

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2014 Legislative Session

Resolution No. CR-87-2014

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Franklin, Olson, Toles, Turner and Davis

Co-Sponsors _____

Date of Introduction September 16, 2014

RESOLUTION

1 A RESOLUTION concerning

2 PILOT Agreement For The Carrollton Station Project

3 For the purpose of approving the terms and conditions of a negotiated Payment in Lieu of Taxes
4 (PILOT) Agreement by and between Prince George's County, Maryland (the "County") and BE
5 NC Station Holdings, LLC (the "Developer") for the Carrollton Station Project.

6 WHEREAS, there is a significant need to expand the County's commercial tax base and
7 support transit-oriented development projects; and

8 WHEREAS, the Developer is proposing to develop 13.67 acres of land located in Prince
9 George's County, Maryland near the New Carrollton Metro Station, that upon completion will
10 contain a mixed-use project consisting of a 113,000 square foot office building for the Maryland
11 Department of Housing and Community Development, retail space totaling 61,000 square feet,
12 and approximately 556 multi-family units (the "Project"); and

13 WHEREAS, the Developer has requested that the County permit the Developer to make
14 payments in lieu of County real property taxes pursuant to Section 7-516 of the Tax-Property
15 Article of the Annotated Code of Maryland, as amended (the "Act") which provides that the
16 County may exempt or partially exempt an economic development project from County real
17 property taxes under certain conditions; and

18 WHEREAS, the County Executive has determined that this Project meets the conditions of
19 Section 7-516 of the Tax-Property Article of the Annotated Code of Maryland, as amended; and

20 WHEREAS, pursuant to Section 7-516 of the Tax-Property Article of the Annotated Code
21 of Maryland, this resolution states that the Project does not involve gambling activities; and

22 WHEREAS, the Developer has demonstrated to the County that an agreement for payment

1 in lieu of County real property taxes is necessary to make the Project economically feasible,
2 which Project is described in "Attachment A" attached hereto and made a part hereof; and

3 WHEREAS, in order to encourage the expansion of the commercial tax base, it is in the
4 interest of the County to accept payments in lieu of County real property taxes, subject to the
5 terms and conditions of the negotiated Payment in Lieu of Taxes Agreement (the "Agreement")
6 attached hereto as "Attachment B" and made a part hereof; and

7 WHEREAS, the County Executive has recommended support for the Carrollton Station
8 Project.

9 NOW, THEREFORE, BE IT RESOLVED that in accordance with the Act, the County shall
10 accept payment in lieu of County real property taxes for the Project subject to the Agreement
11 attached to this Resolution.

12 BE IT FURTHER RESOLVED that the County Executive, or designee of the County
13 Executive, is hereby authorized to execute and deliver the Agreement in the name and on behalf
14 of the County in substantially the form attached hereto.

15 BE IT FURTHER RESOLVED that the County Executive, prior to execution and delivery
16 of the Agreement, may make such changes or modifications to the Agreement as deemed
17 appropriate by the County Executive in order to accomplish the purpose of the transactions
18 authorized by this Resolution, provided that such changes or modifications shall be within the
19 scope of the transactions authorized by this Resolution; and the execution of the Agreement by
20 the County Executive, or designee of the County Executive, shall be conclusive evidence of the
21 approval of the County Executive of all changes or modifications to the Agreement; and the
22 Agreement shall thereupon become binding upon the County in accordance with the terms
23 therein.

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

Adopted this ____ day of _____, 2014.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Rushern L. Baker, III
County Executive

ATTACHMENT A

PROJECT INFORMATION SHEET

**Carrollton Station Project
Various parcels in the 7700 - 7800 blocks of Cross Street and
7700 and 7800 Harkins Road
Lanham, Maryland 20706**

COUNCILMANIC DISTRICT 3

PROJECT DESCRIPTION:	The development is a mixed-use project consisting of an approximately 113,000 square foot office building for the Maryland Department of Housing and Community Development, retail space totaling 61,000 square feet and approximately 556 multi-family units. The total project cost is an estimated \$165 million.
DEVELOPER:	BE NC Station Holdings, LLC
CONTACT:	Adam Berman BE NC Station Holdings, LLC c/o Berman Enterprises 5410 Edson Lane, Suite 220 Rockville, MD 20852
NEIGHBORHOOD/ LOCALITY:	The project is located in the northeast quadrant of the Harkins Road/Ellin Road intersection and across from the Internal Revenue Service, New Carrollton Federal Building. It is within walking distance of the New Carrollton Metro Station Orange Line.

ATTACHMENT B
PAYMENT IN LIEU OF TAXES AGREEMENT

Available as an Inclusion File in LIS