

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Resolution No. CR-121-2022
Proposed by Council Member Turner
Introduced by Council Members Turner, Hawkins, Franklin, and Medlock
Co-Sponsors _____
Date of Introduction October 11, 2022

RESOLUTION

1 A RESOLUTION concerning

2 The Creation of the Mill Branch Revitalization Tax Credit District
3 For the purpose of designating an area within Prince George's County, Maryland (the "County")
4 as a revitalization tax credit district established pursuant to Section 10-235.03(c) of the Prince
5 George's County Code, as amended (the "Code"), to be known as the "Mill Branch
6 Revitalization Tax Credit District"; providing for and determining various matters in connection
7 with the establishment of the Mill Branch Revitalization Tax Credit District; and generally
8 relating to the Mill Branch Revitalization Tax Credit District.

9 WHEREAS, the County Council adopted and the County Executive approved CB-073-
10 2022 to repeal and re-enact Section 10-235.03 of the Code for the purpose of expanding the
11 criteria for the establishment of a revitalization tax credit district in the County; and

12 WHEREAS, pursuant to Section 10-235.03(c) of the Code, a revitalization tax credit
13 district may be established for areas that do not qualify as an enumerated census tract or part of
14 an enumerated census tract designated in Section 10-235.03(a) of the Code, but otherwise meet
15 the requirements set forth in Section 10-235.03(c) of the Code; and

16 WHEREAS, a revitalization tax credit district created pursuant to Section 10-235.03(c) of
17 the Code may be created by resolution of the Council; and

18 WHEREAS, Green Branch LLC (the "Developer") or an affiliate proposes to improve a
19 currently undeveloped portion of land with residential, retail, restaurant and hotel uses (the "Mill
20 Branch Crossing Project") located within the County more particularly identified by reference to
21 the tax parcel account identifiers described in Attachment A (referred to herein as the
22 "Property"); and

1 WHEREAS, to support the Mill Branch Crossing Project, the Developer intends to improve
 2 the property by (1) installing new turn lanes on Route 301 to improve traffic conditions and (2)
 3 extend water and sewer improvements to the Mill Branch Crossing Project site, both of which
 4 will enable future development in the areas surrounding the Mill Branch Crossing Project; and

5 WHEREAS, in addition to the infrastructure improvements to support the development of
 6 the Mill Branch Crossing Project, the Developer proposes to install road access and an access
 7 trail to a proposed regional park to be known as the Green Branch Regional Park (the “Regional
 8 Park”), a multi-field sport complex to be adjacent to the Prince George’s Stadium at 3301 Mill
 9 Branch Road, which is expected to include three soccer fields, three softball fields, a multi-age
 10 play area, a picnic area, concession and restroom facilities and associated parking; and

11 WHEREAS, by installing the proposed infrastructure improvements, the Mill Branch
 12 Crossing Project will support the traffic that is estimated to be attributable to the new Regional
 13 Park and provide commercial retail uses and hotel opportunities to support visitors of the
 14 Regional Park; and

15 WHEREAS, as a part of the Mill Branch Crossing Project, the Developer expects that a
 16 total of approximately 598 for-sale townhomes and multi-family housing units will be
 17 constructed with an anticipated income per household above the County’s median household
 18 income, thereby increasing the County’s median household income; and

19 WHEREAS, through the Mill Branch Crossing Project’s anticipated residential component,
 20 the County’s available multi-family and townhome housing, which currently makes up
 21 approximately 3.6% of the total land use within the County, will be increased, thereby increasing
 22 the overall percentage of multi-family and townhome residential land use within the County; and

23 WHEREAS, it is anticipated that the Mill Branch Crossing Project will create, during its
 24 construction period, an estimated 1,466 temporary full time equivalent construction jobs and,
 25 upon completion, an estimated 186 permanent direct full-time equivalent jobs and 47 permanent
 26 indirect jobs; and

27 WHEREAS, over a 30-year period, the Mill Branch Crossing Project is expected to produce
 28 approximately \$47 million in additional revenues for the County, which coupled with the
 29 employment opportunities, will positively impact the County’s unemployment rate and economic
 30 outlook; and

31 WHEREAS, the creation of the Mill Branch Revitalization Tax Credit District will support

1 the redevelopment of the community and support the revitalization of business surrounding the
2 Mill Branch Crossing Project, including the County's future Regional Park; and

3 WHEREAS, in connection with the Mill Branch Crossing Project, the Developer has
4 requested that the County designate the Property as a revitalization tax credit district pursuant to
5 Section 10-235.03(c) of the Code; and

6 WHEREAS, the Mill Branch Crossing Project constitutes an economic development project
7 within the meaning of the Section 10-235.03(c)(1) of the Code and Section 7-516(a)(3) of the
8 Tax-Property Article of the Annotated Code of Maryland("Tax-Property Article") because the
9 Mill Branch Crossing Project includes a retail facility that is expected to provide at least 100 full-
10 time equivalent job opportunities and is expected to have a private capital investment of equity
11 and debt combined of at least \$10,000,000; and

