



PGCPB No. 2020-179

R E S O L U T I O N

WHEREAS, the Prince George’s Planning Department (the “Department”) must relocate its offices from the County Administration Building in accordance the Prince George’s County Government’s plan to relocate government facilities to Largo, Maryland.

WHEREAS, the Department has developed a plan for a Largo Headquarters (the “Project”) which will provide a state-of-the-art location for the Planning Department, and will further enhance the transit-oriented development district adjacent to Largo Metro Station, and in accordance with recommendations in the Approved Largo Town Center Sector Plan and Sectional Map Amendment (2013); and

WHEREAS, the Maryland Economic Development Corporation (“MEDCO”) is an instrumentality of the State of Maryland created by the General Assembly to serve as a statewide economic development engine, which has real estate development and bond issuance powers, as well as the ability to collaborate and create contemporary financial solutions to bring public projects to life.

WHEREAS, the Department will partner with MEDCO to develop a Largo Headquarters, bringing significant experience and expertise as the project manager for the Project; and

WHEREAS, the Department has received on December 4, 2020, Planning Board approval of a total project cost not to exceed \$155,000,000 to acquire property, design, furnish, and build a headquarters to be located in Largo, Maryland; and

WHEREAS, the Commission has entered into an agreement dated December 5, 2020, with Commons at Largo, L.P. (the “Landowner”) to purchase a parcel appropriate for the development of the Project located at Lottsford Road, Largo, MD, shown on Map 67, Grid E2 and referenced as Plat 2, Outlot 4 (Tax Account No. 13-5570098) (the “Property”), in the amount of \$12,850,000, in accordance with the Planning Board approval dated December 4, 2020, of a “not to exceed” land cost.

WHEREAS, the Department requests approval of an agreement with the Landowner to purchase the above-referenced Property for the Project for \$12,850,000;

WHEREAS, the Department requests Planning Board approval of a transfer of \$60,000,000 from the Maryland-National Capital Park and Planning Commission’s Administrative/Undesignated Fund Balance to create an Internal Service Fund (ISF) for the Project, consistent with past practices of the Commission in creating and maintaining ISFs to properly account for financial arrangements required for other office facilities; and

WHEREAS, the Department in cooperation with MEDCO requests approval of financing up to \$75,000,000 of the funding in a lease-purchase agreement for the construction costs, which will also be placed in the ISF, and is consistent with the Commission’s past accounting practice for similar transactions involving acquisition, development, and operation of office buildings; and

WHEREAS, the Maryland Code, Land Use Article, Section 17-401 requires the Commission to obtain an amendment to the Commission’s capital budget in order to effectuate the purchase agreement and the various other transactions contemplated in this resolution, and the Department requests authorization to submit such requests to the Prince George’s County governing body to authorize the transactions set forth herein.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board approves the following related matters:


- a. The Planning Board approves of the Department’s plan to develop the Largo Headquarters Project; and
- b. The total cost of the Largo Headquarters Project shall not exceed \$155,000,000 for the acquisition, design, furnishing, and construction of the Project; and
- c. The Planning Board approves the transfer of \$60,000,000 of Administrative/Undesignated Fund Balance to a newly created Largo Headquarters Internal Service Fund (ISF); and
- d. The Planning Board approves financing with MEDCO in a lease-purchase agreement not to exceed \$75,000,000; and
- e. The Planning Board approves the purchase of real property for the Largo Headquarters in Largo, Maryland for \$12,850,000; and
- f. The Planning Board authorizes the transmittal of a request to the Prince George’s County governing body, as required by the Land Use Article, to effectuate the transactions approved herein.

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This is to certify that 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 Bailey, seconded by Commissioner Washington, with Commissioners Hewlett, Bailey, Washington, Doerner and Geraldo voting in favor of the motion at its regular meeting held on Thursday, December 10, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of December 2020.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY:



Debra Borden
M-NCPPC Legal Department
Date: December 9, 2020