

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. 2023-01

As of June 6, 2023

A resolution authorizing the Redevelopment Authority of Prince George's County to purchase certain real property located at College Avenue, Lehigh Road, Corporal Frank Scott Drive, and 52nd Avenue, College Park, Maryland. Additional authorization for the disposition of the property for the purpose of furthering the County's goal of revitalizing the property.

WHEREAS, the Redevelopment Authority of Prince George's County (the "**Redevelopment Authority**") was authorized by CB-85-1997 pursuant to Chapter 266 of the Laws of Maryland, 1996; and

WHEREAS, the Charter of the Redevelopment Authority was approved by the County Council by CR-60-1998 and duly filed with the State of Maryland; and

WHEREAS, § 15B-103(a)(1)-(3) of the Prince George's County Code (the "**Code**") authorizes the Redevelopment Authority to purchase, within the boundary lines of the County, land and property of every kind by purchase, among other methods, and to sell or lease land or property, among other conveyances, for residential, commercial, or industrial development or redevelopment, including but not limited to the comprehensive renovation or rehabilitation thereof; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a) of the Code to acquire land or property for the aforementioned purposes for just compensation, as agreed upon by the parties, being first paid or tendered to the party entitled to that compensation; and

WHEREAS, staff has suggested such purchase in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed transactions with the Board of Directors; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a) of the Code to sell or otherwise dispose of land or property for the aforementioned purposes; and

WHEREAS, staff has suggested such disposition in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed transactions with the Board of Directors; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a)(2) of the Code to develop or redevelop, including, but not limited to, the comprehensive renovation or rehabilitation of any land or property acquired by the aforementioned methods; and

WHEREAS staff has suggested such development in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed purchase with the Board of Directors; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to purchase the real property further described in Exhibit A attached hereto (the "**Property**") from Prince George's County, Maryland, a body corporate and politic (the "**County**"). the price of the purchase of such Property of Zero and No/100 Dollars (\$0.00), in accordance with the Code and other applicable laws; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of negotiating the purchase of the Property from the County, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith; and

BE IT FURTHER RESOLVED that the Redevelopment Authority is hereby authorized to coordinate with the selected offeror from Request for Proposals No. OCS-2022-CPRK-02, Aviation Landing I, LLC, a Maryland limited liability company (the "**Developer**"), to develop or redevelop the aforementioned Property, to further the County's goal of creating a mixed-use development serving residents of the County and the public at large; and

BE IT FURTHER RESOLVED that the Redevelopment Authority is hereby authorized to transfer the Property to Developer for the purpose of carrying out the development of the Property described herein, which development shall be facilitated and supervised by the Redevelopment Authority; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin the process of redevelopment of the Property for the purposes set forth herein, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to transfer the Property to the Developer for the purposes set forth herein, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

[Signatures Appear on Following Page]

Exhibit A
Property Description

All of lots 1-31 and 44, part of lots 32-35 and 39-43 Block 20, all of lots 14 and 15, parts of lots 8-13 and 16 Block 26 Kropp's Addition to College Park, Plat Book BDS 1 Page 72. Subject to accurate ALTA/ACSM Survey submitted by the Developer.

SIGNATURE PAGE FOR RESOLUTION

I HEREBY CERTIFY that the foregoing Resolutions were duly adopted at the meeting of the Board of Directors of Redevelopment Authority of Prince George's County, held on June 6th 2023, which meeting was duly called and held, in accordance with law and the bylaws of Redevelopment Authority of Prince George's County and at which meeting a quorum was present and acting throughout, and that such Resolutions have not been repealed or amended and remain in full force and effect on the date hereof.

**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY**

Leon Bailey, Jr., Chair



Alicia Cotton-Doney, Vice Chair

Michelle Rice, Member

Erma Barron, Member

Ameenah Capers, Member

Madye G Henson-McCannon, Member

Aspasia Xypolia, Ex-Officio Member

Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel