



PGCPB No. 2022-98

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Department (the “Planning Department”) must relocate its offices from the County Administration Building in accordance the Prince George’s County Government’s plan to relocate government facilities to Largo, Maryland; and

WHEREAS, the Planning Department previously received approval pursuant to Prince George’s County Planning Board (“Planning Board”) resolution PGCPB No. 2020-179 adopted December 10, 2020; and County Council resolution CR-5-2021 adopted February 23, 2021, to purchase land near the Largo Metro Station to build a new headquarters to be occupied by the Planning Department and the Planning Board in the Fall 2025;

WHEREAS, the Department of Parks and Recreation also needs space for its administrative offices, and colocation with the Planning Board and Planning Department would consolidate operations and increase efficiency; and

WHEREAS, a Largo Headquarters Internal Service Fund (“ISF”) was created for the new headquarters near the Largo Metro Station using the following Maryland-National Capital Park and Planning Commission (“Commission”) Undesignated Fund Balance Resources: \$60 million from the Administrative Fund in FY22, \$59.5 million from the Park Fund, and \$25.5 million from the Recreation Fund in FY23 (collectively hereinafter “Funding”), which was consistent with past practices of the Commission in creating and maintaining internal service funds to properly account for financial arrangements required for other office facilities; and

WHEREAS, in the interim, the University System of Maryland listed for sale or lease two former University of Maryland Global Campus buildings located at 1601 McCormick Drive and 1616 McCormick Drive, and one tract of land located at 1440 McCormick Drive in Upper Marlboro, Maryland (collectively, “Property”); and

WHEREAS, the Property has ample space to serve as a new headquarters location for the Prince George’s County Planning Board, the Planning Department, and administrative offices of the Department of Parks and Recreation (“Largo Headquarters”); and

WHEREAS, the Planning Department received Planning Board approval on June 9, 2022, to submit an offer to acquire the Property; and

WHEREAS, the Planning Department submitted an offer, that was accepted, to purchase the Property owned by the State of Maryland for the use of the University System of Maryland on behalf of its constituent institution, University of Maryland Global Campus (formerly, University of Maryland University College) (the “Landowner”), in the amount of Seventy-five Million Dollars (\$75,000,000), in accordance with the Planning Board approval dated June 9, 2022, of a “not to exceed” purchase price; and

WHEREAS, the Planning Department requests approval to enter into a Land Purchase Agreement with the Landowner to purchase the above-referenced Property for Seventy-five Million Dollars (\$75,000,000), to include, but not be limited to, the following terms and conditions: (1) an appropriate feasibility period; (2) reference that a condition precedent to closing is that the Commission receive all necessary approvals; and (3) the conveyance of any of the desired items with the Property: (a) office and common area furniture, (b) information technology data distribution infrastructure (which may include equipment racks, patch panels, and cabling infrastructure, but excluding the Landowner's network electronics), (c) food preparation equipment, food service equipment, and dry goods storage racking systems, (d) maintenance equipment, and (e) conference room audio visual equipment; and

WHEREAS, the Largo Headquarters will require additional funds, not to exceed what has been designated in the ISF, to design, furnish, renovate, operate, maintain, and equip the Property to serve as the new headquarters, and a project manager that will be needed to accomplish this purpose; and

WHEREAS, the Maryland Economic Development Corporation ("MEDCO"), an instrumentality of the State of Maryland, has significant experience in real estate development, property acquisition, interior fit-out and space planning and the ability to collaborate and create contemporary financial solutions to bring public projects to life; and

WHEREAS, the Planning Department will partner with MEDCO to purchase the Property and develop the Largo Headquarters, bringing significant experience and expertise as the project manager for the project; and

WHEREAS, the Maryland Annotated Code, Land Use Article, Section 17-401 requires the Commission to obtain an amendment to the Commission's capital budget in order to effectuate the Land Purchase Agreement and the various other transactions contemplated in this resolution, and the Planning Department requests authorization to submit such requests to the Prince George's County governing body to authorize the transactions set forth herein.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board approves the following related matters:

- a. The Planning Board approves the Planning Department's plan to develop the Largo Headquarters on the two former University of Maryland Global Campus buildings located at 1601 McCormick Drive and 1616 McCormick Drive, and one tract of land located at 1440 McCormick Drive in Upper Marlboro, Maryland (collectively, "Property"), which also may be used to house other Commission departments and offices as needed; and
- b. The Planning Board approves the execution of the Land Purchase Agreement for the Property for Seventy-five Million Dollars (\$75,000,000) to include, but not be limited to, the following terms and conditions: (1) an appropriate feasibility period; (2) reference that a condition precedent to closing is that the Commission receive all necessary approvals; and (3) the conveyance of any of the desired items with the Property: (a) office and common area furniture, (b) information technology data distribution infrastructure (which may include equipment racks, patch panels, and cabling infrastructure, but excluding the Landowner's network electronics), (c) food preparation

equipment, food service equipment, and dry goods storage racking systems, (d) maintenance equipment, and (e) conference room audio visual equipment; and

- c. The Planning Board approves entering into an agreement with MEDCO to engage its assistance in proper due diligence, negotiations for the purchase of the Property, post-acquisition feasibility work, and other work that may be necessary to move into and occupy the Property; and
- d. The Commission is otherwise authorized to utilize the Internal Service Fund for the costs associated with the acquisition, design, construction, renovation, repair, furnishing, operating and maintaining the Project to suit it for the Planning Department's needs, including, without limitation, the customary fees incurred with respect to the services of MEDCO; and
- e. The Planning Board authorizes the Executive Director to execute and deliver, on behalf of the Commission, the Land Purchase Agreement, any and all such agreements, documents and/or instruments, and to do or cause to be done, any and all such acts as the Executive Director deems necessary or appropriate to make effective or implement the intended purposes of the foregoing resolution; and
- f. The Planning Board authorizes the transmittal of a request to the Prince George's County governing body, as required by the Land Use Article, to effectuate the transactions approved herein.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Geraldo, with Commissioners Shapiro, Bailey, Geraldo and Doerner voting in favor of the motion and with Commissioner Washington absent at its regular meeting held on Thursday, September 22, 2022, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 22nd day of September 2022.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY:



Debra Borden, General Counsel