclusive of the County Space of up to 35,000 square feet. The Commission shall
28 account for expenditures of the Total Project Cost using the Internal Service Fund established by
29 the Planning Board in its Resolution 2020-179.

30 SECTION 3. In accordance with Resolution 2020-179, the Commission is authorized
31 to appropriate from the undesignated fund balance of the Administration Fund and transfer into

1 the Internal Service Fund the sum of \$60,000,000. It is understood that the balance of the Total
2 Project Cost required for completion of the Project, in the combined amount of up to
3 \$95,000,000, shall be accomplished and funded under separate lease-back financing
4 arrangements to be made with MEDCO and cash flow related to the County sublease referenced
5 herein.

6 SECTION 4. The Commission is authorized to utilize the Internal Service Fund in
7 order to purchase the Project Site in an amount not to exceed the purchase price stated
8 hereinabove plus customary fees, costs and charges associated with a real estate settlement.

9 SECTION 5. The Commission is otherwise authorized to utilize the Internal Service
10 Fund only for the direct costs associated with the acquisition, design, financing, construction,
11 furnishing and operating the Project, including, without limitation, the customary fees incurred
12 with respect to the services of MEDCO.

13 BE IT FURTHER RESOLVED that the Project Description Form (PDF) Appendix C and
14 schedule of budget line-item adjustments set forth in Appendix D, respectively, are hereby
15 approved and adopted as amendments to the Commission’s budgets previously enacted as CB-
16 023-2020, pursuant to, and for purposes of, the Land Use Article §§18-108 and 18-109.

Adopted this 23rd day of February, 2021.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council