



# Prince George's County Council

County Administration Building  
14741 Governor Oden Bowie  
Drive  
Upper Marlboro, Maryland  
20772-3050

## Meeting Minutes - Final Sitting as the Committee of the Whole

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Tuesday, May 4, 2021

11:00 AM

(VIRTUAL MEETING)

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### CALL TO ORDER

*The meeting was called to order by Chair Calvin S. Hawkins at 11:06 a.m.*

**Present**      10 - Calvin S. Hawkins  
                         Monique Anderson-Walker  
                         Derrick Davis  
                         Thomas Dernoga  
                         Mel Franklin  
                         Sydney Harrison  
                         Jolene Ivey  
                         Rodney Streeter  
                         Deni Taveras  
                         Todd Turner

**Absent**                     Dannielle Glaros

*Also present:*

*Robert J. Williams, Jr., Council Administrator*  
*William M. Hunt, Deputy Council Administrator*  
*Colette Gresham, Associate Council Administrator*  
*Donna J. Brown, Clerk of the Council*  
*Theresa D. Myers, Legislative Assistant*  
*Leonard D. Moses, Zoning Assistant*  
*Terry L. Bell, Council Liaison*  
*Amanda Denison, Associate County Attorney*  
*Joe Ruddy, Office of Law*  
*Monica B. James, Legislative Officer*  
*J. Kenneth Battle, TIEE Committee Director*  
*Karen Zavakos, Legislative & Zoning Counsel*  
*Jackie Brown, PHED Committee Director*  
*Dinora Hernandez, Legislative Officer*

*Howard Stone, GOFP Committee Director*  
*Karen Zavakos, Legislative & Zoning Counsel*  
*Jackie Brown, PHED Committee Director*  
*Kathy Canning, Legislative Officer*  
*Sandra Eubanks, EWD Committee Director*  
*Leroy Maddox, Jr., Legislative Officer*  
*Nathaniel Tutt, III, HHSPS Committee Director*  
*Donna Whitman, Legislative Officer*  
*James Walker-Bey, Zoning Reference Aide*

**LEGISLATION - ORDER OF PROCEEDINGS:**

- a) Presentation by Committee Staff  
(Including comments received by the Committee)*
- b) Comments from Sponsor*
- c) Questions from Committee Members*
- d) Comments from Agencies*
- e) General Discussion*
- f) Motion and Vote*

[CR-036-2021](#)

Draft 1

**A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development by adding the Homes at Oxon Hill project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reprogramming and reallocating of one million, five hundred thousand dollars (\$1,500,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2019 Annual Action Plan to support the Homes at Oxon Hill project.

**Sponsor(s):** Hawkins, Franklin, Turner, Davis, Anderson-Walker, Harrison, Glaros, Streeter and Taveras

**Attachment(s):** [R2021036](#)  
[CR-036-2021 Attachment B](#)  
[CR-036-2021 AIS](#)  
[CR-036-2021 Transmittal](#)  
[CR-036-2021 Fiscal and Policy Note](#)  
[CR-036-2021 OOL Comments](#)  
[Presentation CR-036-2021 and CR-039-2021](#)

*Convened at 11:06 a.m. Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-036-2021. Joseph Ruddy, Deputy County Attorney noted CR-036-2021 is in proper legislative form with no legal impediments to its adoption with the proposed technical amendments.*

*PANEL GUESTS:*

*Director Xypolia, DHCD*

*Pam Wilson, DHCD*

*Diane Clyde, Vice President, Homes for America*

*Diana Talios, Development Director, Homes for America*

*Warren Burris, Policy Analyst*

*Diane Talios facilitated a PowerPoint Presentation focusing on the Project Summary, Timeline and Renderings of the Homes at Oxon Hill Project. The Panelists responded to questions posed by Council Members regarding the MBE requirement. Concluded at 11:33 a.m.*

**A motion was made by Member Streeter, seconded by Member Harrison, that this Resolution be Favorably recommended with amendments to the County Council. The motion carried by the following vote:**

**Aye:** 8 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Anderson-Walker, Davis and Glaros

[CR-037-2021](#)

Draft 1

**A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for

the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development by adding the Pathway to Purchase Program (formerly known as *My HOME* Program), an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reprogramming and reallocating of seven hundred sixty-one thousand, five hundred fifty-three dollars (\$761,553) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2019 Annual Action Plan to support this project.

