



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

## Office of Audits and Investigations

April 7, 2021

### FISCAL AND POLICY NOTE

TO: Robert J. Williams, Jr.  
Council Administrator

William M. Hunt  
Deputy Council Administrator

THRU: Josh Hamlin   
Senior Legislative Budget and Policy Analyst

FROM: Isabel Williams   
Senior Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Note  
CR-035-2021, Release of County Reversionary Interest in Real Property

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**CR-035-2021** (*Proposed by: The County Executive; Introduced by: Council Members Hawkins, Streeter, Ivey, Harrison, Davis, and Taveras*)

Assigned to the Committee of the Whole

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**A RESOLUTION CONCERNING THE RELEASE OF COUNTY REVERSIONARY INTEREST IN REAL PROPERTY** for the purpose of authorizing the County Executive to release reversionary interest to previously County-owned property, hereby referred to as Ardmore Enterprises Property.

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### Fiscal Summary

#### Direct Impact:

*Expenditures:* None.

*Revenues:* None. The County will lose its property interest in the subject property.

**14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772**  
**VOICE (301) 952-3431; FAX (301) 780-2097; TDD (301) 925-5167**

**Indirect Impact:**

None likely.

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**Legislative Summary:**

CR-035-2021, was introduced by Councilmembers Hawkins, Streeter, Ivey, Harrison, Davis, and Taveras by request of the County Executive on March 30, 2021 and referred to the Committee of the Whole (COW). The Resolution would eliminate any future property interest in the parcels that comprise the Ardmore Enterprises property.

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**Current Law/Background:**

CR-035-2021 authorizes the release of any reversionary rights or other future ownership interests in parcels of property that comprise Ardmore Enterprises Property (the “Property”). The County originally disposed of the Property on November 13, 1974. The sale included a revisionary interest for the County should the Property and any improvements cease to be used as an intellectual disability care facility. On August 3, 1977, a corrective deed was filed naming the current owner of “Ardmore Enterprises Property as “The Ardmore Development Center, Inc.” The present owners seek to sell the Property to owners who are not the County.

Section 2-111.01 of the County Code governs the sale or disposition of County property. As indicated in the resolution, since the County does not currently own said property, the authorization of release and subsequent sale or disposition of such is not subject to the terms of Section 2-111.01 of the County Code.

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**Discussion/Policy Analysis:**

As noted above, CR-035-2021 would approve the release of reversionary rights held by the County in the Property to ensure its continued use as a care facility for persons with intellectual disabilities. The resolution should not have any effect on County revenues or expenditures. While the resolution includes a clause that states that the buyer will continue to serve the citizens of the County by maintaining the current health services use of the Property and improvements, the release of the County’s reversionary interest may make it challenging to ensure that the Property continues to be used for the originally intended purpose at some point in the future.

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**Fiscal Impact:**

*Direct Impact*

Adoption of CR-035-2021 should not have a direct fiscal impact on the County.

*Indirect Impact*

Adoption of CR-035-2021 should not have an indirect fiscal impact on the County.

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**Appropriated in the Current Fiscal Year Budget**

N/A.

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**Effective Date of Proposed Legislation**

The proposed Resolution shall be effective on the date of adoption.

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If you require additional information, or have questions about this fiscal impact statement, please call me.