Prince George's County Council

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

Meeting Agenda - Final

Planning, Housing and Economic Development Committee

Wala Blegay, Chair
Krystal Oriadha, Vice Chair
Shayla D. Adams-Stafford
Thomas E. Dernoga
Eric C. Olson

Staff Support:
Rana E. Hightower, Committee Director
Kathleen H. Canning – Legislative Attorney (Housing)
Joseph R. Hamlin, Legislative Attorney
Credelphia Ganu – Legislative Liaison to the Maryland-National Capital Park and Planning Commission
Shalene Miller-Whye – Legislative Budget & Policy Analyst
Charlotte D. Aheart – Committee Assistant

Tuesday, September 29, 2026 **9:00 AM** **Committee Room 2027**

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ORDER OF PROCEEDING

a) Presentation by Committee Staff
(Including comments received by the Committee)
b) Comments from Sponsor
c) Questions from Committee Members
d) Comments from Agencies
e) General Discussion
f) Motion and Vote

CALL TO ORDER

LEGISLATION

CB-111-2026
Draft: 1

AN ACT CONCERNING THE ISSUANCE OF SPECIAL OBLIGATION BONDS FOR THE NATIONAL HARBOR IMMERSIVE ENTERTAINMENT VENUE AND THE REFUNDING OF THE SERIES 2022 BONDS for the purpose of providing that special obligation 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"), 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"), CR-25-2004 of the County Council of Prince George's County, Maryland, as amended by CR-__-2026 (the "Formation Resolution") and CR-74-2026 (the , "Extraordinary Development District Resolution") in an amount not to exceed the aggregate principal amount of Two Hundred Fifteen Million Dollars ($215,000,000), in order for Prince George's County, Maryland (the "County") to refund, defease or purchase the outstanding aggregate principal amount of Prince George's County, Maryland Special Obligation Refunding Bonds (National Harbor Project) Series 2022 (the "2022 Bonds") (the portion of the bonds applied toward such refunding and/or defeasance and related costs, hereinafter called the "Refunding Bonds"), to finance or reimburse costs related to the acquisition, construction or rehabilitation of an Immersive Entertainment Venue (as defined in Section 12-201 of the Tax Increment Financing Act), as more particularly described herein (the portion of the bonds applied toward such costs hereinafter called the "Sphere New Money Bonds"), to fund reserves, if required, and to pay capitalized interest and certain costs of issuing such bonds; ratifying and confirming the designation of the National Harbor Development District and the Tax Increment Fund (as defined in the Formation Resolution); making certain findings and determinations, among others, concerning the public benefit and purpose of such bonds and providing that, prior to the 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 shall apply; finding and determining that the immersive entertainment venue to be financed satisfies each of the requirements of Section 12-201 of the Tax Increment Financing Act; providing that such bonds authorized to be issued hereby shall be payable from certain amounts levied and deposited in the Tax Increment Fund, including certain County hotel occupancy taxes and other tax revenues, and from Park, Recreation and Administrative Taxes (as defined in the Extraordinary Development District Resolution) collected with respect to the Tax Increment in the National Harbor Extraordinary Development District (such portion, the "National Harbor PRA Taxes") and deposited in the Special PRA Fund (as defined in the Extraordinary Development District 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, the Hotel Tax, the National Harbor Convention Center Excess Development District Taxes (each as defined in the Formation Resolution) and the National Harbor PRA Taxes; 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 refunding and/or defeasance of the 2022 Bonds and the financing of Improvements (as defined herein) and the issuance and delivery of such special obligation bonds; and generally providing for, and determining various matters in connection with, the issuance, delivery and payment of such special obligation bonds.

Attachment(s): B2026111
CB-111-2026 Attachment Exhibit A
CB-111-2026 Summary
CB-111-2026 Transmittal
CB-111-2026 PAFI-Final
Memo- CB111 M-NCPPC
SphereNH PHED Presentation - Final rev092026

Legislative History:

9/1/26	County Council	presented and referred to the Planning, Housing and Economic Development Committee

CR-090-2026
Draft: 1

A RESOLUTION CONCERNING NATIONAL HARBOR DEVELOPMENT DISTRICT - AMENDMENT TO FORMATION RESOLUTION AND DISSOLUTION OF NATIONAL HARBOR SPECIAL TAXING DISTRICT for the purpose of amending CR-25-2004 of the County Council of Prince George's County, Maryland (the "Formation Resolution") which designated the National Harbor Development District; providing for, and expanding the permitted uses of bond proceeds secured by the Tax Increment collected within the National Harbor Development District to include the acquisition, construction, or rehabilitation of an immersive entertainment venue located within an extraordinary development district, as permitted by Section 12-207(c)(1)(ii) of the Tax Increment Financing Act; and providing for financing or reimbursement costs related to the construction and installation of an immersive entertainment venue and certain related public and private infrastructure improvements, as permitted by 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"), 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") and CR-074-2026 (the "Extraordinary Development District Resolution")

Sponsor(s): Oriadha, Burroughs, Adams, Hunter, Fisher and Ivey

Attachment(s): R2026090
CR-090-2026 Summary
CR-090-2026 Transmittal
CR-090-2026 National Harbor Development District - PAFI_F
SphereNH PHED Presentation - Final rev092026

Legislative History:

9/1/26	County Council	introduced and referred to the Planning, Housing and Economic Development Committee

ADJOURN