



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

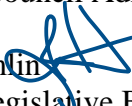
## Office of Audits and Investigations

October 11, 2021

### FISCAL AND POLICY NOTE

TO: Robert J. Williams, Jr.  
Council Administrator

William M. Hunt  
Deputy Council Administrator

FROM: Josh Hamlin   
Senior Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement  
CR-096-2021 County Real Property (DR-1)

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CR-096-2021 (*Proposed by:* the County Executive; *Introduced by:* Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner)

Assigned to the Committee of the Whole

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A RESOLUTION CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County-owned real property as surplus and approving the County Executive's plan for disposal of such parcels.

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### **Fiscal Summary**

#### **Direct Impact**

*Expenditures:* None likely.

*Revenue:* Additional revenue realized on the sale of the surplus properties.

#### **Indirect Impact**

Potentially positive.

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### **Legislative Summary:**

CR-096-2021, proposed by the County Executive, was introduced by Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner on September 28, 2021 and referred to the Committee of the Whole. CR-096-2021 declares certain parcels of County-owned real property as surplus, and approves the County Executive's plan for disposal of such parcels. The proposal declares 33 properties (consisting of 119 parcels), with a total assessed value of \$9,528,800, as surplus to the County's needs and authorizes disposition, as recommended by the County Executive.

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### **Background/Current Law:**

Section 2-111.01 of the Prince George's County Code requires an inventory of County owned real property to be reviewed at least annually. The County Executive shall transmit to the County Council by Resolution a list of County owned properties to be approved for lease, sale, or disposition.

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### **Resource Personnel:**

- Jonathan R. Butler, Director, Office of Central Services
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### **Discussion/Policy Analysis:**

The County Executive proposes to declare the following County real property as surplus to the County's needs, and disposition of the property as follows:

- Twenty-three (23) properties (with a combined assessed value of \$7,458,600) for sale at not less than fair market value;
- Three (3) properties (with a combined assessed value of \$1,786,800) for no consideration transfer to M-NCPPC;
- Three (3) properties (with a combined assessed value of \$99,000) for sale at not less than fair market value or original cost of County acquisition<sup>1</sup>;
- Two (2) properties (with a combined assessed value of \$117,200) for sale at not less than fair market value, subject to coordination with the Town of Capitol Heights and/or M-NCPPC; and
- Two (2) properties (with a combined assessed value for \$67,200) for sale at not less than fair market value with first option to the adjacent property owner

Attachment A to the Bill provides a summary of key data elements for all the properties proposed for disposition as surplus.

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<sup>1</sup> The combined County acquisition cost for these properties was \$196,498

**Fiscal Impact:**

- *Direct Impact*

Enactment of CR-096-2021 should not have an adverse fiscal impact on the County. While the proposed disposal of the parcels will reduce the County's inventory of real property assets, the proposed sale of the surplus parcels will increase County short-term and long-term revenues, assuming the majority of the parcels designated for sale are sold to private parties, and are sold at or above the County's total acquisition and maintenance costs and accrued taxes owed, if any. If the parcels are sold to private parties, the parcels will return to the County's tax rolls and should begin to produce a positive annual revenue stream. The amount of direct revenue related to the sale of surplus property cannot be estimated at this time. The total assessed value of the thirty-three (33) properties to be sold at no less than fair market value is \$7,742,000.

- *Indirect Impact*

The proposed disposal, transfer, or sale of the County surplus property parcels may contribute a measure of positive fiscal impact for the County by reducing County costs related to maintenance and other services that the County may currently be required to provide or incur as a result of having these parcels in its real property inventory.

- *Appropriated in the Current Fiscal Year Budget*

N/A

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**Effective Date of Proposed Legislation:**

The proposed Resolution shall be effective on the date of adoption.

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If you require additional information, or have questions about this fiscal impact statement, please reach out to me via phone or email.