

Prince George's County Council Agenda Item Summary

Meeting Date: 7/24/2012
Reference No.: CR-047-2012
Draft No.: 1
Proposer(s): County Executive
Sponsor(s): Harrison
Item Title: A Resolution declaring certain properties of County-owned real property as surplus, and approving the County Executive's plan for disposal of such parcels

Drafter: Laura E. Pitt, Office of Central Services
Resource Personnel: Floyd E. Holt, Office of Central Services

LEGISLATIVE HISTORY:

Date Presented:		Executive Action:
Committee Referral:	6/19/2012 - PSFM	Effective Date:
Committee Action:	7/9/2012 - FAV	
Date Introduced:	6/19/2012	
Public Hearing:	7/24/2012 - 10:00 AM	
Council Action (1)	7/24/2012 - ADOPTED	
Council Votes:	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:-	
Pass/Fail:	P	
Remarks:		

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

Public Safety and Fiscal Management

Date 7/9/2012

REPORT: COMMITTEE VOTE: Favorable 5-0 (Councilmembers: Campos, Turner, Davis Harrison and Lehman)

This resolution will declare eight (8) parcels of county-owned real property as surplus and approve the County Executive's plan for the disposal of the parcels.

Map 2-A parcel is the transfer of two (2) flood plain lots to Maryland- National Capital Park and Planning Commission (M-NCPPC) at the request of the Department of Public Works and Transportation. These lots totaling 8,290 square feet are adjacent to Magruder Park, are not buildable and have no value other than to expand the park land. The parcels will be sold to M-NCPPC at the appraised value of \$5,195.

Map 3 –A parcel is a cleanup of the ownership of the existing tennis center off Paint Branch Parkway which was built on M-NCPPC property and County owned property. The proposed sale will remedy an easement and encroachment problem and continue use as an existing recreational facility. The parcel of 36,230 square feet will be sold to M-NCCPC at the appraised value of \$444,000.

Map 6-A parcel is the residual of the Dille Farm that was used to construct the Department of Corrections facility. M-NCPPC would like to purchase a large portion of this property (122.69 acres) to construct fitness trails and other active recreation facilities. This will create a recreational buffer between the residential community and the Department of Corrections. The parcel will be sold to M-NCPPC at the appraised value of \$4,509,250.

Map 7-A and 7-B these parcels will be used to expand the existing Rollins Avenue Park. Parcel 7-A which consist of 11.99 acres will be sold to M-NCPPC at the appraised value of \$355,089.72. Parcel B which consists of 2.73 acres will be sold to M-NCPPC at the appraised value of \$80,850.28.

Map 9-A parcel which is adjacent to the outdoor area known as the Prince George's Equestrian Center is on 147.75 acres of County property. M-NCPPC has leased this property and facility from the County for more than 15 years at a cost of \$10.00 per year. Thirty-nine (39) acres of this parcel that comprise of the Showplace Arena and the Horse Stables will be sold to M-NCPPC at the appraised value of \$3,186,318. The 39 acres will be surveyed and subdivided prior to purchase to preserve the parking and remaining 108.75 acres for future county use.

Map 9-B parcel consisting of 77.50 acres will connect the stream valley park, trail construction and conserve the Piscataway Creek Stream Valley. The parcel will be sold to M-NCPPC at the appraised value of \$86,288.

Map 9-C parcel consist of 24.44 acres of stream valley, flood plain and property adjacent to the current Upper Marlboro Community Center. The parcel will be sold to M-NCPPC at the appraised value of \$1,341,200 and will be used to enhance the park and recreation facilities located off Race Track Road.

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

The resolution does require a public hearing prior to adoption.

The proposed disposal of the eight (8) parcels will reduce the County's inventory of real property. However, the proposed sale at the appraised value of \$10,008,191 for the eight (8) parcels will likely have a positive fiscal impact on the County.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This resolution will declare eight (8) parcels of County-owned real property as surplus to the County's needs and propose disposition of these parcels by sale to the Maryland-National Capital Park and Planning Commission. There are eight (8) parcels to be sold for not less than fair market value to the Maryland-National Capital Park and Planning Commission valued at approximately \$10 million.

CODE INDEX TOPICS:

INCLUSION FILES:

I-CR-47-2012 Maps.pdf
