

MUNICIPAL CHARTER OR ANNEXATION RESOLUTION REPOSITION FORM

Section 4-109 of the Local Government Article of the Annotated Code of Maryland requires municipal officials to deposit certain municipal documents with the Department of Legislative Services. Please use this registration form for each resolution that alters the charter or the boundaries of your municipal corporation. Complete a separate form for each resolution, and mail the entire text of the resolution, along with this form to:

Georganne Carter, Legislative Analyst
Municipal Resolution Reposition
Department of Legislative Services
90 State Circle
Annapolis, MD 21401-1991

Town of Forest Heights
Municipal Corporation

Prince George's
County(ies)

Sheretta Hankins, CMC
Name and Title of Official Submitting this Resolution

5508 Arapahoe Dr
Address
Forest Heights

301-839-1030
Phone
3/21/2024
Date of Submitting this Resolution*

Resolution 83-23
Resolution Number

FEBRUARY 5, 2024
Date Enacted by Legislative Body
3/21/2024
Effective Date**

1) For an annexation resolution, state the charter section (e.g., boundary description section, appendix) that is amended N/A OR state the charter section (e.g., general powers section) pursuant to which the property is annexed _____. (Enclose a copy of the metes and bounds description of the complete boundaries of your municipal corporation that includes the newly annexed property, including the number of acres and the point of beginning coordinates for the newly annexed property.)

For a charter resolution, state whether the entire charter is repealed and a new charter is adopted _____ OR state the specific section(s) that is added, repealed, renumbered, or repealed and reenacted with amendments _____.

2) Number of votes cast by the legislative body for 5 and against 2 this resolution.

3) Will this resolution be petitioned to referendum? NO

If "yes", date of the referendum election (if known) _____.

* A resolution should be submitted to the Department of Legislative Services **10 days after the effective date of the resolution** (§ 4-109(b) of the Local Government Article). Generally, provided that a resolution is not petitioned to referendum, the effective date for a charter resolution is 50 days after enactment (§ 4-304(c) of the Local Government Article), and for an annexation resolution is no earlier than 45 days after enactment (§ 4-407 of the Local Government Article).

**THE TOWN OF FOREST HEIGHTS
RESOLUTION 83-23**

**A RESOLUTION APPROVING AN URBAN RENEWAL PROJECT FOR THE
NATIONAL VIEW SITE BY FINDING AND DESIGNATING THE NATIONAL VIEW SITE
AS AN URBAN RENEWAL AREA**

WHEREAS, The Charter of the Town of Forest Heights, Appendix I, Urban Renewal Authority for Blight Clearance, Section A1-102 empowers the Town to undertake and carry out urban renewal projects in areas of the Municipality that are zoned for commercial use for blight clearance in blighted areas and redevelopment or rehabilitation of blighted areas; and

WHEREAS, in accordance with Section A1-107 of the Charter of the Town of Forest Heights, the Town prepared an Urban Renewal Plan for blighted areas in the Municipality and, after a duly advertised public hearing, approved the plan formally herewith, by adopting Resolution 84-23, the Town of Forest Heights Urban Renewal Plan for the National View Site (Urban Renewal Plan” or “Plan”), Appendix A; and

WHEREAS, Section 7-516 of the Property Tax Article of the Annotated Code of Maryland, titled “Economic Development Project – Prince George’s County”, provides that: (a)(2) A “Designated Focus Area” means: (a)(2)(i) A transit-oriented development defined as a development or project within one-half mile of a Washington Metropolitan Area Transit Authority transit station or one-half mile of a Maryland Area Regional Commuter transit station, as measured from the main entrance of the building to the nearest entrance of the transit station (a)(2)(ii) A revitalization tax credit district as defined in Sec. 10-235.02 of the Prince George’s County Code and designated by the governing body of Prince George’s County; or (a)(2)(iii) an urban renewal area as designated by the governing body of Prince George’s County; and

