



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Office of Audits and Investigations

September 10, 2019

MEMORANDUM

TO: Robert J. Williams, Jr.
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: David H. Van Dyke *DHV*
County Auditor

FROM: Inez N. Claggett *INC*
Senior Legislative Auditor

RE: Fiscal Impact Statement
CR-071-2019 County Real Property

Legislative Summary

CR-071-2019 declares certain parcels of County-owned real property as surplus, and approves the County Executive's plan for disposal of such parcels. The proposal declares fifty-six (56) parcels, with a total assessed value of \$7,931,000, as surplus to the County's needs and authorizes disposition, as recommended by the County Executive.

Background

Section 2-111.01 of the Prince George's County Code requires an inventory of County owned real property to be reviewed at least annually. The County Executive shall transmit to the County Council by Resolution a list of County owned properties to be approved for lease, sale, or disposition.

Assumptions and Methodology

The County Executive proposes the following for County real property:

- One (1) parcel for a no consideration transfer to the City of Seat Pleasant;
- One (1) parcel for a no consideration transfer to MD State Highway Administration;
- One (1) parcel for a no consideration transfer to M-NCPPC;
- Two (2) parcels for a no consideration transfer to the Redevelopment Authority;
- One (1) parcel for a no consideration transfer to the Town of Brentwood;
- One (1) parcel for a no consideration transfer to the Town of Fairmount Heights;
- One (1) parcel previously deemed surplus by CR-056-2015 for a no consideration transfer to the Town of Upper Marlboro;
- Six (6) parcels for a no consideration transfer to the Town of Forest Heights to be used as future community open space;
- Two (2) parcels previously deemed surplus by CR-056-2015 for sale at not less than fair market value;
- Twenty-nine (29) parcels for sale at not less than fair market value;
- One (1) parcel previously deemed surplus by CR-056-2015 for sale at not less than fair market value with first option to adjacent property owner;
- Six (6) parcels for sale at not less than fair market value with first option to adjacent property owner;
- Three (3) parcels for sale at not less than fair market value with first option to M-NCPPC at no consideration for public use only;
- One (1) parcel for sale at not less than fair market value with first option to M-NCPPC.

Attachment A provides a summary of key data elements for the fifty-six (56) parcels proposed for surplus.

Fiscal Impact

- Direct Impact

Enactment of CR-071-2019 should not have an adverse fiscal impact on the County. While the proposed disposal of the parcels will reduce the County's inventory of real property assets, the proposed sale of the surplus parcels will increase County short-term and long-term revenues, assuming the majority of the parcels designated for sale are sold to private parties, and are sold at or above the County's total acquisition and maintenance costs and accrued taxes owed, if any. If the parcels are sold to private parties, the parcels will return to the County's tax rolls and should begin to produce a positive annual revenue stream. The amount of direct revenue related to the sale of surplus property cannot be estimated at this time. The total assessed value of the forty-two (42) properties to be sold at no less than fair market value is \$1,807,500.

- Indirect Impact

The proposed disposal, transfer, or sale of the County surplus property parcels may contribute a measure of positive fiscal impact for the County by reducing County costs related to maintenance and other services that the County may currently be required to provide or incur as a result of having these parcels in its real property inventory.

Robert J. Williams, Jr.

Page 3

Appropriated in the Current Fiscal Year Budget

Not applicable.

Effective Date

The proposed Resolution shall be effective on the date of adoption.

If you require additional information, or have questions about this fiscal impact statement, please call me.

