



# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 6/13/2017 **Effective Date:** 6/13/2017  
**Reference No.:** CR-036-2017 **Chapter Number:**  
**Draft No.:** 1 **Public Hearing Date:** 6/13/2017 @10:00 AM  
**Proposer(s):** County Executive  
**Sponsor(s):** Davis, Lehman, Harrison, Turner, Glaros, Franklin, Taveras, Patterson and Toles  
**Item Title:** A RESOLUTION CONCERNING PILOT AGREEMENT FOR THE NEW CARROLLTON STATION PROJECT for the purpose of approving the terms and conditions of a negotiated Payment in Lieu of Taxes (PILOT) Agreement between Prince George's County, Maryland (County) and New Carrollton Developer, LLC (Developer) for the New Carrollton Station Project (Project).

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**Drafter:** LaKeecia Allen, Office of Law  
**Resource Personnel:** Thomas Himler, Office of the County Executive

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### LEGISLATIVE HISTORY:

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<b>Date:</b>	<b>Acting Body:</b>	<b>Action:</b>	<b>Sent To:</b>
05/16/2017	County Council	introduced and referred	COW
	<b>Action Text:</b> This Resolution was introduced by Council Members Toles, Lehman, Harrison Turner Davis, Glaros, Franklin, Taveras and Patterson and referred to the Committee of the Whole		
06/06/2017	COW	Favorably recommended	County Council
	<b>Action Text:</b> A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that this Resolution be Favorably recommended to the County Council. The motion carried by the following vote: Aye: 7 Davis, Glaros, Franklin, Patterson, Taveras, Toles and Turner Absent: 2 Harrison and Lehman		
06/13/2017	County Council	public hearing held	
	<b>Action Text:</b> The public hearing was held for this Resolution		
06/13/2017	County Council	adopted	
	<b>Action Text:</b> A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that this Resolution be adopted. The motion carried by the following vote:		

Aye: 9 Davis, Glaros, Franklin, Harrison, Lehman, Patterson, Taveras, Toles  
and Turner

06/21/2017 County Executive signed

**Action Text:**

This Resolution was signed

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**AFFECTED CODE SECTIONS:**

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

This Resolution will approve the terms and conditions of a negotiated Payment in Lieu of Taxes (PILOT) Agreement between Prince George's County, Maryland (County) and Urban Atlantic Development. This Agreement will facilitate the development and construction of Phase 1 of the New Carrollton Metro Station Development, which will be 250 multi-family units, 200,000 square feet of office, and 10,000 square feet of retail/restaurant, and a parking garage and associated infrastructure. Kaiser Permanente will locate over 800 new jobs in the office building. The project over four phases will include approximately 1.1 million square feet of office, 1,375 multi-family units, 120,000 square feet of retail/restaurant, and a 250 room hotel. The project will support the further development of one of Prince George's County's priority Transit Oriented Development (TOD) locations, and will benefit County residents by creating temporary and permanent jobs, expanding the commercial tax base, and fulfilling the vision of the New Carrollton Metro Station as a vibrant, mixed use mass transit assessable location.

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**Document(s):** R2017036, CR-36-2017 Attachment C, CR-36-2017 Attachment D, CR-36-2017 MBE Plan, CR-36-2017 AIS.pdf, CR-36-2017 Report, CR-36-2017 Transmittal