



# Prince George's County Council

Wayne K. Curry Administration  
Building  
1301 McCormick Dr  
Largo, MD 20774

## Meeting Minutes - Final County Council

*Thomas E. Dernoga, Chair, District 1*  
*Wala Blegay, Vice Chair, District 6*  
*Edward P. Burroughs, III, District 8*  
*Wanika Fisher, District 2*  
*Mel Franklin, At-Large*  
*Sydney J. Harrison, District 9*  
*Calvin S. Hawkins, II, At-Large*  
*Jolene Ivey, District 5*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

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Tuesday, November 21, 2023

10:00 AM

Council Hearing Room

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### 10:00 A.M. - CALL TO ORDER - (COUNCIL HEARING ROOM)

*The meeting was called to order by Chair Thomas E. Dernoga at 10:08 a.m. with 8 members present at roll call. Council Member Olson arrived at 10:23 a.m.*

**Present:** 3 - Vice Chair Wala Blegay  
Chair Thomas Dernoga  
Council Member Krystal Oriadha

**Absent:** Council Member Calvin S. Hawkins  
Council Member Sydney Harrison  
Council Member Ingrid Watson

**Remote:** 5 - Council Member Eric Olson  
Council Member Wanika Fisher  
Council Member Edward Burroughs  
Council Member Jolene Ivey  
Council Member Mel Franklin

*Also Present:**Colette Gresham, Acting Deputy Council Administrator**Donna J. Brown, Clerk of the Council**James Walker-Bey, Zoning Assistant**Edgar L. Reese, Legislative Reference Aide**Sakinda Skinner, Council Liaison, Office of the County Executive**Terry Bell, Associate County Attorney**Amanda Denison, Chief Legislative Officer**Kathy Canning, Legislative Officer**Karen Zvakos, Zoning and Legislative Counsel***INVOCATION:**

*The Invocation was provided by Rev. Lettie Carr of the First Baptist Church of Glenarden. Council Member Olson requested prayer for the family and friends of the Riverdale Community in remembrance of the two children who recently passed away as result of the tragic accident near Riverdale Elementary School.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Oriadha.*

**REQUESTS BY THE GENERAL PUBLIC TO ADDRESS THE COUNCIL**

*Angela Barnes and Lucille Walker addressed the Council.*

**LEGISLATIVE DAY NO. 38**

**1. CONSENT AGENDA****(a) Approval of County Council Minutes**[MIN 11142023](#)

County Council Minutes dated November 14, 2023

Draft 1

**Attachment(s):** [11142023](#)**These Minutes were approved.**[Consent50-23](#)**MOTION TO ADOPT CONSENT AGENDA**

Draft 1

**A motion was made by Vice Chair Blegay, seconded by Council Member Oriadha, that this Consent Agenda be adopted. The motion carried by the following vote:**

**Aye**                    8 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin

**Absent**                Hawkins, Harrison and Watson

**2. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA***NO ITEMS CONSIDERED***3. PROPOSED CORRESPONDENCE/ADMINISTRATIVE OFFICER'S REPORT**[LTR 11142023a](#)

Proposed joint letter to Mr. Alex Donahue, Executive Director, The Maryland Interagency Commission (IAC) on School Construction, endorsing the Prince George's County Board of Education's Proposed FY 2025 Capital Budget request and to identify the projects considered most critical.

Draft 1

**Attachment(s):** [Joint IAC Letter](#)  
[Joint IAC Letter Report](#)  
[FY25 CIP Presentation to EWD Committee 11.06.23](#)

*Sandra Eubanks, Director, GOFP Committee, provided a verbal report of the actions and recommendations of the Committee of the Whole for the letter. Sakinda Skinner, Council Liaison, Office of the County Executive, provided comments.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that this Agenda Letter be authorized for Chair's signature. The motion carried by the following vote:**

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<b>Aye</b>	7 -	Blegay, Dernoga, Olson, Burroughs, Ivey, Oriadha and Franklin
<b>Nay</b>	1 -	Fisher
<b>Absent</b>		Hawkins, Harrison and Watson

### **PROPOSED CORRESPONDENCE/ADMINISTRATIVE OFFICER'S REPORT (Continued)**

#### [LTR 11212023](#)

Draft 1

Proposed letter to the Honorable Angela D. Alsobrooks, County Executive, transmitting the County Council's recommendation regarding the Department of Corrections.