Enclosure

ATTACHMENT A

CR-071-2019 - County-Owned Real Property Declared As Surplus							
Summary of Properties Proposed For Disposition							
56 Parcels							
Map	MNCPPC OCC - ID	Most Recent Assessment	Zoning	Area	Year Originally Acquired	Original Acquisition Price or Method	Additional Comments
1-A	2882	\$15,000	R-55	5,040 SQ FT	6/8/2004	\$0	Sale not less than fair market value
1-B	1597	\$15,000	R-55	5,040 SQ FT	3/30/1995	\$0	Sale not less than fair market value
1-C	1696	\$200	R-55	2,520 SQ FT	12/12/1997	\$0	Sale not less than fair market value
1-D	961	\$201,300	R-80	5.86 AC	3/7/1979	\$0	Sale not less than fair market value
2-A	1159	\$300	M-U-I	3,842 SQ FT	3/4/1996	\$0	No consideration transfer to the Town of Brentwood
2-B	2873	\$3,300	R-55	33,671 SQ FT	7/20/2004	\$0	Sale not less than fair market value
3-A	334	\$5,170,500	R-55	5.94 AC	6/14/1984	\$0	No consideration transfer to Redevelopment Authority
3-B	7277	\$434,700	M-U-I	36,230 SQ FT	10/22/1996	\$0	No consideration transfer to M-NCPPC
4-A	1056	\$60,100	R-55	5,000 SQ FT	4/4/1985	\$0	Sale not less than fair market value with first option to adjacent property owner
4-B	1056	\$200	R-55	2,500 SQ FT	7/20/1993	\$0	Sale not less than fair market value with first option to adjacent property owner
4-C	XXXX	\$103,800	R-55	42,453 SQ FT	5/16/2012	\$0	Sale not less than fair market value
5-A	1633	\$200	R-55	2,375 SQ FT	8/24/1993	\$0	Sale not less than fair market value with first option to adjacent property owner
5-B	2509	\$35,100	R-55	5,512 SQ FT	6/3/1992	\$0	Sale not less than fair market value
5-C	670	N/A	M-U-I	2.30 AC	6/14/1984	\$0	Sale not less than fair market value
5-D	2837	\$35,000	R-55	2,500 SQ FT	6/28/2004	Tax Sale	No consideration transfer to the Town of Fairmount Heights
6-A	1135	\$76,200	R-E	16,502 SQ FT	4/10/1984	\$0	Sale not less than fair market value (Previously surplusd in CR-056-2015)
6-B	907	\$690,400	I-1	10.92 AC	11/12/1991	\$466,000	Sale not less than fair market value
7-A	1274	\$200	R-55	2,000 SQ FT	1/24/1985	\$0	Sale not less than fair market value with first option to adjacent property owner
7-B	747	\$300	M-U-I	3,705 SQ FT	12/3/1963	\$0	No consideration transfer to City of Seat Pleasant
7-C	1282	\$35,000	R-55	4,000 SQ FT	8/24/1993	\$0	Sale not less than fair market value
7-D	905	\$8,900	R-55	2.05 AC	6/7/1993	\$0	Sale not less than fair market value with first option to M-NCPPC at no consideration for public use only
7-E	1522	\$200	R-55	2,000 SQ FT	6/19/1985	\$0	Sale not less than fair market value
7-F	1644	\$200	R-55	2,000 SQ FT	3/30/1995	\$0	Sale not less than fair market value
7-G	1562	\$35,000	R-55	4,000 SQ FT	10/16/1990	\$0	Sale not less than fair market value
7-H	1644	\$8,700	R-55	4,000 SQ FT	3/4/1996	\$0	Sale not less than fair market value
7-I	1231	\$200	R-55	2,000 SQ FT	8/13/1976	\$0	Sale not less than fair market value
7-J	1221	\$35,100	R-55	5,000 SQ FT	4/11/1984	\$0	Sale not less than fair market value
7-K	1274	\$26,300	R-55	22,729 SQ FT	4/19/1995	\$0	Sale not less than fair market value
7-M	712	\$22,100	M-U-I	2,170 SQ FT	7/9/1964	\$0	Sale not less than fair market value with first option to adjacent property owner
7-N	810	\$35,500	R-55	9,375 SQ FT	9/15/1988	\$4,500	Sale not less than fair market value (Previously surplusd in CR-056-2015)
7-O	1370	\$11,200	R-80	2.59 AC	4/10/1984	\$0	Sale not less than fair market value with first option to M-NCPPC at no consideration for public use only
7-P	1370	\$5,400	R-M	2.07 AC	9/22/1993	\$0	Sale not less than fair market value with first option to M-NCPPC
7-Q	1649	\$8,700	R-T	4,000 SQ FT	6/21/1994	\$0	Sale not less than fair market value
7-R	1314	\$8,700	R-T	4,000 SQ FT	3/3/1978	\$0	Sale not less than fair market value
7-S	1649	\$8,700	R-T	4,000 SQ FT	6/21/1994	\$0	Sale not less than fair market value
7-T	1649	\$8,800	R-T	8,000 SQ FT	6/21/1994	\$0	Sale not less than fair market value
7-U	1649	\$17,400	R-T	10,000 SQ FT	6/21/1994	\$0	Sale not less than fair market value
7-V	1323	\$33,800	R-55	6,255 SQ FT	2/4/1993	\$0	Sale not less than fair market value with first priority to adjacent property owner (Previously surplusd in CR-056-2015)
7-W	XXXX	N/A	R-55	6.05 AC	N/A	\$0	No consideration transfer to Redevelopment Authority for development purposes
8-A	1366	\$35,200	R-T	3,914 SQ FT	10/22/1979	\$0	No consideration transfer to Town of Forest Heights to be used tas future community open space

