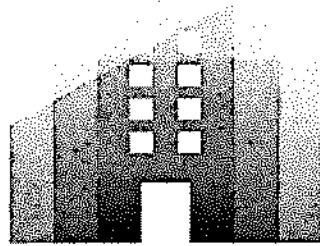
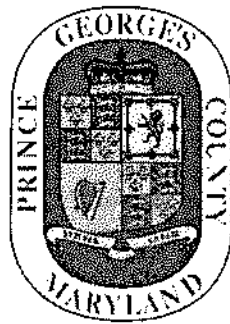


Attachment D

Surplus Public Hearing Minutes 7.14.25



Redevelopment Authority of Prince George's County



PUBLIC HEARING FOR SURPLUS PROPERTY
DISPOSITION LEGISLATION

July 14, 2025
Hybrid

10:00 A.M.



AGENDA

- I. Call to Order 10:05 a.m.
- II. Agenda for Hearing: July 14, 2025
 - 1. Objectives
 - 2. County Code
 - 3. Proposed Surplus Parcels
 - 4. Next Step: Contract Process for Public Bid
 - 5. Public Comments
- III. Public Comments
- IV. Adjournment

REDEVELOPMENT AUTHORITY

July 14, 2025

Attendees

Hybrid

STAFF PRESENT

Perry Paylor, Executive Director
Benjamin Hobbs, Senior Manager
Steven Donegan, Program Manager
LaKeisha Smith, Office Manager

GUESTS (IN-PERSON)

Lori Francisco
Robert Clagett
Sarah Franklin, Mayor Town of Upper Marlboro
Karen Lott, Town Commissioner, Town of Upper Marlboro
Joe Hourcle, Town Commissioner, Town of Upper Marlboro
Evelyn Stephens
Patricia Fern
Toni Para

GUESTS (ONLINE)

N/A

- I. **CALL TO ORDER – 10:05 A.M.**
The Redevelopment Authority meeting was held on Monday, July 14, 2025, which was held in-person and online via Zoom. The meeting was called to order at 10:05 A.M. by Steven Donegan.
- II. **OBJECTIVES**
Discussed the directives of the agency and how the work towards creating growth, driving value, while fostering agency collaboration.
- III. **COUNTY CODE**
Provided an overview of County Code 2.111.01 explaining that the County Executive is authorized to sell, lease or dispose of County-owned real property over a two-year period.
- IV. **APPROVED SURPLUS PARCELS**
Displayed all 60 parcels proposed for Surplus. The parcels were distributed among Districts 1, 4, 5, 6, 7, 8 and 9, and details for each property were provided to the guests. There are six (6) parcels located in District 1, thirteen (14) parcels located in District 4, twenty-three (23) parcels located in District 5, four (4) parcels located in District 6, three (3) parcels located in District 7, eight (8) parcels in District 8, and two (2) parcels located in District 9 provided to the guests.

V. **CONTRACT PROCESS FOR PUBLIC BID**

Provided the steps necessary for the properties that will be approved for public bid and how the public can start the process, submit an offer, due diligence time frame and proceed to settlement.

VI. **PUBLIC COMMENTS**

The floor was opened for all guests to provide comments or ask additional questions regarding the Surplus process. Each question was answered verbally during this segment.

- Mr. Clagett stated that he and Ms. Francisco are adjacent property owners and owns a perpetual easement of ingress and egress on 4821 Robert Crain Highway and provided a deed copy.
- Mayor Sarah Franklin spoke about 14524 Elm Street, Upper Marlboro, MD 20772 aka "the old Marlboro Elementary School" and stated that she is looking to activate the school for economic development purposes and it is very critical to the downtown area and they look to create an anchor for the downtown of Upper Marlboro.
- Ms. Karen Lott stated that they would like to have property, 14524 Elm Street, Upper Marlboro, MD 20772 placed in surplus and that the school will have a positive effect on the community.
- Mr. Joe Hourcle stated that 14524 Elm Street, Upper Marlboro, MD 20772 is a very important part of the community and would like to see it surplused and feels the assessment price is high. There will be historic issues and a study was don 15 years ago that stated a \$1 million of asbestos abatement needs to be done.
- Ms. Evelyn Stephens is very interested in seeing the property become surplus to enhance the Town of Upper Marlboro. Please allow the Town of Upper Marlboro to acquire the property or allow her to acquire it.

VII. **ADJOURNMENT**

All guests were thanked for attending the hearing and provided the contact information of Mr. Steve Donegan with the Redevelopment Authority.

<enclosed>

-Letter from Robert Y. Clagett, Attorney at Law
-Deed, Liber 9917, Folio 223

ROBERT Y. CLAGETT

ATTORNEY AT LAW
14804 PRATT STREET, SUITE 201
UPPER MARLBORO, MARYLAND 20772

TELEPHONE:
(301) 627-3325

RYCLAGETT@GMAIL.COM

July 14, 2025

Redevelopment Authority of Prince George's County, Md.

Re: Item 60, Acct. No. 03-230177, Par. 179, G B4, Map 93

Dear Members:

We are members of I-One, LLC, the owner of property adjoining the above parcel. I-One, LLC acquired this parcel in 1994 by Deed from Prince George's County, Maryland recorded in Liber 9917 at Folio 223, Land Records for Prince George's County, Maryland (copy attached). By this Deed, Prince George's County granted to I-One, LLC, its successors and assigns, a perpetual easement for ingress, egress and parking on the above parcel, thereby making this parcel limited in its use. We feel your appraisal does not reflect this and any prospective purchaser should be made aware of this encumbrance.

Sincerely yours,



Robert Y. Clagett, Member and Attorney



Lori Ripple Francisco, Member

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21
52CLERK OF THE
CIRCUIT COURT

Dec 2 2 53 PM '94

THIS DEED

Made this 30 day of November, in the year one thousand nine hundred and ninety-four is by and between PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, party of the first part, and I-ONE COMPANY, LLC limited liability company, a Maryland Company, party of the second part.

WITNESSETH, that in consideration of Seven Hundred Sixty Thousand Dollars (\$760,000.00) and other valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey in fee simple unto the said I-ONE COMPANY, LLC, party of the second part, its successors and/or assigns, all that piece of ground situate, lying and being in the 3rd Election District of Prince George's County, State of Maryland, being part of the same land which the said party of the first part, Prince George's County, Maryland, obtained from Richard L. Walker and F. Ira Wheatley, Trustees, and Suburban Trust Company by Deed dated the ^{30th} ~~18th~~ day of July, 1972, recorded in the Land Records of Prince George's County in Liber 4113 at Folio 530, and being described as follows, to wit:

FO&M File No.

140-2-2Parcel No. 1:

✓ All that Lot containing .695 acres or 30,268 square feet in the subdivision known as "Hebron Farm, Section 3", as per plat thereof duly recorded among the aforesaid Land Records in Plat Book No. 18, Plat No. 26, and being all and the same property described in the Deed from Clarence A. Hall, et ux, to Southern Maryland Storage, Inc., dated October 30, 1950 recorded in Liber 1291 Folio 154, which Deed reference is specifically made for a more full and complete description of the property hereby conveyed, subject to such rights and easements that have been conveyed to the State Roads Commission of Maryland.

Parcel No. 2:

✓ Lot numbered One (1) in Section 1 in the subdivision known as "Hall's Subdivision of Part of Hebron Farm", as per plat thereof duly recorded among the aforesaid Land Records in Plat Book ~~WW~~ 16, Plat No. 63, containing 48,615.77 square feet, and being all and the same property described in the Deed from G. Nelson Davis, Orville W. Davis and Alfred H. Tolzman, co-partners trading as Southern Maryland Tobacco Company, and their wives, to Southern Maryland Storage, Inc. dated October 31,

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1949, recorded in Fiber 1186, Folio 110, to which Deed reference is specifically made for a more full and complete description of the property hereby conveyed.

Parcel No. 3

0.241 acres, being all and the same property described in the Deed from Edelen Brothers Warehouses, Inc., a Maryland Corporation, to United Leaf Tobacco Corporation, dated November 16, 1962, recorded in Liber 2757 Folio 256, to which Deed reference is specifically made for a more full and complete description of the property hereby conveyed. This property is assessed as Parcel 68 Tax Map 93 (B-4).

