

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

Resolution No. CR-100-2024
Proposed by The Chair (by request--Planning Board)
Introduced by Council Members Fisher and Harrison
Co-Sponsors _____
Date of Introduction October 29, 2024

RESOLUTION

A RESOLUTION concerning

Maryland-National Capital Park and Planning Commission –

Ground Lease Agreement with Prince George’s County, Maryland at the National Harbor

For the purpose of approving, by legislative action of the District Council in accordance with State law, a Ground Lease Agreement between Prince George’s County, Maryland and the Maryland-National Capital Park and Planning Commission.

WHEREAS, the Land Use Article authorizes the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) to own, control, develop, maintain, and operate a public park system within the Maryland-Washington Metropolitan District (“Metropolitan District”); and

WHEREAS, Title 17, Land Use Article, Annotated Code of Maryland, authorizes M-NCPPC to lease land located within the Metropolitan District so long as the purpose for which the property is leased is not inconsistent with park purposes; and

WHEREAS, as a result of the increased retail and entertainment activity brought on by the development of the MGM National Harbor Casino Resort, there is a need for a permanent presence of Prince George’s County’s (“County”) public safety agencies at the National Harbor; and

WHEREAS, as a result of the increased recreational opportunities at the National Harbor waterfront, the public desires increased public space to support community use; and

WHEREAS, there is a need for M-NCPPC Park Police operations space to support safe recreational opportunities at National Harbor and surrounding areas; and

WHEREAS, M-NCPPC desires to lease to the County a ± 2.94-acre portion of a ± 57.25-acre parcel as more specifically described in the Ground Lease Agreement (“Lease”) for an initial term of forty (40) years with two (2) ten-year (10-year) options to renew as set forth in the Lease; and

WHEREAS, the term of a lease may not exceed twenty (20) years without the prior approval of the lease by legislative enactment of the county where the lease property is located.

WHEREAS, M-NCPPC and the County have considered and determined that the terms of the Lease are satisfactory, and M-NCPPC has transmitted its recommendation of approval to the Clerk of the Council for consideration and final action as to same by the District Council; and

WHEREAS, pursuant to Section 17-204(a)(2), Land Use Article, Annotated Code of Maryland, the length of the proposed lease must be legislatively approved by the District Council in order to proceed; and

WHEREAS, the District Council has reviewed the terms of the Lease, attached hereto as Attachment A and incorporated herein; and

WHEREAS, the Council has determined that the Lease should be approved in accordance with State law.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that the proposed Ground Lease Agreement by and between the Maryland-National Capital Park and Planning Commission and Prince George's County, Maryland, including all related document(s) as set forth in Attachment A and incorporated as if set forth fully herein, be and the same are hereby APPROVED.

BE IT FURTHER RESOLVED that, in approving the proposed Ground Lease Agreement, the District Council further approves and authorizes the Maryland-National Capital Park and Planning Commission to execute such related document(s) that are necessary and/or desirable by the Maryland-National Capital Park and Planning Commission in furtherance of effectuating the specific terms of the Ground Lease Agreement.

Adopted this 29th day of October, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
FOR THAT PART OF THE MARYLAND-
WASHINGTON REGIONAL DISTRICT
IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council