**Attachment(s):** [DOC Maintenance Letter](#)

*Nathaniel K. Tutt, III, Director, Health, Human Services and Public Safety Committee (HHSPS) Committee, provided an overview of the letter and the related HHSPS discussions regarding the matter.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Oriadha, that this Agenda Letter be authorized for Chair's signature.**

**The motion carried by the following vote:**

<b>Aye</b>	8 -	Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin
<b>Absent</b>		Hawkins, Harrison and Watson

### **4. PUBLIC HEARINGS/BILLS ELIGIBLE FOR THIRD READING – (ENACTMENT)**

#### [CB-070-2023](#)

Draft 2

**AN ORDINANCE CONCERNING CANNABIS USES** for the purpose of adding definitions and designating areas for Cannabis uses consistent with authority set forth in State law; prohibiting On-site cannabis consumption uses; setting forth regulations for permitted Cannabis uses; providing parking regulations for Cannabis uses; providing for the prospective application of provisions and amendments adopted herein; and providing a severability clause for the provisions related to Cannabis uses in Prince George's County.

**Sponsor(s):** Oriadha, Burroughs, Blegay, Olson and Dernoga

**Attachment(s):** [B2023070](#)

[CB-070-2023 Summary](#)

[CB-070-2023 OOL Comment](#)

[CB-070-2023 BOA Comment](#)

[CB-070-2023 Planning Board Votes Letter](#)

[CB-070-2023 Planning Board Analysis](#)

[CB-070-2023 Staff Report on Proposed DR-2](#)

[CB-070-2023 Proposed DR-2 Maps](#)

*Pursuant to proper notice, the public hearing convened at 10:42 a.m. Abdullah Hijazi, Edward Gibbs, Kwasi Johnson, Julia Baltimore, Terry Nuriddin, Tony Caffrey, Delagate Kym Taylor and Jamaal Aalim-Johnson signed up to speak for this item. All persons wishing to speak having done so, the public hearing was declared held.*

**The public hearing for this Council Bill was held.**

**A motion was made by Vice Chair Blegay, seconded by Council Member Oriadha, that this Council Bill be enacted. The motion failed by the following vote:**

<b>Aye</b>	5 -	Blegay, Dernoga, Olson, Burroughs and Oriadha
<b>Nay</b>	1 -	Fisher
<b>Absent</b>		Hawkins, Harrison and Watson
<b>Abstain</b>	2 -	Ivey and Franklin

**PUBLIC HEARINGS/BILLS ELIGIBLE FOR THIRD READING – (ENACTMENT) (Continued)**

**CB-092-2023**

Draft 1

**AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT** for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2024.

**Sponsor(s):** Dernoga, Ivey and Fisher

**Attachment(s):** [B2023092](#)  
[CB-092-2023 Summary](#)  
[CB-092-2023 Report](#)  
[CB-092-2023 PAFI](#)  
[CB-092-2023 Transmittal](#)

*Pursuant to proper notice, the public hearing convened at 10:33 a.m. There were no speakers signed up for this item. All persons wishing to speak having done so, the public hearing was declared held.*

**The public hearing for this Council Bill was held.**

**A motion was made by Vice Chair Blegay, seconded by Council Member Oriadha, that this Council Bill be enacted. The motion carried by the following vote:**

<b>Aye</b>	8 -	Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin
<b>Absent</b>		Hawkins, Harrison and Watson

**PUBLIC HEARINGS/BILLS ELIGIBLE FOR THIRD READING – (ENACTMENT) (Continued)****[CB-094-2023](#)**

Draft 1

**AN ACT CONCERNING TAX DIFFERENTIAL TASK FORCE** for the purpose of establishing a four-year term of office for appointees to the Annual Tax Differential Task Force.

