



# THE PRINCE GEORGE'S COUNTY GOVERNMENT


## Office of Audits and Investigations

April 4, 2022

### FISCAL AND POLICY NOTE

TO: Robert J. Williams, Jr.  
Council Administrator

William M. Hunt  
Deputy Council Administrator

FROM: Josh Hamlin   
Director of Budget and Policy Analysis

RE: Policy Analysis and Fiscal Impact Statement  
CR-021-2022 County Real Property (DR-1)

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CR-021-2022 (*Proposed by:* the County Executive; *Introduced by:* Council Members Hawkins and Glaros)

Assigned to the Committee of the Whole

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A RESOLUTION CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County-owned real property as surplus and approving the County Executive's plan for disposal of such parcels.

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### **Fiscal Summary**

#### **Direct Impact**

*Expenditures:* None likely.

*Revenue:* None, as the sole property in the resolution is proposed to be disposed up via no consideration transfer.

#### **Indirect Impact**

Potentially positive.

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### **Legislative Summary:**

CR-096-2021, proposed by the County Executive, was introduced by Council Members Hawkins and Glaros on March 22, 2022, and referred to the Committee of the Whole. CR-021-2022 declares one parcel of County-owned real property as surplus and approves the County Executive's plan for disposal of the parcel. The subject parcel was acquired at no cost and has a 2021 assessed value of \$5,437,000. The Executive proposes disposition via no consideration transfer to the County Redevelopment Authority.

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### **Background/Current Law:**

Section 2-111.01 of the Prince George's County Code requires an inventory of County owned real property to be reviewed at least annually. The County Executive shall transmit to the County Council by Resolution a list of County owned properties to be approved for lease, sale, or disposition.

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### **Resource Personnel:**

- Jonathan R. Butler, Director, Office of Central Services
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### **Discussion/Policy Analysis:**

As noted above, the County Executive proposes to declare one parcel of County real property as surplus to the County's needs and proposes to transfer the property for no consideration to the County Redevelopment Authority for redevelopment. The subject property, the Wildercroft Elementary School site, consists of 5.94 acres located at 6700 Riverdale Road, Riverdale, MD 20737 and is zoned R-55. The property sits near the intersection of Riverdale Road and the Baltimore-Washington Parkway. It ceased to be used as a school in 1984<sup>1</sup> and has since been used by the Maryland-National Capital Park Police.

Attachments A and B provide a summary of key data elements for the property proposed for disposition as surplus.

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### **Fiscal Impact:**

- *Direct Impact*

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<sup>1</sup> <https://www.washingtonpost.com/archive/local/1984/09/27/schools-closed-in-pg/10c5e4ac-88ae-4881-b0a3-0fe013b718f9/>

Adoption of CR-021-2022 should not have an adverse fiscal impact on the County. While the proposed disposal of the parcel will reduce the County's inventory of real property assets, the transfer is to the County's Redevelopment Authority for redevelopment rather than to a private developer.

- *Indirect Impact*

The proposed transfer of the County surplus property parcel may contribute a measure of positive indirect fiscal impact for the County by reducing County costs related to maintenance and other services that the County may incur. Further, benefits from the redevelopment of the property may inure to the County in the form of increased real property tax revenue.

- *Appropriated in the Current Fiscal Year Budget*

N/A

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**Effective Date of Proposed Legislation:**

The proposed Resolution shall be effective on the date of adoption.

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If you require additional information, or have questions about this fiscal impact statement, please reach out to me via phone or email.