12 WHEREAS, as required by Section 10-235.03(c)(2) of the Code, an economic analysis of
13 the project has been conducted in accordance with Section 7-516(b)(1)(i) of the Tax-Property
14 Article; and

15 WHEREAS, in accordance with Section 7-516(b)(1)(ii) of the Tax-Property Article, the
16 Mill Branch Crossing Project will provide public benefit to the County, as required by Section
17 10-235.03(c)(3) of the Code, through the installation of road access and an access trail to a
18 proposed regional park to be known as the Green Branch Regional Park, a multi-field sport
19 complex to be adjacent to the Prince George's Stadium at 3301 Mill Branch Road, which is
20 expected to include three soccer fields, three softball fields, a multi-age play area, a picnic area,
21 concession and restroom facilities and associated parking;

22 WHEREAS, the Mill Branch Crossing Project will provide further public benefits to the
23 County by (i) supporting the traffic that is estimated to be attributable to the new Regional Park
24 and (ii) making available commercial retail uses and hotel opportunities to support visitors of the
25 Regional Park; and

26 WHEREAS, as required by Section 10-235.03(c)(4) of the Code, the Developer has
27 demonstrated to the satisfaction of the County that there is a financial necessity as required by
28 Section 7-516 (b)(1)(iii) of the Tax-Property Article; and

29 WHEREAS, as required by Section 10-235.03(c)(5) of the Code, the Developer has
30 demonstrated to the satisfaction of the County that the private capital to be invested in the Mill
31 Branch Crossing Project includes an equity investment that meets the requirements of Section 7-

1 516(b)(1)(iv) of the Tax-Property Article; and

2 WHEREAS, the designation of the Mill Branch Revitalization Tax Credit District as a
3 Revitalization Tax Credit District established by Section 10-235.03(c) of the Code will support
4 the redevelopment of the community and support the revitalization of business surrounding the
5 Mill Branch Crossing Project, including the County's future Regional Park.

6 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 County, Maryland, that in accordance with the Section 10-235.03(c) of the Code, there is hereby
8 established a revitalization tax credit district which shall be known as the "Mill Branch
9 Revitalization Tax Credit District" and which shall be comprised of the property described on
10 Exhibit A.

11 BE IT FURTHER RESOLVED that all property located within the Mill Branch
12 Revitalization Tax Credit District shall be eligible for revitalization tax credits consistent with
13 the Code, and such revitalization tax credit on property within the Mill Branch Revitalization
14 Tax Credit District shall be based upon the value of the following eligible improvements
15 requiring a County building permit: (1) the construction, reconstruction, or extension of
16 nonresidential structures; (2) the reconstruction or extension of existing residential structures; (3)
17 the construction or reconstruction of new single-family residential structures that are built on lots
18 on which a residential structure has been razed or demolished within the prior five (5) years, or
19 on vacant lots between adjacent lots with single-family residential structures; and (4) new
20 construction in developments of less than ten (10) one-family dwellings.

21 BE IT FURTHER RESOLVED that the revitalization tax credit for eligible improvements
22 located within the Mill Branch Revitalization Tax Credit District shall be as follows:

23 A. For nonresidential improvements, for the first tax year immediately following the year in
24 which the improvements are completed and assessed, the tax credit shall be in an amount equal
25 to 100% of the amount of the County property tax imposed on the increased assessment
26 attributable to the improvements as determined by the Supervisor of Assessments. The tax credit
27 shall be reduced to 80% in the subsequent tax year, 60% in the third year, 40% in the fourth year,
28 and 20% in the fifth year. A property tax credit granted hereunder for nonresidential
29 improvements may not be granted for more than five (5) consecutive years. The total value of the
30 tax credit over five (5) years may not exceed an amount equal to 100% of the costs of eligible
31 improvements.

1 B. For residential improvements, for the first tax year immediately following the year in
2 which the improvements are completed and assessed, the tax credit shall be in an amount equal
3 to 100% of the amount of the County property tax imposed on the increased assessment
4 attributable to the improvements as determined by the Supervisor of Assessments. The tax credit
5 shall be reduced to 66% in the subsequent tax year, and 33% in the third year. A property tax
6 credit granted hereunder for residential improvements may not be granted for more than three (3)
7 consecutive years. The total value of the tax credit over three (3) years may not exceed an
8 amount equal to 100% of the costs of eligible improvements. For residential improvements, the
9 maximum amount of eligible improvements shall be \$200,000 per dwelling unit.

10 BE IT FURTHER RESOLVED that, prior to the grant of any revitalization tax credit within
11 the Mill Branch Revitalization Tax Credit District, an application shall be made under oath to the
12 Director of Finance, which shall include a legal description of the property, proof of a properly
13 issued use and occupancy permit applicable to the eligible improvements, and such other
14 information or documentation as the Director of Finance may require to determine whether the
15 applicant can qualify for the tax credit.

16 BE IT FURTHER RESOLVED that this Resolution shall be effective on the date that CB-
17 73-2022 is enacted.

Adopted this _____ day of _____, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council