**Sponsor(s)**: Dernoga, Ivey, Hawkins, Fisher and Blegay

**Attachment(s)**: [B2023094](#)  
[CB-094-2023 Summary](#)  
[CB-094-2023 Report](#)  
[CB-094-2023 PAFI](#)  
[CB-094-2023 Transmittal](#)

*Pursuant to proper notice, the public hearing convened at 10:35 a.m. There were no speakers signed up for this item. All persons wishing to speak having done so, the public hearing was declared held.*

**The public hearing for this Council Bill was held.**

**A motion was made by Council Member Olson, seconded by Council Member Fisher, that this Council Bill be held. The motion carried by the following vote:**

**Aye**                    7 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey and Oriadha

**Absent**                Hawkins, Harrison, Watson and Franklin

**[CB-095-2023](#)**

Draft 1

**AN ACT CONCERNING THE ISSUANCE OF SPECIAL OBLIGATION BONDS FOR THE LARGO TOWN CENTER METRO DEVELOPMENT DISTRICT** for the purpose of providing that special obligation tax increment financing bonds may be issued from time to time under the provisions of this Act and Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the “Tax Increment Financing Act”), and consistent with the provisions of CR-92-2014, adopted by the County Council of Prince George’s County, Maryland (the “County Council”) on November 12, 2014, as amended by CB-14-2020 (the “Formation Resolution”), in an amount not to exceed the aggregate principal amount of Nine Million Dollars (\$9,000,000), in order for Prince George’s County, Maryland (the “County”) to finance or reimburse, in accordance with the Tax Increment Financing Act, costs related to the construction and installation of certain infrastructure improvements, as more particularly described herein, and to pay certain costs of issuing such bonds; ratifying and confirming the designation of the Largo Town Center Metro Development District; making certain findings and determinations, among others, concerning the public benefit and purpose of such bonds, including that prior to the

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issuance of such bonds certain criteria set forth in CR-21-2019 (irrespective of any provision of CR-21-2019 to the contrary) and the provisions of CB-51-2022 will apply, including but not limited to the “But-For Test,” the “Trigger Mechanism/Look Back Provision,” a determination of impact on the County credit/bond rating, and the delivery and approval of a Supplier Diversity and Equity Plan have been satisfied; providing that such bonds authorized to be issued hereby shall be payable from certain amounts levied and deposited in the Tax Increment Fund (as defined in the Formation Resolution) and that such bonds shall not constitute a general obligation debt of the County or a pledge of the County’s full faith and credit or taxing power other than the County’s pledge of the taxes representing the levy on the Tax Increment (as defined in the Formation Resolution); specifying certain terms and conditions with respect to the issuance of the bonds and the financing or reimbursement of certain infrastructure improvements; authorizing the County Executive of the County (the “County Executive”) to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, delivery and payment of such bonds; authorizing the County Executive to take certain actions, execute documents and make certain commitments on behalf of the County in connection with the issuance and delivery of such bonds consistent with the provisions of this Act; authorizing the execution and delivery of such bonds and such other documents as may be necessary and desirable to effectuate the financing of certain infrastructure improvements described herein and the issuance and delivery of such bonds; and generally providing for, and determining various matters in connection with, the issuance, delivery and payment of such bonds.

**Sponsor(s):** Dernoga, Ivey, Blegay, Franklin, Watson, Olson and Fisher

**Attachment(s):** [B2023095](#)  
[CB-095-2023 Summary](#)  
[CB-095-2023 Report](#)  
[CB-095-2023 PAFI](#)  
[CB-095-2023 Transmittal](#)  
[CR-087-2023 PARCEL O TIF COUNCIL PRESENTATION](#)

*Pursuant to proper notice, the public hearing convened at 10:38 a.m. There were no speakers signed up for this item. All persons wishing to speak having done so, the public hearing was declared held.*

**The public hearing for this Council Bill was held.**

**A motion was made by Vice Chair Blegay, seconded by Council Member Olson, that this Council Bill be enacted. The motion carried by the**

**following vote:**

**Aye**                    7 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey and Franklin

**Absent**                Hawkins, Harrison, Watson and Oriadha

**PUBLIC HEARINGS/BILLS ELIGIBLE FOR THIRD READING – (ENACTMENT) (Continued)****CB-100-2023**

Draft 1

**AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER**

**MANAGEMENT BONDS** for the purpose of authorizing and empowering Prince George’s County, Maryland to issue and sell an amount not to exceed six hundred fifty-four million four hundred nine thousand dollars (\$654,409,000) in aggregate principal amount of general obligation bonds and one hundred twenty-five million six hundred thirty-six thousand dollars (\$125,636,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2024; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County’s official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed seven hundred eighty million forty-five thousand dollars (\$780,045,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when



due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any, and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

