

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

Resolution No. CR-85-2019
Proposed by The Chair (by request – Planning Board)
Introduced by Council Members Turner, Taveras, Streeter,
Co-Sponsors Davis, Anderson-Walker & Franklin
Date of Introduction October 1, 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 Amended and Restated Lease Agreement, for park purposes, by and between the
5 Junior Tennis Champions Center, Inc., and the Maryland-National Capital Park and Planning
6 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 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 October 27, 1999, M-NCPPC and the Junior Tennis Champions Center,
15 Inc. (“JTCC”) entered into a lease agreement (“Original Lease”), whereby certain land was
16 leased to JTCC for park purposes under specified terms, covenants, and conditions recited within
17 said Original Lease agreement; and

18 WHEREAS, the mission of the JTCC is to provide student-athletes with a training program
19 that will enable them to qualify for Division I college tennis scholarships to play Division I
20 college tennis;

21 WHEREAS, JTCC uses the property to operate a tennis facility used by the public, and

1 such use is consistent with park purposes; and

2 WHEREAS, M-NCPPC and JTCC desire to enter into a new triple net lease for a term of
3 twenty (20) years, with two (2) ten (10) year options to extend, from January 1, 2020 to
4 December 31, 2039; and

5 WHEREAS, M-NCPPC has considered and determined that the terms of the proposed
6 Amended and Restated Lease Agreement are satisfactory, and transmitted its recommendation of
7 approval to the Clerk of the Council for consideration and final action as to the same by the
8 District Council; and

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

12 WHEREAS, the District Council as reviewed the terms of the Amended and Restated Lease
13 Agreement, attached hereto and incorporated herein; and

14 WHEREAS, the Council has determined that the proposed Amended and Restated Lease
15 Agreement should be approved in accordance with State law.

16 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
17 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
18 Regional District in Prince George's County, Maryland, that the proposed Amended and Restated
19 Lease Agreement by and between the Maryland-National Capital Park and Planning Commission
20 and the Junior Tennis Champions Center, Inc., including all related document(s) as set forth in
21 Attachment A and incorporated as if set forth fully herein, be and the same are hereby
22 APPROVED.

23 BE IT FURTHER RESOLVED that, in approving the Amended and Restated Lease
24 Agreement, the District Council further approves and authorizes the Maryland-National Capital
25 Park and Planning Commission to execute such related document(s) that are necessary and/or
26 desirable by the commission in furtherance of effectuating the specific terms of the executed
27 lease agreement.

Adopted this 1st day of October , 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:

Donna J. Brown
Acting Clerk of the Council