WHEREAS, Section 7-516 of the Property Tax Article of the Annotated Code of Maryland, titled “Economic Development Project – Prince George’s County”, provides that in Prince George’s County, real property may be exempt from County property tax if: (a)(3)(ii) if the real estate development project is located on one or more parcels of land, all of which are situated in a designated focus area; and (a)(3)(iii) includes at least one of the following: (a)(3)(iii)(1) A hotel that: (A) provides at least 100 full-time equivalent job opportunities; and (B) has a private capital investment of equity and debt combined of at least \$20,000,000; (a)(3)(iii)(2) An office building that: (A) provides at least 100 full-time equivalent job opportunities; and (B) has a private capital investment of equity and debt combined of at least \$20,000,000; (a)(3)(iii)(3) A retail facility that: (A) provides at least 100 full-time equivalent job opportunities; and (B) has a private capital investment of equity and debt combined of at least \$10,000,000; (a)(3)(iii)(4) An off-street parking facility that: (A) contains at least 250 parking spaces; and (B) has a private capital investment of equity and debt combined of at least \$2,500,000; or (a)(3)(iii)(5) A mixed-use facility that contains one or more of the facilities described in items 1 through 4 of this item, at least one of which satisfies the minimum criteria set forth in items 1, 2, 3 or 4 of this item; and

WHEREAS, the Urban Renewal Plan is intended to create a guide for future development and revitalization in the National View Site located within the Town of Forest Heights, as well as to serve as

**THE TOWN OF FOREST HEIGHTS
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the Urban Renewal Plan required by the Charter in order for the Town to use its condemnation authority, which may be a key component of the Town's Urban Renewal Area redevelopment strategy; and

WHEREAS, the Urban Renewal Plan set forth certain guiding principles, objectives, and strategies to revitalize the Town of Forest Heights Urban Renewal Area and to enhance the historic, small town character of the Town as a community asset by encouraging and facilitating coordinated renovation, infill development and redevelopment; creating inviting and walkable public places and mixed commercial and residential areas; and providing a pleasant environment, free of physical blight, litter, graffiti and poorly-maintained buildings. The Urban Renewal Plan envisions a mix of uses and variety of businesses with street level uses on the ground floor of buildings and residences occupying the upper stories; and

WHEREAS, the Urban Renewal Plan conforms substantially to the Master Plan of the Municipality as a whole. The Urban Renewal Plan may be modified at any time; where the proposed modification will substantially change the Plan as previously approved by the Municipality, the modification shall be approved formally by the Municipality as in the case of the original Plan; and

WHEREAS, on approval by the Municipality of an Urban Renewal Plan or of any modification of it, the Plan or modification shall be considered to be in full force and effect for the respective Urban Renewal Area. The Municipality may have the Plan or modification carried out in accordance with its terms; and

WHEREAS, the Urban Renewal Plan sets forth the boundaries of the Urban Renewal Area of the Town of Forest Heights as follows:

That portion of the Development Site within the Town boundaries include streets and land that are currently undeveloped, and can be more specifically described as a parcel comprised of Lots 63-91, inclusive, Block 122, Lot Nos. 13-24, inclusive, Block 123, and Lot Nos. 8 through 14, inclusive, block 124, all as shown on the attached combined boundary plat entitled "Record plat of Forest Heights Subdivision, Section 16, Amended" recorded in the Land Records of Prince George's County, Maryland at Plat Book 28, page 5, attached hereto and adopted by reference herein as Exhibit 1 (the "Town Properties"); (ii) the total acreage of Town Properties is 11.06 +/-, which includes a 2.3148 +/- acre piece to be added when plat is abandoned; and (iii) the MDAT records identify the subject property at the addresses 1-9, and 101-121 Chippewa Drive, 100- 110 Crow Way, and 5808-6008 Bald Eagle Drive; and

That portion of the Development Site located within the Town consisting of approximately 9.0242 +/- acres containing several parcels (Parcels 26-27, 32-33, 35 and 36-37), each containing approximately 1-2 +/- acres.