**Sponsor(s):** Dernoga, Ivey, Watson, Olson, Hawkins and Blegay

**Attachment(s):** [B2023100](#)  
[CB-100-2023 Attachment 1](#)  
[CB-100-2023 Summary](#)  
[CB-100-2023 Report](#)  
[CB-100-2023 PAFI](#)  
[CB-100-2023 Transmittal](#)

*Pursuant to proper notice, the public hearing convened at 10:41 a.m. There were no speakers signed up for this item. All persons wishing to speak having done so, the public hearing was declared held.*

**The public hearing for this Council Bill was held.**

**A motion was made by Vice Chair Blegay, seconded by Council Member Olson, that this Council Bill be enacted. The motion carried by the following vote:**

<b>Aye</b>	7 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey and Franklin
<b>Absent</b>	Hawkins, Harrison, Watson and Oriadha

**5. RESOLUTIONS ELIGIBLE FOR FINAL READING – (ADOPTION)**[CR-087-2023](#)

Draft 1

**A RESOLUTION CONCERNING TAX INCREMENT FINANCING RELATED TO LARGO TOWN CENTER METRO DEVELOPMENT**

**DISTRICT** for the purpose of approving a TIF proposal and certifications pursuant to CR-21-2019 to the extent required under CB-095-2023 and complying with the requirements of CB-51-2022, as applicable as described.

**Sponsor(s)**: Fisher, Harrison, Watson and Franklin

**Attachment(s)**: [R2023087](#)

[CR-087-2023 Summary](#)

[CR-087-2023 Attachment A](#)

[CR-087-2023 Attachment B](#)

[CR-087-2023 Attachment C](#)

[CR-087-2023 Report](#)

[CR-087-2023 PAFI](#)

[CR-087-2023 Transmittal](#)

[CR-087-2023 PARCEL O TIF COUNCIL PRESENTATION](#)

*Sandra Eubanks, Director, Government Operations and Fiscal Policy Committee (GOFP) Committee, provided a verbal report of the actions and recommendations of the GOFP Committee.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Olson, that this Resolution be adopted. The motion carried by the following vote:**

**Aye**                    7 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey and Franklin

**Absent**                Hawkins, Harrison, Watson and Oriadha

[CR-109-2023](#)

Draft 1

**A RESOLUTION CONCERNING SUPPLEMENTARY APPROPRIATION OF FEDERAL, STATE AND OTHER FUNDS**

for the purpose of appropriating funding from grants in the amount of \$13,434,793 for the Office of Human Resources Management, Circuit Court, Office of State’s Attorney, Police Department, Fire Department, Department of Corrections, Department of Family Services, Health Department, Department of Social Services, Department of Public Works and Transportation and Department of Housing and Community Development.

**Sponsor(s)**: Dernoga, Harrison, Watson, Fisher, Olson, Hawkins, Franklin and Ivey

**Attachment(s):** [R2023109](#)  
[CR-109-2023 Summary](#)  
[CR-109-2023 Report](#)  
[CR-109-2023 Transmittal](#)

*Sandra Eubanks, Director, Government Operations and Fiscal Policy Committee (GOFP) Committee, provided a verbal report of the actions and recommendations of the Committee of the Whole.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Olson, that this Resolution be adopted. The motion carried by the following vote:**

**Aye**                    7 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey and Franklin

**Absent**                Hawkins, Harrison, Watson and Oriadha

[ADJ100-23](#)

Draft 1

**ADJOURN**

*This meeting adjourned at 11:13 a.m.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that this meeting be adjourned. The motion carried by unanimous vote.**

**Aye**                    8 - Blegay, Dernoga, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin

**Absent**                Hawkins, Harrison and Watson

Prepared by:

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Edgar Reese, III, Legislative Reference Aide

Submitted by:

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Donna J. Brown, Clerk of the Council