

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2021 Legislative Session

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**Reference No.:** CR-005-2021

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 02/16/2021

**Action:** FAV

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### REPORT:

Committee Vote: (Favorable, 7-1-1, In favor: Council Members Hawkins, Davis, Franklin, Glaros, Harrison, Streeter, Turner. Oppose: Council Member Dernoga. Abstain: Council Member Ivey)

The Planning, Housing and Economic Development Committee Director summarized the purpose of the resolution which was transmitted by the Planning Board for the Council's consideration. The Maryland-National Capital Park and Planning Commission ("Commission") is requesting approval of a budget amendment to include funding for the New Planning Headquarters building (including up to 35,000 square feet for co-locating certain County offices) on a designated Project Site within the transit-oriented development district adjacent to Largo Metro Station. CR-5-2021 authorizes the Commission to proceed with its plans to acquire the Project Site, complete development of the Project, provide for the County office space, and finance the New Planning Headquarters, and to expend up to the Total Project Cost (\$155,000,000) to pay for the property acquisition, design, financing, construction and furnishing the Project, inclusive of the County Space of up to 35,000 square feet.

Asuntha Chiang-Smith, the Commission's Executive Director, and Andree Checkley, Planning Director provided additional background on the Project and responded to Council Members' questions. Ms. Checkley informed the Committee that the County notified the Commission in Summer 2020 that the initial plan to include the Planning Department and Planning Board offices in the Wayne K. Curry Building in Largo would not be possible and since that time the Commission has been working on the alternative plan to procure the location adjacent to the Largo Metrorail complex. Ms. Checkley stated that the Commission is still in the very early stages of the project and only the purchase price of the land has been confirmed.

Angie Rodgers, Deputy Chief Administrative Officer for Economic Development, informed the Committee of the County Executive's support for the Commission's office consolidation; however, the Administration recommends that the Commission's requested budget amendment be limited to acquisition and design at this time. As recommended by the County Executive, the following amendments were prepared and submitted by the Office of Law.

On page 3, beginning on line 22:

Section 1. The Commission is authorized to proceed with its plan to acquire the Project Site; ~~complete development of the Project, provide for the County Space, and finance the New Planning Headquarters as set forth herein.~~

Section 2. The commission is authorized to expend up to the Total ~~Project~~ Cost (\$~~155,000,000~~12,850,000) to pay for the property acquisition, ~~design, financing, construction and furnishing the Project, inclusive of the County Space of up to 35,000 square feet.~~ The Commission shall account for expenditures of the Total ~~Project~~ Cost using the Internal Service Fund established by the Planning Board in its Resolution 2020-179.

Section 3. In accordance with Resolution 2020-179, the Commission is authorized to appropriate from the undesignated fund balance of the Administration Fund and transfer into the Internal Service Fund the sum of \$~~60,000,000~~12,850,000. ~~It is understood that the balance of the Total Project Cost required for completion of the Project, in the combined amount of up to \$95,000,000, shall be accomplished and funded under separate lease-back financing arrangements to be made with MEDCO and cash flow related to the County sublease referenced herein.~~

The County Council's Zoning and Legislative Office advised that the revised language would constitute a substantive amendment to the resolution which would require an additional public hearing prior to Council's final action on the revisions.

On a motion by Council Member Davis and second by Council Member Franklin, the Committee voted favorable on CR-5-2021 as drafted. As part of the robust discussion prior to the favorable motion, the Committee encourages continued discussions between the Commission and the County regarding the pending phases of the development, including the design of the building, mix of uses, and associated costs through the life of the project, as well as updates to the County Council during the Commission's upcoming Fiscal Year 2022 Budget review cycle.