

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2024 Legislative Session

Resolution No. CR-097-2024

Proposed by The Chair (by request - County Executive)

Introduced by Council Members Ivey, Harrison and Hawkins

Co-Sponsors _____

Date of Introduction October 29, 2024

RESOLUTION

1 A RESOLUTION concerning

2 A Payment in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County,
3 Maryland (“County”) and Petra Development (“Developer”) for the National View Project.

4 WHEREAS, there is a significant need to continue the expansion of the County’s commercial
5 tax base and support development projects in Opportunity Zones and Urban Renewal Areas; and

6 WHEREAS, the Developer is proposing to develop approximately 20 acres of land comprised
7 of fifty-four (54) tax accounts near the intersection of I-495 and MD 210 along Bald Eagle Drive
8 in the Oxon Hill area of Prince George’s County, Maryland, more particularly identified by the
9 tax parcel account identifiers described in “Attachment A” and as shown on the map in
10 “Attachment B” (the “Property”); and

11 WHEREAS, Section 7-516 of the Tax-Property Article of the Annotated Code of Maryland,
12 as amended (the Act), provides that the County may exempt or partially exempt an economic
13 development project within the meaning of the Act from County real property taxes under certain
14 conditions and permits the County to enter into multiple payment in lieu of taxes agreements for
15 different phases of the economic development project; and

16 WHEREAS, the Developer has requested that the County Council of Prince George’s
17 County, Maryland, (“County Council”) authorize the Developer to make payments in lieu of
18 County real property taxes for different phases of the economic development project pursuant to
19 the Act; and

20 WHEREAS, the Developer proposes to develop a mixed-use development that will include
21 multifamily, senior living, grocer, retail, day care facilities, parking garage, and a police station
22 (collectively, the “Project”); and

1 WHEREAS, the County plans to provide other certain economic development incentives to
2 the Project to assist with the costs of design, permitting, and construction of certain infrastructure
3 improvements; and

4 WHEREAS, the Act states an economic development project must have a certificate of
5 occupancy issued on or after October 1, 2012; be located on one or more parcels of land, all of
6 which are situated in a designated focus area; and must contain certain facilities that satisfies the
7 minimum criteria for full-time equivalent job opportunities and private capital investment of equity
8 and debt; and

9 WHEREAS, the Developer has demonstrated to the County that the Project constitutes an
10 economic development project within the meaning of the Act because the Project (i) will have a
11 certificate of occupancy issued after October 1, 2012; (ii) is located on one or more parcels of land,
12 all of which are situated in a designated focus area; and (iii) is a mixed-use facility that contains
13 one or more of the facilities described in the Act, at least one of which satisfies the minimum
14 criteria for job opportunities and private capital investment of equity and debt as set forth in the
15 Act; and

16 WHEREAS, pursuant to the Act, the County has conducted an economic analysis of the
17 Project; and

18 WHEREAS, as required by the Act, the Developer has demonstrated to the satisfaction of the
19 County the public benefit that the Project will provide to the County; and

20 WHEREAS, as required by the Act, the Developer has demonstrated to the satisfaction of the
21 County the financial necessity for the exemption authorized by the Act; and

22 WHEREAS, as required by the Act, the Developer has demonstrated to the satisfaction of the
23 County that the private capital to be invested in the Project includes an equity and debt investment
24 that meets the requirements of the Act; and

25 WHEREAS, in order to facilitate the development of the Property, it is in the best interest of
26 the County to accept payments in lieu of County real property taxes, subject to the terms and
27 conditions of a negotiated Master Payment in Lieu of Taxes Agreement (the “Master PILOT
28 Agreement”) for the Project; and

29 WHEREAS, in connection with the Project, the County and the Developer will enter into the
30 Master PILOT Agreement for the Property, subsequent to the approval of this Resolution and
31 satisfaction of certain conditions, substantially in the form of which is attached hereto as

1 “Attachment C” and made a part hereof; and

2 NOW, THEREFORE, BE IT RESOLVED that in accordance with the Act, the County shall
3 accept payment in lieu of County real property taxes for the Property subject to the agreement
4 attached to this Resolution.

5 BE IT FURTHER RESOLVED that the Project may not involve gambling activities.

6 BE IT FURTHER RESOLVED that the County Executive, Chief Administrative Officer or
7 designee of the County Executive or Chief Administrative Officer (each, an “Authorized
8 Representative”) is hereby authorized to execute and deliver the Master PILOT Agreement in the
9 name and on behalf of the County substantially in the form attached hereto in addition to any other
10 agreements and documents deemed necessary and commensurate for transaction (the
11 “Agreements”).

12 BE IT FURTHER RESOLVED that the Authorized Representative may make changes or
13 modifications to the Agreements as deemed appropriate by the Authorized Representative in order
14 to accomplish the purpose of the transactions authorized by this Resolution; and the execution of
15 the Agreements by the Authorized Representative shall be conclusive evidence of the approval of
16 the Authorized Representative of all changes or modifications to the Agreements; and the
17 Agreements shall thereupon become binding upon the County in accordance with the terms
18 therein.

19 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of
20 its adoption.

Adopted this ____ day of _____, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

EXHIBIT A
TAX PARCEL ACCOUNT IDENTIFIERS
FOR THE PROPERTY

[NEED TO ATTACHED OR INSERT]

EXHIBIT B

PROPERTY MAP

[NEED TO ATTACH OR INSERT]

EXHIBIT C

FORM OF PAYMENT IN LIEU OF TAXES AGREEMENT

(See attached)