**Sponsor(s):** Hawkins, Turner, Taveras, Glaros, Franklin, Harrison, Davis and Streeter

**Attachment(s):** [R2021037](#)  
[CR-037-2021 Attachment B](#)  
[CR-037-2021 AIS](#)  
[CR-037-2021 Transmittal](#)  
[CR-037-2021 Fiscal and Policy Note](#)  
[CR-037-2021 OOL Comments](#)

*Convened at 11:34 a.m. Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-037-2021. Joseph Ruddy, Deputy County Attorney noted CR-037-2021 is in proper legislative form with no legal impediments to its adoption with the proposed technical amendments.*

**PANEL GUESTS:**

*Director Xypolia, DHCD*

*Pam Wilson, DHCD*

*Diane Clyde, Vice President, Homes for America*

*Diana Talios, Development Director, Homes for America*

*Warren Burris, Policy Analyst*

*Pamela A. Wilson, DHCD provided further details regarding the Pathway to Purchase Program. The Panelists responded to questions posed by Council Members regarding qualifications for receipt of funding; program operation; federal restrictions regarding a priority list; public outreach and debt to income ratio ceiling. Concluded at 11:49 a.m.*

**A motion was made by Member Turner, seconded by Member Davis, that this Resolution be Favorably recommended with amendments to the County Council. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Glaros

[CR-038-2021](#)

Draft 1

**A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development by adding the 8230 Schultz Road project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reprogramming and reallocating of three million dollars (\$3,000,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2019 and FY 2020 Annual Action Plans to support the 8230 Schultz Road project.

**Sponsor(s)**: Hawkins, Turner, Franklin, Harrison, Streeter, Glaros and Taveras

**Attachment(s)**: [R2021038](#)  
[CR-038-2021 Attachment B](#)  
[CR-038-2021 AIS](#)  
[CR-038-2021 Transmittal](#)  
[CR-038-2021 Fiscal and Policy Note](#)  
[CR-038-2021 OOL Comments](#)  
[Presentation CR-038-2021 & CR-040-2021](#)

*Convened at 11:49 a.m. Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided an overview of CR-038-2021. Joseph Ruddy, Deputy County Attorney noted CR-038-2021 is in proper legislative form with no legal impediments to its adoption with the proposed technical amendments.*

**PANEL GUESTS:**

*Director Xypolia, DHCD*

*Jocelyn Harris, Senior Housing Developer, Housing Initiative Partnership*

*Maryann Dillon, Executive Director, Housing Initiative Partnership*

*Howard Ervin, Principal, Parallax Development Group*

*Maurice Perry, Senior Vice President, Bank of America*

*Isabel C. Williams, Policy Analyst, Audits and Investigations*

*Jocelyn Harris facilitated a PowerPoint Presentation focusing on the Development Plan and Unit Mix; Amenities; Project Financing; Project Milestones and Construction Timeline. The Panelists responded to questions posed by Council Members regarding entitlement fund; timeline for completion. Concluded at 12:03 p.m.*

**A motion was made by Member Harrison, seconded by Member Franklin, that this Resolution be Favorably recommended with amendments to the County Council. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Anderson-Walker, Davis, Franklin, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Dernoga and Glaros

[CR-046-2021](#)

Draft 1

**A RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

**Sponsor(s)**: Hawkins

**Attachment(s)**: [R2021046](#)

[CR-046-2021 Attachment A](#)

[CR-046-2021 AIS](#)

[CR-046-2021 Report](#)

[CR-046-2021 Transmittal](#)

[CR-046-2021 Fiscal and Policy Note](#)

[CR-046-2021 OOI Comments](#)

*Convened at 12:09 p.m. Howard W. Stone, Director of the Government Operations and Fiscal Policy Committee provided an overview of the legislation.*

**PANEL GUESTS:**

*Director Jonathan Butler, OCS*

*Glenn Moorehead, Deputy Director – OCS*

*Sean Dixon, Office of Law*

*Amber Hendricks, OMB*

*Director Wanda Gibson, OIT*

*Michelle Russell, Director DOE*

*Dr. Ernest Carter, Health Dept.*

*Shawn Stokes, Director OHRM,*

*Jennifer Black, Fiscal Officer, OHRM*

*Corenne Labbe, Director DOC,*

*Lakisha Giles, Division Chief, DOC*

*Director Melinda Bolling, DPIE*

*Yvette Gayles, Associate Director, DPIE*

*Ebony Cabbagestalk, Accountant, DPIE*

*Lori Parris, DPIE*

*Concluded at 12:10 p.m.*

**A motion was made by Member Franklin, seconded by Member Davis, that this Resolution be Favorably recommended to the Clerk of the Council. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Glaros

[CR-039-2021](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES**

**(“PILOT”) AGREEMENT** for Homes at Oxon Hill for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and Homes at Oxon Hill, Limited Partnership (the “Owner”).

