

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2021 Legislative Session**

Resolution No. CR-31-2021

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Hawkins, Ivey, Davis, Taveras, Turner, Harrison,  
Franklin, Glaros, Streeter and Anderson-Walker

Date of Introduction March 23, 2021

**RESOLUTION**

1 A RESOLUTION concerning

2           Loans to Capital Lighting & Supply, LLC (“Capital Lighting”) from the Maryland  
3           Economic Development Assistance Fund (“MEDAF”) and Prince George’s County (the  
4           “County”).

5 For the purpose of endorsing a loan not to exceed two hundred and fifty thousand dollars  
6 (\$250,000) to Capital Lighting from the Maryland Department of Commerce MEDAF program,  
7 which, in conjunction with the conditional loan from the County’s Economic Development  
8 Incentive Fund (“EDI Fund”) not to exceed two hundred and fifty thousand dollars (\$250,000),  
9 will be used for eligible project costs associated with supporting the expansion of headquarters  
10 for Capital Lighting to Upper Marlboro, MD and eligible associated costs at the project site.

11           WHEREAS, the Maryland Department of Commerce (“Commerce”) and the Prince  
12 George’s County Economic Development Corporation (“EDC”) have issued a joint proposal  
13 letter to Capital Lighting dated November 17, 2020, outlining a non-binding expression of intent  
14 to offer incentives for its headquarter expansion project, copy attached as Exhibit “A” and  
15 incorporated herein by reference, to provide a loan in an amount not to exceed two hundred and  
16 fifty thousand dollars (\$250,000) (the MEDAF Loan”); and

17           WHEREAS, the MEDAF Loan is authorized under the Maryland Economic Development  
18 Assistance Authority and Fund statute set forth in Sections 5-301 through 5-349 of the Economic  
19 Development Article of the Annotated Code of Maryland, as amended (the “Act”); and

20           WHEREAS, the EDI Fund Loan is authorized under Sections 10-283 through 10-288 of the  
21 Prince George’s County Code; and

22           WHEREAS, the proceeds of the MEDAF Loan and the EDI Fund Loan are expected to be

1 used to reimburse Capital Lighting for eligible costs in connection with the following activities:  
2 (1) acquire the 55-acre site at 8711 Westphalia Road, Upper Marlboro, Prince George's County,  
3 Maryland (the "Project Site") where it will demolish the existing structure and construct a new  
4 362,880 square foot build-to-suit warehouse and office facility and (2) costs of construction,  
5 furniture, fixtures and equipment costs; and

6 WHEREAS, it is expected that the project costs will total \$100,000,000 which will be  
7 funded by: (1) the MEDAF conditional loan not to exceed two hundred and fifty thousand  
8 dollars (\$250,000), (2) the EDI Fund, (the "County Loan") (at least 10% match of the MEDAF  
9 Loan is required under Section 5-319(d)(2)(ii) of the Economic Development Article of the  
10 Annotated Code of Maryland), and (3) from the owner's equity for the remainder of the funds;  
11 and

12 WHEREAS, Capital Lighting will employ at least two hundred and forty-nine full-time  
13 permanent employees at the Facility by December 31, 2024 thereafter employing at least that  
14 amount at the Facility for the remaining term of the EDI Fund Loan; and

15 WHEREAS, a formal Resolution of the governing body of the County is required to  
16 endorse the initial disbursement of the MEDAF Loan; and

17 WHEREAS, the County Council and the County Executive have determined, based upon  
18 the finding and determinations set forth herein, that it is in the best interest of the citizens and  
19 residents of the County that the County Council and the County Executive endorse the MEDAF  
20 and County Loans, as set forth in Exhibit "A"; and

21 WHEREAS, pursuant to the Prince George's County Code Section 10-287, notice of intent  
22 to award financial assistance from the EDI Fund was provided to the County Council on  
23 December 3, 2020 (copy attached as Exhibit "B").

24 NOW, THEREFORE, BE IT RESOLVED by the County Council and the County  
25 Executive of Prince George's County, Maryland, that the recitals in the WHEREAS clauses to  
26 this Resolution are hereby incorporated herein by reference and deemed a substantive part of this  
27 Resolution.

28 BE IT FURTHER RESOLVED that the loan from MEDAF to Capital Lighting in an  
29 amount not to exceed two hundred and fifty thousand dollars (\$250,000) as set forth in Exhibit  
30 "A" or any revision thereof is hereby acknowledged and endorsed by the County Council and  
31 County Executive.

1 BE IT FURTHER RESOLVED that the loan from EDI to Capital Lighting in an amount  
2 not to exceed two hundred and fifty thousand dollars (\$250,000) as set forth in Exhibit "A" or  
3 any revision thereof is acknowledged and endorsed by the County Council and County  
4 Executive. BE IT FURTHER RESOLVED that the County Executive or her designee are hereby  
5 authorized and empowered to execute on behalf of the County such documents, instruments and  
6 certificates as are necessary or appropriate to consummate the MEDAF Loan and the County  
7 Loan.

8 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of  
9 its adoption.

Adopted this 20th day of April, 2021.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Calvin Hawkins  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Angela Alsobrooks  
County Executive