

## Prince George's County Council Agenda Item Summary

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**Meeting Date:** 11/12/2014  
**Reference No.:** CR-095-2014  
**Draft No.:** 2  
**Proposer(s):** County Executive  
**Sponsor(s):** Franklin, Campos, Davis, Harrison, Olson, Toles, Turner  
**Item Title:** A Resolution designating the New Carrollton Metro Development District and providing for and determining certain matters in connection with the establishment of the Development District, creating a tax increment fund with respect to the Development District and allocating certain property taxes with respect to the Development District to be paid over to the tax increment fund

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**Drafter:** Bond Counsel,  
**Resource Personnel:** Thomas Himler, Office of the County Executive

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>	11/24/2014 S
<b>Committee Referral:</b>	10/7/2014 - PSFM	<b>Effective Date:</b>	11/24/2014
<b>Committee Action:</b>	10/30/2014 - FAV(A)		
<b>Date Introduced:</b>	10/7/2014		
<b>Public Hearing:</b>			
<b>Council Action (1)</b>	11/12/2014 - 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>			

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### AFFECTED CODE SECTIONS:

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### COMMITTEE REPORTS:

#### Public Safety and Fiscal Management

**Date 10/30/2014**

REPORT: Committee Vote: Favorable as Amended 3-0 (Councilmembers: Toles, Davis and Turner)

This resolution will establish and designate as a Development District the area to be known as the "New Carrollton Metro Development District" located in a contiguous area in the City of New Carrollton, Maryland, pursuant to State law related to the Tax Increment Financing Act. There will be no issuance of bonds or bond amount in this legislation. The issuance of Tax Increment Financing (TIF) bonds as related to "New Carrollton Metro Development District" will require separate legislation.

The proposed Development District is 169.5 acres. The boundaries are Annapolis Road (MD/450) to the North, the Capital Beltway to the East, Garden City to the South-East, and Ellin Road/Harkins Road to the West.

The New Carrollton Metro Station is a priority Transit Oriented Development (TOD) station. The designation of this Development District at this TOD center will provide incentives in order to expand the commercial tax base and spur

job growth around the transit center. Encouraging development in a TOD priority station represents a great opportunity to create walkable, mixed-use, transit accessible communities in the County.

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

The Legislation was amended by adding “New Exhibit A” (Description of Parcels) and a new “Proposed TIF District: New Carrollton” map.

There will be no negative fiscal impact on the County as a result of the adoption of CR-95-2014.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

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

The proposed Resolution designates the New Carrollton Metro Development District, pursuant to Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the “Tax Increment Financing Act”), provides for the creation of a tax increment fund with respect to the Development District and allocates certain property taxes with respect to the Development District to be paid over to the tax increment fund. Pursuant to the provisions of the Tax Increment Financing Act, the County may determine to issue special obligation bonds to finance the costs of parking facilities, roads, streets, water and sewer utilities and related infrastructure improvements to be constructed in the Development District. Repayment of the bonds would be secured by a County pledge of the tax increment.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

I-CR-95-2014 Exhibits A & B.pdf

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