**Sponsor(s):** Hawkins, Davis, Turner, Franklin, Harrison, Glaros, Streeter and Taveras

**Attachment(s):** [R2021039](#)  
[CR-039-2021 Attachment B](#)  
[CR-039-2021 AIS](#)  
[CR-039-2021 Report](#)  
[CR-039-2021 Transmittal](#)  
[CR-039-2021 Fiscal and Policy Note](#)  
[CR-039-2021 OOL Comments](#)  
[Presentation CR-036-2021 and CR-039-2021](#)

*Convened at 12:11 a.m. Howard W. Stone, Director of the Government Operations and Fiscal Policy Committee (GOFPP), provided an overview of the legislation.*

*PANEL GUESTS:*

*Director Xypolia, DHCD*

*Pam Wilson, DHCD*

*Diane Clyde, Vice President, Homes for America*

*Diana Talios, Development Director, Homes for America*

*Warren Burris, Policy Analyst*

*Concluded at 12:18 p.m.*

**A motion was made by Member Streeter, seconded by Member Davis, that this Resolution be Favorably recommended to the County Council.**

**The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Glaros

[CR-040-2021](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES (“PILOT”) AGREEMENT FOR 8230 SCHULTZ ROAD** for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and 8230 Schultz Road, LLC (the “Owner”).

**Sponsor(s):** Hawkins, Taveras, Franklin, Davis, Streeter, Harrison, Turner and Glaros

**Attachment(s):** [R2021040](#)  
[CR-040-2021 Attachment B](#)  
[CR-040-2021 AIS](#)  
[CR-040-2021 Report](#)  
[CR-040-2021 Transmittal](#)  
[CR-040-2021 Fiscal and Policy Note](#)  
[Presentation CR-038-2021 & CR-040-2021](#)

*Convened at 12:19 p.m. Howard W. Stone, Director of the Government Operations and Fiscal Policy Committee (GOFPC), provided an overview of the legislation.*

*PANEL GUESTS:*

*Director Xypolia, DHCD*

*Jocelyn Harris, Senior Housing Developer, Housing Initiative Partnership*

*Maryann Dillon, Executive Director, Housing Initiative Partnership*

*Howard Ervin, Principal, Parallax Development Group*

*Maurice Perry, Senior Vice President, Bank of America*

*Isabel C. Williams, Policy Analyst, Audits and Investigations*

*Concluded at 12:27 p.m.*

**A motion was made by Member Harrison, seconded by Member Streeter, that this Resolution be Favorably recommended to the County Council.**

**The motion carried by the following vote:**

**Aye:** 7 - Hawkins, Davis, Franklin, Harrison, Streeter, Taveras and Turner

**Absent:** Anderson-Walker, Dernoga, Glaros and Ivey



**RECESS**

*THE MEETING RECESSED AT 12:28 P.M.*

**A motion was made by Member Davis, seconded by Member Streeter, to recess the meeting. The motion carried unanimously.**

**RECONVENED**

*THE MEETING RECONVENED AT 1:04 P.M.*

**BUDGET WORKSESSION - ORDER OF PROCEEDINGS:**

- a) Presentation by Committee Staff  
(Including comments received by the Committee)*
- b) Audits & Investigations Budget Report*
- c) Comments from Agencies*
- d) Questions from Committee Members*
- e) Motion and Vote*

[BU 2021-40](#)

Draft 1

**MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
(M-NCPPC) - OPERATING AND CIP**

**Attachment(s):** [M-NCPPC Proposed FY22-FY27 CIP Binder](#)  
[M-NCPPC FY22 PGC BUDGET BOOK](#)  
[CAS Reductions by Status](#)  
[FY 2022 MNCPPC Executive Letter](#)

*Jackie Brown, Director of the Planning, Housing and Economic  
Development Committee (PHED) provided a staff overview.*

**AUDITS AND INVESTIGATIONS:**  
*Turkessa Green, Deputy County Auditor*

**PANEL GUESTS:**  
**OFFICE OF MANAGEMENT AND BUDGET:**  
*Stanley Early, Director, OMB*  
*Wadson Pericles, OMB*

*MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION:*

*Elizabeth M. Hewlett, Chairman*

*Asuntha Chiang-Smith, Executive Director*

*Joe Zimmerman, Secretary-Treasurer*

*Bill Tyler, Director of Parks and Recreation,*

*John Kroll, Budget Director*

*Aaron Waller, CIP Budget Manager*

*Melissa Ford, Budget Manager*

*Andree Checkley*

*The Panelists responded to questions posed by Council Members regarding Montgomery County Executive's recommendations; why would cuts be supported; Montgomery County cost of living and pay increases; capital state bond bills and the use of additional resources to support non-profit services. Concluded at 2:04 p.m.*

**NO ACTION TAKEN**

**ADJOURN**

*THE MEETING ADJOURNED AT 2:05 P.M.*

**A motion was made by Member Turner, seconded by Member Dernoga, that the meeting be adjourned. The motion carried unanimously.**

**5:00 P.M. - BUDGET PUBLIC HEARING - (VIRTUAL MEETING)**

*(SEE SEPARATE MINUTES)*