

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2025 Legislative Session**

Resolution No. CR-009-2025  
Proposed by Council Member Watson  
Introduced by Council Members Watson, Ivey and Fisher  
Co-Sponsors \_\_\_\_\_  
Date of Introduction February 18, 2025

**RESOLUTION**

1 A RESOLUTION concerning

2 Tax Increment Financing Related to Mill Branch Crossing Development District

3 For the purpose of approving a Tax Increment Financing (TIF) proposal and certifications  
4 pursuant to CR-21-2019 to the extent to be required under CB-64-2024 and complying with the  
5 requirements of CB-51-2022, as applicable as described.

6 WHEREAS, pursuant to CR-62-2024, adopted by the County Council of Prince George's  
7 County, Maryland (the "County Council") on November 19, 2024 (the "Formation Resolution"),  
8 the County Council designated the Mill Branch Crossing Development District (the "District")  
9 and created and established the Mill Branch Crossing Development District Tax Increment Fund  
10 (the "Tax Increment Fund") for the purpose of financing certain infrastructure improvements  
11 located within the District through the issuance of tax increment financing bonds under Sections  
12 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code  
13 of Maryland, as amended; and

14 WHEREAS, pursuant to CB-64-2024, enacted by the County Council on November 19,  
15 2024, the County Council authorized the issuance of bonds in an aggregate principal amount not  
16 to exceed Seventeen Million Five Hundred Thousand Dollars (\$17,500,000), payable solely from  
17 amounts levied and deposited in the Tax Increment Fund to be established by the Formation  
18 Resolution, to finance said infrastructure improvements, including construction of offsite road  
19 improvements including traffic signals for Maryland Route 301 and traffic circles, Mill Branch  
20 Road and Mill Branch Crossing Park Access Road (including the widening of such roads and  
21 installation of traffic signals) to address existing and further Development District traffic and  
22 traffic resulting from the Green Branch Regional Park, wetlands restoration requirements, water

1 and sewer improvements to extend water and sewer service to the Development District and  
 2 other public improvements related thereto in connection with a mixed-use development which  
 3 may include residential and commercial uses, including retail, restaurant, grocery and hotel  
 4 improvements, which is to be constructed by Green Branch LLC or an affiliate thereof (the  
 5 “Developer”), as the owner or developer of certain real property within the District; and

6 WHEREAS, CR-21-2019 requires that, prior to the issuance of tax increment financing  
 7 bonds, this County Council must review and approve the TIF proposal and certifications by the  
 8 Developer, and the County Executive of Prince George’s County, Maryland (the “County  
 9 Executive”) and bond counsel must certify that the provisions of CR-21-2019 (to the extent  
 10 applicable) have been satisfied; and

11 WHEREAS, with respect to the applicable requirements of CR-21-2019, this County  
 12 Council has reviewed:

- 13 1. The TIF Proposal and Developer’s Certificate, dated December 23, 2024;
- 14 2. The County Executive Certification of Compliance, dated January 15, 2025; and
- 15 3. The Bond Counsel Certification of Compliance, dated January 15, 2025; and

16 WHEREAS, CB-51-2022 requires that, as a condition of being awarded a county subsidy, a  
 17 developer must submit a Supplier Diversity and Equity Plan for approval by the Acting County  
 18 MBE Compliance Manager, which must be submitted to the County Council for approval; and

19 WHEREAS, with respect to the requirements of CB-51-2022, the Developer has delivered a  
 20 Supplier Diversity and Equity Plan to the Acting County MBE Compliance Manager for review;  
 21 and

22 WHEREAS, as required by CB-51-2022, prior to issuing an approval of the Supplier  
 23 Diversity and Equity Plan, the Acting County MBE Compliance Manager provided electronic  
 24 notice and a copy of the proposed approval and Supplier Diversity and Equity Plan to (i) the  
 25 Clerk of the County Council, who has distributed such plan to the members of the County  
 26 Council, and (ii) the County Executive, and such documents have been made available to the  
 27 public.

28 WHEREAS, a certificate of compliance for the Supplier Diversity and Equity Plan was  
 29 executed on November 12, 2024 by the Acting County MBE Compliance Manager in accordance  
 30 with the notice and approval requirements of CB-51-2022;

31 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s

1 County, Maryland that:

2 SECTION 1. The TIF Proposal and Certificate of Developer, the County Executive  
3 Certification of Compliance, and the Bond Counsel Certification of Compliance are approved as  
4 required by the applicable provisions of CR-21-2019.

Adopted this 8th day of April, 2025.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY:



Edward P. Burroughs III  
Chair

ATTEST:



Donna J. Brown  
Clerk of the Council