

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2019 Legislative Session**

Resolution No. CR-22-2019  
Proposed by The Chair (by request—Planning Board)  
Introduced by Council Member Turner  
Co-Sponsors \_\_\_\_\_  
Date of Introduction March 26, 2019

**RESOLUTION**

1 A RESOLUTION concerning

2 Maryland-National Capital Park and Planning Commission – Lease Agreements

3 For the purpose of approving, by legislative action of the District Council in accordance with  
4 State law, an addendum to extend the term and to update certain provisions of the approved lease  
5 agreement, for park purposes, by and between the Crescent Cities Jaycees Foundation,  
6 Incorporated, and the Maryland-National Capital Park and Planning Commission.

7 WHEREAS, Title 17, Land Use Article, Annotated Code of Maryland, authorizes the  
8 Maryland-National Capital Park and Planning Commission (“M-NCPPC”) to sell, convey,  
9 transfer, lease, or exchange and land held by it and deemed by M-NCPPC as not needed for park  
10 purposes or other authorized purposes; and

11 WHEREAS, the Land Use Article authorizes M-NCPPC to own, control, develop,  
12 maintain, and operate a public park system within the Maryland-Washington Metropolitan  
13 District; and

14 WHEREAS, on August 20, 1981, M-NCPPC and the Crescent Cities Jaycees Foundation,  
15 Incorporated (“the Jaycees”) executed a lease agreement (“Original Lease”), whereby certain  
16 land was leased to the Jaycees for park purposes under specified terms, covenants, and  
17 conditions recited within said Original Lease agreement; and

18 WHEREAS, M-NCPPC and the Jaycees thereafter executed a First Addendum to the  
19 Original Lease on or about August 17, 1988 (“First Addendum”), thereby extending the term of  
20 the lease agreement and permitted the Jaycees to construct and operate an adult day care center  
21 (“Adult Day Care”) at the demised premises on the property; and

1           WHEREAS, on January 23, 1992, the parties entered into a Second Addendum to the  
2 Original Lease, thereby extending the term of the lease agreement for a time period commencing  
3 June 1, 1988, and expiring May 31, 2018; and

4           WHEREAS, the Jaycees, at its sole expense, seek to make certain capital improvements to  
5 the Adult Day Care building; the Community Center building; and associated parking lots; and

6           WHEREAS, M-NCPPC has considered and determined that the proposed terms and  
7 improvements will not be inconsistent with its purposes, and is further agreeable to the Jaycees'  
8 request for an extension of the term stated in the most recently executed lease agreement; and

9           WHEREAS, as a result, the parties seek to execute a Third Addendum to the Original Lease  
10 in order to extend the term of the lease agreement for a period of seven (7) years, commencing  
11 June 1, 2018, and expiring on May 31, 2025; and

12           WHEREAS, M-NCPPC has considered and determined that the terms of the proposed  
13 Third Addendum are satisfactory, and transmitted its recommendation of approval to the Clerk of  
14 the Council for consideration and final action as to same by the District Council; and

15           WHEREAS, pursuant to Section 17-204(a)(2), Land Use Article, Annotated Code of  
16 Maryland, legislative approval of the proposed terms of the lease agreement must be legislatively  
17 approved by the District Council in order to proceed; and

18           WHEREAS, the District Council has reviewed the terms of the Original Lease, First  
19 Addendum, Second Addendum, and the proposed Third Addendum, attached hereto as  
20 Attachment and incorporated is if fully stated herein; and

21           WHEREAS, the Council has determined that the proposed Third Addendum to the Original  
22 Lease should be approved in accordance with State law.

23           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
24 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
25 Regional District in Prince George's County, Maryland, that the proposed Third Addendum to  
26 the Original Lease agreement by and between the Maryland-National Capital Park and Planning  
27 Commission and the Crescent Cities Jaycees Foundation, Incorporated, including all related  
28 document(s) as set forth in Attachment A and incorporated as if set forth fully herein, be and the  
29 same are hereby APPROVED.

30           BE IT FURTHER RESOLVED that, in approving the proposed Third Addendum to the  
31 Original Lease agreement, the District Council further approves and authorizes the Maryland-

1 National Capital Park and Planning Commission to execute such related document(s) that are  
2 necessary and/or desirable by the Commission in furtherance of effectuating the specific terms of  
3 the executed lease agreement.

Adopted this 26th day of March, 2019.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council