

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Resolution No. CR-011-2022

Proposed by The Chair (by request - County Executive)

Introduced by Council Members Hawkins, Davis, Streeter, Dernoga, Ivey, Glaros,
Franklin, Turner, Harrison, and Taveras

Co-Sponsors _____

Date of Introduction February 22, 2021

RESOLUTION

1 A RESOLUTION concerning

2 Regional Institution Strategic Enterprise ("RISE") Zone Program

3 For the purpose of approving the redesignation of the Greater College Park Regional Institution
 4 Strategic Enterprise ("RISE") Zone.

5 WHEREAS, during the 2014 Session, the Maryland General Assembly enacted the
 6 Regional Institution Strategic Enterprise ("RISE") Zone Program, codified as Section 5-1401 et
 7 seq. of the Economic Development Article of the Annotated Code of Maryland (the "Economic
 8 Development Article"); and

9 WHEREAS, the purpose of the RISE Zone Program was and is to access institutional assets
 10 that have a strong and demonstrated history of commitment to economic development and
 11 revitalization in the communities in which they are located; and

12 WHEREAS, the RISE Zone Program as originally enacted provided income and property
 13 tax credits to qualifying businesses within a geographical area designated as a RISE zone by the
 14 Maryland Department of Commerce; and

15 WHEREAS, pursuant to Section 5-1404(a) of the Economic Development Article, a
 16 "qualified institution" shall apply jointly with a county, a municipal corporation, or the economic
 17 development agency of a county or municipal corporation to the Secretary of the Maryland
 18 Department of Commerce to designate an area as a RISE zone; and

19 WHEREAS, a "qualified institution" is an entity that is designated under Section 5-1403 of
 20 the Economic Development Article and may include: (1) a regional higher education center as
 21 defined under Section 10-101 of the Education Article of the Annotated Code of Maryland; (2)

1 an institution of higher education as defined under Section 10-10 I of the Education Article of the
2 Annotated Code of Maryland; or (3) a nonprofit organization that is affiliated with a federal
3 agency; and

4 WHEREAS, on September 11, 2015, the Secretary of the Maryland Department of
5 Commerce designated the University of Maryland College Park ("UMD") as a "qualified
6 institution"; and

7 WHEREAS, UMD, the City of College Park, the Town of Riverdale Park, and Prince
8 George's County, Maryland (the "County") are jointly applying to the Secretary of the Maryland
9 Department of Commerce to redesignate a certain area as a RISE zone (hereinafter referred to as
10 the "Greater College Park RISE Zone"); and

11 WHEREAS, the proposed Greater College Park RISE Zone is located within the County,
12 the City of College Park, and the Town of Riverdale Park at UMD's Discovery District; and

13 WHEREAS, the Greater College Park RISE Zone is comprised of approximately four
14 hundred seventy (470) acres and includes: (1) UMD's Technology Advancement Building; (2)
15 UMD's Discovery District and other nearby development sites; and (3) the property fronting
16 Baltimore Avenue, from Fordham Lane to Maryland Route 193; and

17 WHEREAS, UMD is the State's flagship university and is one of the nation's preeminent
18 public research universities; and

19 WHEREAS, UMD is vital to the County's economy, with forty thousand seven hundred
20 (40,700) students and fourteen thousand (14,000) faculty and staff, and

21 WHEREAS, UMD is the birthplace of numerous startup-technology companies and
22 innovations and will be the source of much of the County's future workforce; and

23 WHEREAS, UMD has a \$1.096 billion dollar (\$1,096,000,000) annual research budget
24 and is the largest employer and economic driver in the Greater College Park area; and

25 WHEREAS, UMD has a strong record of economic development, which includes:
26 launching the State's first technology incubator, investing in the State's first technology transfer
27 office, building the State's largest research park, and most recently being home to the world's
28 best capitalized quantum computing company; and

29 WHEREAS, UMD has launched an initiative called "Greater College Park," which
30 integrates UMD's vision of making the immediate area a premier university town by linking
31 dynamic academic buildings, a public-private research hub and a vibrant downtown community;