Parcel No. 4

Beginning for the same at an iron pipe set at the end of the 1st or South $05^{\circ} 42' 00''$ West 749.61 foot line of that conveyance from Clarence A. Hall and Alice H. Hall, his wife, to Planters Tobacco Warehouse, Inc., by Deed dated January 14, 1941, and recorded among the Land Records of Prince George's County, Maryland, in Liber 633, Folio 25; thence from the point of beginning so fixed, running with and binding on part of the 2nd or North $84^{\circ} 18' 00''$ West 240.00 foot line of said conveyance, North $84^{\circ} 18' 00''$ West 50.00 feet to an iron pipe, thence leaving said 2nd line of the whole tract, of which this is a part, and running for a new line of division, North $05^{\circ} 42' 00''$ East 283.30 feet to an iron pipe and South $84^{\circ} 18' 00''$ East 50.00 feet to an iron pipe found at the Southwest corner of the United Leaf Tobacco Corp. Tract, said pipe being also located in the 1st line of said conveyance to Planters Tobacco Warehouse, Inc. thence with part of said 1st line South $05^{\circ} 42' 00''$ West 283.30 feet to the point of beginning, containing 0.325 acres of land, more or less. This property is assessed as Parcel 58, Tax Map 93 (B-4).

Together with an easement for vehicular turn-around area, said area being 55 feet square, and together with an easement for ingress and egress, both of which easements are more fully and completely described in the Deed from Planters Tobacco Warehouse, Incorporated, to United Leaf Tobacco Corporation dated November 30, 1964, recorded in Liber 3075 Folio 62.

Parcel No. 4 hereinbefore described being a part of the property conveyed from Clarence A. Hall, et ux, to Planters Tobacco Warehouse.

Inc., by Deed dated January 14, 1941, recorded among the aforesaid Land Records in Liber 633 Folio 25.

TOGETHER with the improvements thereupon erected, made or being and all and every right, alley, way, water, privilege, appurtenance, advantage, to the same belonging or in anywise pertaining. The party of the second part, its successors and assigns, is hereby granted a perpetual easement for ingress, egress and parking on Parcel 179, Tax Map 93 (B-4); See attached "Schedule A" for description.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

WITNESS its hand and seal.

ATTEST:

PRINCE GEORGE'S COUNTY, MARYLAND

Virginia Stallings

Robert O. Duncan, Jr. (SEAL)
Deputy Chief Administrative Officer

STATE OF MARYLAND :
SS
COUNTY OF PRINCE GEORGE'S:

I HEREBY CERTIFY that on this 30 day of November, 1994, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared ROBERT O. DUNCAN, JR., and did acknowledge the foregoing deed to be his act.

WITNESS my official seal this 30 day of Nov., 1994.

Virginia Stallings
My commission expires Dec. 1, 1994

NOTARIAL SEAL

THE UNDERSIGNED, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the within instrument was prepared under his supervision.

Leroy S. Maddox Jr.

"Schedule A"

Description of Perpetual Easement for ingress, egress and parking

Parcel No. 1

Beginning at a point 4.52 feet east of the Northwest corner of the subdivision known as Hebron Farms Section III as recorded in Plat Book WW 18 at Plat 26, thence leaving said point and running with the east line of the land obtained by Prince George's County, Maryland by Deed in Liber 4113 at Folio 530 recorded among the Land Records of Prince George's County, Maryland,

1. N. $06^{\circ} 20' 50''$ E. 20.00 feet to a point, thence leaving said point and running through the land of Edelen Brothers Inc., as described in Liber 547 at Folio 290 recorded among the Land Records of Prince George's County, Maryland,
2. S. $84^{\circ} 18' 00''$ E. 305.25 feet to a point on the east line of the property as described in Liber 547 at Folio 290, thence with said line,
3. S. $05^{\circ} 42' 00''$ W. 20.00 feet to a point on the north line of Hebron Farms Section III, thence with the said North line,
4. N. $84^{\circ} 18' 00''$ W. 305.48 feet to the point of beginning, containing 6,107 square feet of land more or less.

