

## Prince George's County Council Agenda Item Summary

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**Meeting Date:** 11/12/2014  
**Reference No.:** CR-094-2014  
**Draft No.:** 2  
**Proposer(s):** County Executive  
**Sponsor(s):** Franklin, Davis, Harrison, Olson, Toles  
**Item Title:** A Resolution designating the Suitland-Naylor Road Development District and providing for and determining certain matters in connection with the establishment of the Development District, creating a tax increment fund with respect to the Development District and allocating certain property taxes with respect to the Development District to be paid over to the tax increment fund

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**Drafter:** Bond Counsel  
**Resource Personnel:** Thomas Himler, Office of the County Executive

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>	11/20/2014 S
<b>Committee Referral:</b>	10/7/2014 - PSFM	<b>Effective Date:</b>	11/20/2014
<b>Committee Action:</b>	10/30/2014 - FAV(A)		
<b>Date Introduced:</b>	10/7/2014		
<b>Public Hearing:</b>			
<b>Council Action (1)</b>	11/12/2014 - ADOPTED		
<b>Council Votes:</b>	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

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### AFFECTED CODE SECTIONS:

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### COMMITTEE REPORTS:

#### Public Safety and Fiscal Management

**Date 10/30/2014**

REPORT: Committee Vote: Favorable as amended 3-0 (In Favor: Council Members Toles, Davis and Turner)

This resolution will establish and designate as a Development District the area to be known as the "Suitland-Naylor Road Development District" located in a contiguous unincorporated area of the County surrounding the Suitland, Maryland Metro Station which is connected to the area surrounding the Naylor Road Metro Station Area by the open space area along Suitland Parkway, pursuant to the State Law related to Tax Increment Financing Act. There will be no issuance of bonds or bond amount in this legislation. The issuance of Tax Increment Financing (TIF) bonds as related to the "Suitland-Naylor Road Development District will require separate legislation.

The designation of this Development District anticipates that it will provide incentives to attract investment into the area which will expand the commercial tax base and spur growth in the Development District.

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 legislation was amended as follows:

(1) On page 2 line 22 after “improvements” insert “which public infrastructure improvements will be utilized in connection with a mixed-use development which may include a Performing Arts Center with a theatre, a town center, retail, residential, office and other commercial development;”

(2) On page 3 line 18 delete “this” and after “Resolution” insert “No. CR-46-2013”

(3) On page 6 line 20 after “that” insert “any inconsistent part of “ and line 21 delete “repealed” and insert “amended”

There will be no negative fiscal impact on the County with the adoption of CR-94-2014.

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#### **BACKGROUND INFORMATION/FISCAL IMPACT:**

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

The proposed Resolution designates the Suitland Development District, pursuant to Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the “Tax Increment Financing Act”), provides for the creation of a tax increment fund with respect to the Development District and allocates certain property taxes with respect to the Development District to be paid over to the tax increment fund. Pursuant to the provisions of the Tax Increment Financing Act, the County may determine to issue special obligation bonds to finance public infrastructure improvements as permitted under the Tax Increment Financing Act, including, but not limited to, the financing of the costs of parking facilities, roads, streets, water and sewer utilities and related infrastructure improvements. Repayment of the bonds would be secured by a County pledge of the tax increment.

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#### **CODE INDEX TOPICS:**

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#### **INCLUSION FILES:**

I-CR-94-2014 Exhibit A.pdf, I-CR-94-2014 Exhibit B.pdf

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