WHEREAS, Harbor View Development, LLC will implement the urban renewal projects for the development and redevelopment of the above-described properties; and

**THE TOWN OF FOREST HEIGHTS
RESOLUTION 83-23**

WHEREAS, the Town of Forest Heights' goals for an urban renewal project identified as National View which includes plans to address vacant, deteriorating properties as well as unsafe areas on site and to replace and redevelop this under-utilized land to create a functional mixed-use development to include, retail, hospitality, institutional, and residential uses; and

WHEREAS, the attached "Description of the Area of Blighted Properties Within the Town of Forest Heights", (Exhibit 1 and Schedule A), which is incorporated into this Ordinance by reference and made a part hereof, details the blighted condition of the properties described above; and

WHEREAS, the Council finds that one or more blighted areas exist on the National View site, located within the Town of Forest Heights; and located and defined the blighted areas as shown in Exhibit 1 and Schedule A and finds that the rehabilitation, redevelopment, or a combination of them, of the area or areas, is necessary and in the interest of the public health, safety, morals, or welfare of the residents of the Municipality; and

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FOREST HEIGHTS, that The Town Council finds that the properties listed below for the National View site and as shown on Exhibit 1 and Schedule A constitute a blighted area within Town of Forest Heights; that is, an area or single property in which the building or buildings have declined in productivity by reason of obsolescence, depreciation, or other causes to an extent that they no longer justify fundamental repairs and adequate maintenance.

That portion of the Development Site within the Town boundaries includes streets and land that are currently undeveloped, and can be more specifically described as a parcel comprised of Lots 63-91, inclusive, Block 122, Lot Nos. 13-24, inclusive, Block 123, and Lot Nos. 8 through 14, inclusive, block 124, all as shown on the attached combined boundary plat entitled "Record plat of Forest Heights Subdivision, Section 16, Amended" recorded in the Land Records of Prince George's County, Maryland at Plat Book 28, page 5, attached hereto and adopted by reference herein as Exhibit 1 (the "Town Properties"); (ii) the total acreage of Town Properties is 11.06 +/-, which includes a 2.3148 +/- acre piece to be added when plat is abandoned; and (iii) the MDAT records identify the subject property at the addresses 1-9, and 101-121 Chippewa Drive, 100- 110 Crow Way, and 5808-6008 Bald Eagle Drive; and

That portion of the Development Site located within the Town consisting of approximately 9.0242 +/- acres containing several parcels (Parcels 26-27, 32-33, 35 and 36-37), each containing approximately 1-2 +/- acres.

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BE IT FURTHER RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FOREST HEIGHTS, that The Town Council finds that the rehabilitation and redevelopment of the blighted area is necessary in the interest of the public health, safety, and welfare of the residents of the Town of Forest Heights.

BE IT FURTHER RESOLVED BY THE TOWN OF FOREST HEIGHTS, that The Town Council approves and designates the National View site, as shown on Exhibit 1 and Schedule A and as outlined in the National View Urban Renewal Plan (Appendix A) as an Urban Renewal Area within the Town of Forest Heights, for the rehabilitation and redevelopment of the blighted area.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon passage.

PASSED this 5 day of February 2024

APPROVED: By Resolution of the Town Council of the Town of Forest Heights, Maryland.

ROLL CALL VOTE	YEA	NAY	ABSTAIN	ABSENT
LILLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCDONALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KENNEDY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LITTLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BROWNSON	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOBLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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ATTEST:

THE MAYOR AND COUNCIL OF THE TOWN
OF FOREST HEIGHTS, MARYLAND

BY: 
Sherletta Hawkins, Town Clerk

BY: 
Troy Barrington Lilly, Mayor

ATTACHMENTS:

1. Appendix A - Urban Renewal Plan
2. Exhibit 1 - Description of the Area of Blighted Properties Within the Town of Forest Heights
3. Schedule A - As Surveyed Description - Lands of Harbor View Development, LLC, Part of The Lands of Butler Estate Part of Forest Hieghts, Section 16, Plat Book 28, Plat 5

