

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2013 Legislative Session**

Resolution No. CR-132-2013  
Proposed by The Chair (by request – County Executive)  
Introduced by Council Members Harrison, Campos, Olson, Davis and Franklin  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 29, 2013

**RESOLUTION**

1 A RESOLUTION concerning

2 PILOT Agreement For

3 Safeway at University Town Center

4 For the purpose of approving the terms and conditions of a Negotiated Payment in Lieu of Taxes  
5 (PILOT) Agreement by and between Prince George's County, Maryland (the "County") and  
6 ECHO-UTC, LLC (the "Contract Purchaser").

7 WHEREAS, there is a significant need to expand the County's commercial tax base and  
8 support transit-oriented development projects; and

9 WHEREAS, the Contract Purchaser plans to acquire and build a retail facility located at  
10 6401 America Boulevard, Hyattsville, Maryland 20782, that upon completion of the project will  
11 contain 82,000 square feet of commercial development anchored by a Safeway grocery store (the  
12 "Project"); and

13 WHEREAS, the Contract Purchaser has requested that the County permit the Contract  
14 Purchaser to make payments in lieu of County real property taxes pursuant to Section 7-516 of  
15 the Tax-Property Article of the Annotated Code of Maryland, as amended (the "Act") which  
16 provides that the County may exempt or partially exempt an economic development project from  
17 County real property taxes under certain conditions; and

18 WHEREAS, the County Executive has determined that this Project meets the conditions of  
19 Section 7-516 of the Tax-Property Article of the Annotated Code of Maryland, as amended; and

20 WHEREAS, pursuant to Section 7-516 of the Tax-Property Article of the Annotated Code  
21 of Maryland, this resolution states that the Project does not involve gambling activities; and

22 WHEREAS, the Contract Purchaser has demonstrated to the County that an agreement for

1 payment in lieu of County real property taxes is necessary to make the Project economically  
2 feasible, which Project is described in Attachment "A" attached hereto and made a part hereof;  
3 and

4 WHEREAS, in order to encourage the expansion of the commercial tax base, it is in the  
5 interest of the County to accept payments in lieu of County real property taxes, subject to the  
6 terms and conditions of the negotiated Payment in Lieu of Taxes Agreement (the "Agreement")  
7 attached hereto as Attachment "B" and made a part hereof; and

8 WHEREAS, the County Executive has recommended support for the Safeway at University  
9 Town Center Project.

10 NOW, THEREFORE, BE IT RESOLVED that in accordance with the Act, the County shall  
11 accept payment in lieu of County real property taxes for the Project subject to the Agreement  
12 attached to this Resolution.

13 BE IT FURTHER RESOLVED that the County Executive, or designee of the County  
14 Executive, is hereby authorized to execute and deliver the Agreement in the name and on behalf  
15 of the County in substantially the form attached hereto.

16 BE IT FURTHER RESOLVED that the County Executive, prior to execution and delivery  
17 of the Agreement, may make such changes or modifications to the Agreement as deemed  
18 appropriate by the County Executive in order to accomplish the purpose of the transactions  
19 authorized by this Resolution, provided that such changes or modifications shall be within the  
20 scope of the transactions authorized by this Resolution; and the execution of the Agreement by  
21 the County Executive, or designee of the County Executive, shall be conclusive evidence of the  
22 approval of the County Executive of all changes or modifications to the Agreement; and the  
23 Agreement shall thereupon become binding upon the County in accordance with the terms  
24 therein.  
25

1 BE IT FURTHER RESOLVED that this resolution shall become effective as of the date of  
2 its adoption.

Adopted this 12<sup>th</sup> day of November , 2013.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Andrea C. Harrison  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Rushern L. Baker, III  
County Executive

**ATTACHMENT A**

**PROJECT INFORMATION SHEET**

**Safeway at University Town Center**

**6401 America Boulevard**

**Hyattsville, Maryland 20782**

**COUNCIL DISTRICT 2**

**PROJECT DESCRIPTION:**

The development consists of an 82,000 square foot commercial development, anchored by a 55,000 square foot grocery store and 27,000 square feet of other retail and office uses. The total project cost is an estimated \$23.5 million.

**CONTRACT PURCHASER:**

ECHO-UTC, LLC

**DEVELOPER:**

ECHO-UTC, LLC

**CONTACT:**

Howard Biel  
Senior Vice President of Development  
ECHO-UTC, LLC  
2176 Wisconsin Avenue, NW  
Suite 200  
Washington, D.C. 20007

**NEIGHBORHOOD/ LOCALITY:**

The project is located on America Boulevard, facing East West Highway and is adjacent to the existing mixed use University Town Center development. It is within walking distance of the Prince George's Metro Station Green Line.