

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2015 Legislative Session

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| Reference No.: | CR-55-2015 |
| Draft No.: | |
| Committee: | PUBLIC SAFETY AND FISCAL MANAGEMENT |
| Date: | 10-01-2015 |
| Action: | FAVORABLE |

REPORT: Committee Vote: **Favorable**, 4-0 (In favor: Council Members Patterson, Harrison, Lehman, and Taveras)

CR-55-2015, approves the terms and conditions of a Negotiated Payment in Lieu of Taxes (PILOT) Agreement (the "Agreement") by and between Woodland Springs, L. P. (Owner) and the County.

The Owner proposes to acquire Woodland Springs Apartments located in District Heights and rehabilitate the property which includes 506 apartment units. Of the 506 units, 501 units will be reserved for rent to households with incomes at or below sixty percent (60%) of the Area Median Income. The annual County tax burden of the property is estimated between \$141,021 and \$149,610 over the current three year assessment period. When the property is rehabilitated the estimated taxes are estimated to become \$305,985, the County would receive real property taxes equating to \$20,684,209 over a 40 year period.

The Director of Housing and Community Development (Eric Brown) provided the Committee with an overview of the PILOT agreement.

The Office of Law has reviewed this legislation and finds it to be in proper legislative form with no legal impediments to its enactment.

The Office of Audits and Investigations finds that adoption of CR-55-2015 will provide a positive fiscal impact to the County of approximately \$11,275,669; however, the County will forgo \$9,408,540 in revenue over the term of the Agreement.

After the overview and discussion, the members of the PSFM committee voted 4-0 favorably on the resolution.