



# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 7/27/2026

**Effective Date:**

**Reference No.:** CR-074-2026

**Chapter Number:**

**Draft No.:** 1

**Public Hearing Date:**

**Proposer(s):** County Executive

**Sponsor(s):** Oriadha, Fisher, Adams and Adams-Stafford

**Item Title:** A RESOLUTION CONCERNING NATIONAL HARBOR EXTRAORDINARY DEVELOPMENT DISTRICT for the purpose of designating an area within Prince George's County, Maryland (the "County") as an "extraordinary development district" as that term is used in Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended through the 2026 Maryland General Assembly Regular Session (the "Tax Increment Financing Act"), and as that term is used in Sections 18-301 through 18-310, inclusive, of the Land Use Article of the Annotated Code of Maryland, as amended through the 2026 Maryland General Assembly Regular Session (the "M-NCPPC Taxes Act"), such extraordinary development district to be known as the "National Harbor Extraordinary Development District" and to be located entirely within a portion of the existing development district known as the "National Harbor Development District" that was established pursuant to County Resolution No. CR-25-2004 in an unincorporated area of the County known as Oxon Hill, Maryland on the shores of the Potomac River; providing for, and determining, various matters in connection with the establishment of an extraordinary development district; creating a special fund with respect to the extraordinary development district; allocating Park, Recreation and Administrative Taxes (hereinafter defined) with respect to the extraordinary development district to be paid over to the special fund as provided in a written agreement to be entered into between the County and the Maryland-National Capital Park and Planning Commission (the "Commission") pursuant to the M-NCPPC Taxes Act; making certain findings and determinations with respect to the special fund and the uses of such fund; providing that special obligation bonds may be issued from time to time pursuant to an ordinance or ordinances enacted in accordance with the Tax Increment Financing Act and the M-NCPPC Taxes Act and secured by, inter alia, the special fund; and generally relating to the National Harbor Extraordinary Development District.

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**Drafter:** Bond Counsel

**Resource Personnel:** Tracy M. Benjamin, Esq., Deputy Chief Administrative Officer for Economic Development

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**LEGISLATIVE HISTORY:**

| <b>Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Acting Body:</b> | <b>Action:</b>                      | <b>Sent To:</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------|-----------------|
| 07/21/2026                                                                                                                                                                                                                                                                                                                                                                                                                   | COW                 | Reported out with no recommendation | County Council  |
| <b>Action Text:</b><br>A motion was made by Vice Chair Olson, seconded by Council Member Hunter, that this Resolution be Reported out with no recommendation to the County Council. The motion carried by the following vote:<br><p style="margin-left: 40px;">Aye: 6 Oriadha, Olson, Dernoga, Harrison, Ivey and Hunter</p> <p style="margin-left: 40px;">Absent: 5 Adams-Stafford, Blegay, Burroughs, Fisher and Adams</p> |                     |                                     |                 |
| 07/21/2026                                                                                                                                                                                                                                                                                                                                                                                                                   | County Council      | introduced and referred             | COW             |
| <b>Action Text:</b><br>This Resolution was introduced by Council Members Oriadha, Fisher, Adams and Adams-Stafford and referred to the Committee of the Whole.                                                                                                                                                                                                                                                               |                     |                                     |                 |

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**AFFECTED CODE SECTIONS:**


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**BACKGROUND INFORMATION/FISCAL IMPACT:**

The proposed legislation designates and establishes an Extraordinary Development District to be known as the “National Harbor Extraordinary Development District” located in Oxon Hill, Maryland pursuant to the Economic Development Article of the Annotated Code of Maryland Sections 12-201 through 12-213, as amended (“Tax Increment Financing Act”) and as that term is used in sections 18-301 through 18-310 of the Land Use Article of the Annotated Code of Maryland, as amended (“M-NCPPC Taxes Act”). It will provide for the creation of a special fund with respect to the Extraordinary Development District and allocates certain real property taxes with respect to the Extraordinary Development District to be paid over to the special fund as provided in a written agreement to be entered into between the County and the Maryland-National Capital Park and Planning Commission pursuant to the M-NCPPC Taxes Act. Pursuant to the Tax Increment Financing Act, the County may issue special obligation bonds to finance the costs of one or more purposes of the Tax Increment Financing Act and the M-NCPPC Taxes Act.

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**Document(s):** R2026074, CR-074-2026 Attachment A, CR-074-2026 Attachment B, CR-074-2026 Transmittal, CR-074-2026 Briefing presentation COW 07-21-2026