

## Prince George's County Council

### Agenda Item Summary

<b>Meeting Date:</b>	11/12/2013
<b>Reference No.:</b>	CR-132-2013
<b>Draft No.:</b>	1
<b>Proposer(s):</b>	County Executive
<b>Sponsor(s):</b>	Harrison, Campos, Olson, Davis, Franklin
<b>Item Title:</b>	A Resolution for the purpose of approving the terms and conditions of a Negotiated Payment in Lieu of Taxes Agreement (PILOT) by and between Prince George's County and ECHO-UTC, LLC

<b>Drafter:</b>	LaKeecia Allen, Office of Law
<b>Resource Personnel:</b>	

#### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>	11/25/2013 S
<b>Committee Referral:</b>	10/29/2013 - C.O.W.	<b>Effective Date:</b>	11/12/2013
<b>Committee Action:</b>	11/5/2013 - FAV		
<b>Date Introduced:</b>	10/29/2013		
<b>Public Hearing:</b>			
<b>Council Action (1)</b>	11/12/2013 - ADOPTED		
<b>Council Votes:</b>	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

#### AFFECTED CODE SECTIONS:

#### COMMITTEE REPORTS:

##### Committee of the Whole

**Date 11/5/2013**

REPORT: COMMITTEE OF THE WHOLE: Favorable 9-0

(Councilmembers: Harrison, Patterson, Campos, Davis, Franklin, Lehman, Olson, Toles,

and Turner)

This resolution will approve the terms and conditions of a Negotiated Payment in Lieu of Taxes (PILOT) Agreement between the County and ECHO-UTC, LLC. (Contract Purchaser) to establish a retail facility at University Town Center located at 6401 America Blvd in Hyattsville, Maryland consisting of 82,000 square feet of commercial development and anchored by a Safeway grocery store. Mr. Thomas Himler, DCAO, provided an overview of the resolution and responded to questions concerning the impact of this facility on other Safeway's in the County. He stated that this PILOT could be used as a model for other Safeway locations that were recently closed.

The PILOT Agreement is for fifteen (15) year term and is estimated to begin in Fiscal Year 2015. If the Contract Purchaser remits property taxes by September 30th of each year, the County will refund an amount equal to 60% of the increase in assessed value of the developed property to the Contract Purchaser over the term of the Agreement.

The Office of Law has reviewed this resolution and finds it to be in proper legislative form with no legal impediment to its adoption.

The adoption of CR-132-2013 will have an estimated negative fiscal impact on the County of approximately \$1.1 million over the term of the Agreement. However, the developed property may spur economic development which will increase the County's commercial tax base which could potentially offset the negative fiscal impact created by the PILOT Agreement.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

(Includes reason for proposal, as well as any unique statutory requirements)

This resolution will approve the terms and conditions of a Negotiated Payment in Lieu of Taxes (PILOT) Agreement between Prince George's County and ECHO-UTC, LLC to facilitate the acquisition and construction of the Safeway at University Town Center project.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

I-CR-132-2013 Attachment B.pdf

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