Parcel No. 2

Beginning at a point on the North line of the subdivision of Hebron Farms Section III as recorded in Plat Book WW 18 at Plat 26, 0.79 feet from the west line of Marlboro By-Pass, being at the Southeast corner of a parcel of land formerly owned by Edalen Brothers, Inc. as described in Liber 547 at Folio 290 recorded among the Land Records of Prince George's County, Maryland thence leaving said point and running with the east line of the above referred to parcel,

1. N. $05^{\circ} 42' 00''$ E. 20.00 feet to a point, thence leaving said point and running through the parcel of land as described in Liber 1338 at Folio 311 recorded among the Land Records of Prince George's County, Maryland,
2. S. $84^{\circ} 18' 00''$ E. 4.06 feet to a point on the west line of the Marlboro By-Pass, thence with the Marlboro By-Pass,
3. S. $14^{\circ} 59' 00''$ W. 20.26 feet to a point, thence leaving the Marlboro By-Pass and running,
4. N. $84^{\circ} 18' 00''$ W. .790 feet to the point of beginning, containing 48.50 square feet of land more or less.

Parcel No. 3

Beginning at a point on the east line of the property obtained by Prince George's County by Deed in Liber 4113 at Folio 530 being at the beginning of the 2nd or S. $84^{\circ} 18' 00''$ E. 305.25 foot line of the fee area lying adjacent hereto, thence leaving said point and running,

1. N. $06^{\circ} 20' 50''$ E. 49.23 feet to a point, thence leaving said point and running through the land formerly owned by Edalen Brothers Incorporated as described in Liber 547 at Folio 290 and recorded among the Land Records of Prince George's County, Maryland,
2. S. $39^{\circ} 18' 00''$ E. 34.26 feet to a point, thence
3. S. $84^{\circ} 18' 00''$ E. 280.47 feet to a point, thence
4. S. $05^{\circ} 42' 00''$ W. 25.00 feet to a point, thence at right angles and running with the 2nd line of the adjacent fee parcel,

5. N. $84^{\circ} 18' 00''$ W. 305.25 feet to the point of beginning, containing 7,924.58 square feet of land more or less.

Parcel No. 4

Beginning at a point at the end of the 2nd or S. $84^{\circ} 18' 00''$ E. 305.25 foot line of adjoining fee parcel, being 4.06 feet from the west line of Marlboro By-Pass, thence leaving said point and running,

1. N. $05^{\circ} 42' 00''$ E 25.00 feet to a point, thence
2. S. $84^{\circ} 18' 00''$ E 8.15 feet to the west line of Marlboro By-Pass, thence with said Marlboro By-Pass,
3. S. $14^{\circ} 59' 00''$ W. 25.33 feet to a point, thence leaving Marlboro By-Pass and running,
4. N. $84^{\circ} 18' 00''$ W. 4.069 feet to the point of beginning, containing 152.56 square feet of land more or less.

Being a part of the land described in a Deed dated February 21, 1951 and recorded in Liber 1338 at Folio 311, among the Land Records of Prince George's County, Maryland.

5. N. $84^{\circ} 18' 00''$ W. 305.25 feet to the point of beginning, containing 7,924.58 square feet of land more or less.

Parcel No. 4

Beginning at a point at the end of the 2nd or S. $84^{\circ} 18' 00''$ E. 305.25 foot line of adjoining fee parcel, being 4.06 feet from the west line of Marlboro By-Pass, thence leaving said point and running,

1. N. $05^{\circ} 42' 00''$ E 25.00 feet to a point, thence
2. S. $84^{\circ} 18' 00''$ E 8.15 feet to the west line of Marlboro By-Pass, thence with said Marlboro By-Pass,
3. S. $14^{\circ} 59' 00''$ W. 25.33 feet to a point, thence leaving Marlboro By-Pass and running,
4. N. $84^{\circ} 18' 00''$ W. 4.069 feet to the point of beginning, containing 152.56 square feet of land more or less.

Being a part of the land described in a Deed dated February 21, 1951 and recorded in Liber 1338 at Folio 311, among the Land Records of Prince George's County, Maryland.