
A G E N D A I T E M S U M M A R Y

Reference No: CR-98-1991

Draft No: 1

P r i n c e G e o r g e ' s

Meeting Date: 10/29/91

C o u n t y C o u n c i l

Requester: CO. EXEC.

Item Title: Woods of Marlton Apartments - Approval of
Financing by the Maryland Community
Development Administration and the terms
of a Payment in Lieu of Taxes Agreement

Sponsors F CA

Date Presented ___/___/___ **Executive Action** ___/___/___ ___
Committee Referral (1) 10/15/91 H&ED **Effective Date** ___/___/___ ___
Committee Action (1) 10/28/91 FAV
Date Introduced 10/15/91
Pub. Hearing Date (1) ___/___/___ ___:___ ___

Council Action (1) 10/29/91 Adopted
Council Votes CA: A_, B_: A_, C_: N_, D_: A_, F_: A_, MC: A_,
 M_: N_, P_: A_, WI: N_, ___: ___, ___: ___, ___: ___
Pass/Fail P

Remarks _____

Drafter: Max Campos **Resource** Raymond A. Skinner
 DHCD **Personnel:** DHCD

LEGISLATIVE HISTORY

Housing & Economic Development Date: October 28, 1991
Committee Report

Committee Vote: Favorable, 6-3 (In favor: Council Members Fletcher, Bell, Castaldi, Del Giudice, MacKinnon and Pemberton; Opposed: Council Members Casula, Mills and Wineland)

Kenneth Battle, Committee Director, summarized the terms of the payment-in-lieu-of-taxes (PILOT) Program, which allows the developer to pay a minimum of 3% of annual gross rental income towards its property tax bill in each of the first six years of operation. In the seventh year, any outstanding property taxes must be paid and all County real property taxes are due and payable thereafter.

Bill Myers, attorney for the developer (Shapiro Co.), estimated the amount of deferred taxes to be \$290,000. Bob Isom, President of the Marlton Civic Association, submitted a written statement in opposition

to the project, citing traffic and security concerns. Several Marlton residents voiced their opposition to the Resolution.

Council Member Castaldi indicated that any traffic impact from the proposed apartment complex was already addressed when the property was subdivided. Income limitations were given by the Shapiro Companies as follows: \$20,050 for one person, \$27,500 for family of four, and \$33,250 for the maximum family of six.

BACKGROUND INFORMATION/FISCAL IMPACT

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

The Maryland Community Development Administration requires approval by the local governing body of the jurisdiction where the project is located.