**THE TOWN OF FOREST HEIGHTS
RESOLUTION 84-23**

A RESOLUTION APPROVING AN URBAN RENEWAL PROJECT AND PLAN FOR THE NATIONAL VIEW SITE WITHIN THE TOWN OF FOREST HEIGHTS

WHEREAS, The Charter of the Town of Forest Heights, Appendix I, Urban Renewal Authority for Blight Clearance, Section A1-102 empowers the Town to undertake and carry out urban renewal projects in areas of the Municipality that are zoned for commercial use for blight clearance in blighted areas and redevelopment or rehabilitation of blighted areas; and

WHEREAS, in accordance with Section A1-107 of the Charter of the Town of Forest Heights, the Town prepared an Urban Renewal Plan for blighted areas in the Municipality and, after a duly advertised public hearing, approved the plan formally herewith, adopting the Town of Forest Heights Urban Renewal Plan for the National View Site (Urban Renewal Plan” or “Plan”), Appendix A; and

WHEREAS, the Urban Renewal Plan is intended to create a guide for future development and revitalization in the National View Site located within the Town of Forest Heights, as well as to serve as the Urban Renewal Plan required by the Charter in order for the Town to use its condemnation authority, which may be a key component of the Town’s Urban Renewal Area redevelopment strategy; and

WHEREAS, the Urban Renewal Plan set forth certain guiding principles, objectives, and strategies to revitalize the Town of Forest Heights Urban Renewal Area and to enhance the historic, small town character of the Town as a community asset by encouraging and facilitating coordinated renovation, infill development and redevelopment; creating inviting and walkable public places and mixed commercial and residential areas; and providing a pleasant environment, free of physical blight, litter, graffiti and poorly-maintained buildings. The Urban Renewal Plan envisions a mix of uses and variety of businesses with street level uses on the ground floor of buildings and residences occupying the upper stories; and

WHEREAS, the Urban Renewal Plan conforms substantially to the Master Plan of the Municipality as a whole. The Urban Renewal Plan may be modified at any time; where the proposed modification will substantially change the Plan as previously approved by the Municipality, the modification shall be approved formally by the Municipality as in the case of the original Plan.

WHEREAS, on approval by the Municipality of an Urban Renewal Plan or of any modification of it, the Plan or modification shall be considered to be in full force and effect for the respective Urban Renewal Area. The Municipality may have the Plan or modification carried out in accordance with its terms.

WHEREAS, the Urban Renewal Plan sets forth the boundaries of the Urban Renewal Area of the Town of Forest Heights as follows:

That portion of the Development Site within the Town boundaries include streets and land that are currently undeveloped, and can be more specifically described as a parcel comprised of Lots 63-91, inclusive, Block 122, Lot Nos. 13-24, inclusive, Block 123, and Lot Nos. 8 through 14, inclusive, block 124, all as shown on the attached combined boundary plat entitled "Record plat

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of Forest Heights Subdivision, Section 16, Amended" recorded in the Land Records of Prince George's County, Maryland at Plat Book 28, page 5, attached hereto and adopted by reference herein as Exhibit 1 (the "Town Properties"); (ii) the total acreage of Town Properties is 11.06 +/-, which includes a 2.3148 +/- acre piece to be added when plat is abandoned; and (iii) the MDAT records identify the subject property at the addresses 1-9, and 101-121 Chippewa Drive, 100- 110 Crow Way, and 5808-6008 Bald Eagle Drive; and

That portion of the Development Site located within the Town consisting of approximately 9.0242 +/- acres containing several parcels (Parcels 26-27, 32-33, 35 and 36-37), each containing approximately 1-2 +/- acres.

WHEREAS, Harbor View Development, LLC will implement the urban renewal projects for the development and redevelopment of the above described properties.