ATTACHMENT A

CR-071-2019 - County-Owned Real Property Declared As Surplus							
Summary of Properties Proposed For Disposition							
56 Parcels							
<u>Map</u>	<u>MNCPPC OCC - ID</u>	<u>Most Recent Assessment</u>	<u>Zoning</u>	<u>Area</u>	<u>Year Originally Acquired</u>	<u>Original Acquisition Price or Method</u>	<u>Additional Comments</u>
8-B	1366	\$31,600	R-T	3,520 SQ FT	10/22/1979	\$0	No consideration transfer to Town of Forest Heights to be used tas future community open space
8-C	1366	\$31,600	R-T	3,520 SQ FT	10/22/1979	\$0	No consideration transfer to Town of Forest Heights to be used tas future community open space
8-D	1366	\$31,600	R-T	3,520 SQ FT	10/22/1979	\$0	No consideration transfer to Town of Forest Heights to be used tas future community open space
8-E	1366	\$31,600	R-T	3,520 SQ FT	10/22/1979	\$0	No consideration transfer to Town of Forest Heights to be used tas future community open space
8-F	1366	\$14,000	R-T	6,400 SQ FT	10/22/1979	\$0	No consideration transfer to Town of Forest Heights to be used tas future community open space
8-G	1664	\$4,700	R-55	238,113 SQ FT	5/23/1996	\$0	Sale not less than fair market value with first option to M-NCPPC at no consideration for public use only
9-A	790	\$105,600	R-R	5.76 AC	11/25/1996	\$105,600	No consideration transfer to MD State Highway Administration
9-B	7638	\$176,100	O-S	1.29 AC	3/20/1980	\$0	Sale not less than fair market value
9-C	1580	\$3,000	R-80	0.50 AC	4/21/1992	\$0	Sale not less than fair market value with first option to adjacent property owner
9-D	1408	\$18,800	R-R	11,176 SQ FT	9/5/1984	\$0	Sale not less than fair market value
9-E	1408	\$18,800	R-R	10,000 SQ FT	9/5/1984	\$0	Sale not less than fair market value
9-F	1408	\$18,800	R-R	10,061 SQ FT	9/5/1984	\$0	Sale not less than fair market value
9-G	1408	\$18,800	R-R	10,000 SQ FT	9/5/1984	\$0	Sale not less than fair market value
9-H	1408	\$18,800	R-R	10,000 SQ FT	9/5/1984	\$0	Sale not less than fair market value
9-I	1408	\$18,800	R-R	10,000 SQ FT	9/5/1984	\$0	Sale not less than fair market value
9-J	979	\$201,500	R-80	5,180 SQ FT	N/A	\$201,500	No consideration transfer to the Town of Upper Marlboro (Previously surplusd in CR-056-2015)

TOTAL \$7,931,000