1 and

2 WHEREAS, statewide and in Prince George's County, Maryland the original RISE Zone
3 program did not achieve the intended results in part due to the unsuccessful use of property tax
4 credits as an incentive for startup technology companies, and

5 WHEREAS, the addition of the newly authorized rental assistance program may assist the
6 Greater College Park RISE Zone achieve the goal of attracting quality private sector investment
7 and revitalizing commercial, research and residential areas in the proposed zone; and

8 WHEREAS, the County's partnership with UMD is critical to the growth and success of
9 UMD and the County's overall economy; and

10 WHEREAS, Attachment A, attached hereto and made part hereof, depicts the boundaries of
11 the Greater College Park RISE Zone; and

12 WHEREAS, Section 5-1 404(d) of the Economic Development Article provides that: (1)
13 unless a county in which a municipal corporation is located agrees to the designation of a RISE
14 zone in the municipal corporation, qualified property in the municipal corporation may not
15 receive a tax credit against county property tax; and (2) unless a municipal corporation located
16 within a county agrees to the designation of a RISE zone within its boundaries, qualified
17 property in the county may not receive a tax credit against the municipal property tax; and

18 WHEREAS, with the expiration of the 5-year term of the original Greater College Park
19 RISE Zone, the County Executive expresses approval of the redesignation of the Greater College
20 Park RISE Zone.

21 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George's
22 County, Maryland hereby expresses approval of the joint application by the University of
23 Maryland College Park, the City of College of Park, the Town of Riverdale Park, and Prince
24 George's County, Maryland to be submitted to the Secretary of the Maryland Department of
25 Commerce for the redesignation of the Greater College Park Regional Institution Strategic
26 Enterprise ("RISE") Zone.

27 BE IT FURTHER RESOLVED that the County Council of Prince George's County,
28 Maryland hereby expresses approval for the standard real property tax credit, effective for a five
29 (5) year period pursuant to Section 5-1404(f) of the Economic Development Article of the
30 Annotated Code of Maryland, of fifty percent (50%) in the first year, and ten percent (10%) in
31 years two through five, for properties located in the RISE zone, focusing on engineering, data

1 analytics, earth sciences, virtual reality, cybersecurity, quantum computing, linguistics, additive
2 manufacturing, e-commerce, robotics, aerospace, biotechnology and similar industries; and
3 excluding retail businesses, hotels, motels and grocery stores, but

4 BE IT FURTHER RESOLVED by the County Council of Prince George's County,
5 Maryland that the County Executive shall develop procedures to implement the RISE Zone
6 Program in the County, including the new rental assistance program.

7 BE IT FURTHER RESOLVED that the County Council of Prince George's County,
8 Maryland will hold a public hearing for the Resolution in accordance with Section 317 of the
9 Charter for Prince George's County.

10 BE IT FURTHER RESOLVED by the County Council of Prince George's County,
11 Maryland hereby acknowledges that the Maryland-National Capital Park and Planning
12 Commission determined that the Greater College Park RISE Zone is not located in:
13 (1) a development district established under Title 12, Subtitle 2 of the Economic Development
14 Article of the Annotate Code of Maryland; or (2) a special taxing district established
15 under Title 21 of the Local Government Article of the Annotated Code of Maryland.

16 BE IT FURTHER RESOLVED by the County Council of Prince George's County,
17 Maryland that the designation of an area as a RISE zone may not be constructed to limit or
18 supersede a provision of a comprehensive plan, zoning ordinance, or other land use policy
19 Adopted by the County, a municipal corporation, or bi-county agency with land use authority
20 Over the area designated as a RISE zone.

21 BE IT FURTHER RESOLVED by the County Council of Prince George's County,
22 Maryland that on or before January 1 of each year, the Prince George's County Economic
23 Development Corporation shall submit to the County Executive and County Council the annual
24 report required by State law/the Maryland Department of Commerce detailing tax incentives
25 information for the previous fiscal year.

26 BE IT FURTHER RESOLVED by the County Council of Prince George's County,
27 Maryland that copies of this Resolution shall be sent by the Clerk of the Council to the County
28 Executive, the University of Maryland College Park, the City of College Park, the Town of
29 Riverdale Park, and the Secretary of the Maryland Department of Commerce.

Adopted this 5th day of April, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council