WHEREAS, the Town of Forest Heights' goals for an urban renewal project identified as National View which includes plans to address vacant, deteriorating properties as well as unsafe areas on site and to replace and redevelop this under-utilized land to create a functional mixed-use development to include, retail, hospitality, institutional, and residential uses; and

WHEREAS, the attached "Description of the Area of Blighted Properties Within the Town of Forest Heights", (Exhibit 1 and Schedule A), which is incorporated into this Ordinance by reference and made a part hereof, details the blighted condition of the properties described above; and

WHEREAS, the Council finds that one or more blighted areas exist on the National View site, located within the Town of Forest Heights; and located and defined the blighted areas as shown in Exhibit 1 and Schedule A and finds that the rehabilitation, redevelopment, or a combination of them, of the area or areas, is necessary and in the interest of the public health, safety, morals, or welfare of the residents of the Municipality.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FOREST HEIGHTS, that the Town Council finds that the properties as described herein for the National View site and as shown on Exhibit 1 and Schedule A constitute a blighted area within Town of Forest Heights.

BE IT FURTHER RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FOREST HEIGHTS AS FOLLOWS:

- (1) The Town Council finds that the properties listed below, located in an Urban Renewal Area of the Town of Forest Heights as identified in National View's Urban Renewal Plan (Appendix A), constitute a blighted area of the Town; that is, an area or single property in which the building or buildings have declined in productivity by reason of obsolescence, depreciation, or other causes to an extent that they no longer justify fundamental repairs and adequate maintenance.

**THE TOWN OF FOREST HEIGHTS
RESOLUTION 84-23**

That portion of the Development Site within the Town boundaries include streets and land that are currently undeveloped, and can be more specifically described as a parcel comprised of Lots 63-91, inclusive, Block 122, Lot Nos. 13-24, inclusive, Block 123, and Lot Nos. 8 through 14, inclusive, block 124, all as shown on the attached combined boundary plat entitled "Record plat of Forest Heights Subdivision, Section 16, Amended" recorded in the Land Records of Prince George's County, Maryland at Plat Book 28, page 5, attached hereto and adopted by reference herein as Exhibit 1 (the "Town Properties"); (ii) the total acreage of Town Properties is 11.06 +/-, which includes a 2.3148 +/- acre piece to be added when plat is abandoned; and (iii) the MDAT records identify the subject property at the addresses 1-9, and 101-121 Chippewa Drive, 100- 110 Crow Way, and 5808-6008 Bald Eagle Drive; and

That portion of the Development Site located within the Town consisting of approximately 9.0242 +/- acres containing several parcels (Parcels 26-27, 32-33, 35 and 36-37), each containing approximately 1-2 +/- acres.

- (2) The Town Council finds that the rehabilitation and redevelopment of the blighted area is necessary in the interest of the public health, safety, and welfare of the residents of the Town of Forest Heights.
- (3) The Town Council approves the National View Site as an Urban Renewal Project and approves the National View Project's Urban Renewal Plan (Appendix A) for the rehabilitation and redevelopment of the National View Site.

**THE TOWN OF FOREST HEIGHTS
RESOLUTION 84-23**

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon passage.

PASSED this 5 day of February, 2024

APPROVED: By Resolution of the Town Council of the Town of Forest Heights, Maryland.

ROLL CALL VOTE	YEA	NAY	ABSTAIN	ABSENT
LILLY	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
MCDONALD	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
KENNEDY	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
LITTLE	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
BROWNSON	<u> </u>	<u>✓</u>	<u> </u>	<u> </u>
HINES	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
NOBLE	<u> </u>	<u>✓</u>	<u> </u>	<u> </u>

ATTEST:

THE MAYOR AND COUNCIL OF THE
TOWN OF FOREST HEIGHTS, MARYLAND

BY: Sherletta Hawkins
Sherletta Hawkins, Town Clerk

BY: Troy Barrington Lilly
Troy Barrington Lilly, Mayor

ATTACHMENTS:

1. Appendix A - Urban Renewal Plan
2. Exhibit 1 - Description of the Area of Blighted Properties Within the Town of Forest Heights
3. Schedule A - As Surveyed Description - Lands of Harbor View Development, LLC, Part of The Lands of Butler Estate Part of Forest Heights, Section 16, Plat Book 28, Plat 5