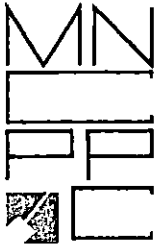


ITEM 5a



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation


6600 Kenilworth Avenue Riverdale, Maryland 20737

Board of Education/M-NCPPC Properties Exchange

October 2, 2015

SUBJECT: PGCPB Resolution No. 15-83 (M-NCPPC No. 15-15) for Full Commission Review

TO: The Maryland-National Capital Park and Planning Commission

FROM:  Raymond B. Palfrey
Land Acquisition Supervisor
Park Planning and Development Division

During late 2007, the Prince George's County Board of Education ("BOE") wrote to the Prince George's County Department of Parks and Recreation ("DPR") indicating that they were planning to replace the existing Fairmont Heights High School with a new building, scheduled to be completed in 2011. After considerable study and community meetings, the BOE had determined that the South Columbia Road Park site, which is undeveloped, would be the best site for the new school.

At that time, DPR was considering construction of the South County Technology and Recreation Complex on a 15.52-acre property on Bock Road owned by the BOE. Plans were also underway for the restoration of the historic Ridgley Rosenwald School, which is located on 1.42 acres just south of Central Avenue, owned by the BOE.

The idea of a property exchange emerged around that time. However, the downturn in the economy stalled the plans for the construction of the new high school. Budget constraints and changes in staffing at the BOE delayed the negotiation of the land exchange.

When discussions began in earnest again in early 2012, the BOE indicated that they did not have the funds to fully reimburse the Commission for the difference in value between the properties proposed for exchange. Parks Department staff suggested that a fourth property be added to the exchange to address the difference in value. The additional property is the site of the North Brentwood Community Center, built in 1974 and partially located on 1.42 acres of property owned by the BOE. With the addition of this property, the value of the properties proposed for exchange is much closer to parity.

Board of Education/M-NCPPC Properties Exchange

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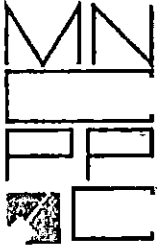
The BOE recently adopted a resolution authorizing the exchange. Two more steps will be needed by BOE and the County before the transaction can be completed. We expect these actions to take place within the next six months.

Attached for your review and approval is PGCPB Resolution No. 15-83. It authorizes the exchange of 29.59 ± acres of South Columbia Community Park for 19.11 ± acres of B.O.E property. The B.O.E. properties proposed for exchange include the land described above that is currently being used as sites for the North Brentwood Center Park, the Ridgeley-Rosenwald Historic Site, and the Southern Regional Technology and Recreation Complex.

This Resolution has been scheduled for Full Commission on Wednesday, October 21, 2015.

Attachment

- M-NCPPC Resolution No. 15-15



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

PGCPB No. 15-83

MNCPPC No. 15-15

RESOLUTION

Board of Education/M-NCPCC Properties Exchange

WHEREAS, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized under the Annotated Code of Maryland, Land Use § 17-205 (formerly Article 28, Section 5-111 of the Annotated Code of Maryland) to sell, convey, transfer, lease or exchange any land held by it and deemed by the Commission not to be needed for park purposes or other authorized purposes; and

WHEREAS, the Commission owns certain property, known as part of **South Columbia Community Park**, South Side Columbia Park Road, Landover, Maryland 20785, and identified as Tax Map 59, Grid C-2, Parcel 47, Parcel B, Part Two, Election District 13, Tax Account No. 1536945, recorded at Liber 05050, folio 288, containing 29.59 ± acres ("the Park Property"); and

WHEREAS, the Board of Education of Prince George's County (the "Board of Education") owns certain tracts of land and/or properties, known as **North Brentwood Elementary School**, located 4102 Webster Street, Brentwood, Maryland 20722, and identified as Part of Parcel B, Lots 26 & 27, Block 21, Part of Parcel B, recorded at Liber 569, folio 363, and Part of Parcel B, recorded at Liber 906, folio 117, Election District 17, Tax Map 50, Grid A-2, Tax Account Nos. 1846021; 1846039, & 1846047, containing 1.42 ± acres; **Ridgley Bus Lot**, located at 8507 Central Avenue, Capitol Heights, Maryland 20743 and identified as Tax Map 67, Grid B-4, Parcel 87, Election District 13, Tax Account No. 1391168, containing 2.17 ± acres; and 7200 Bock Road, Fort Washington, Maryland 20744 and identified as Tax Map 105, Grid D-2, Parcel A Birekner Track, Election District 12, Tax Account No. 1203835, at Liber 3281, folio 7, containing 15.52 ± acres, collectively totaling 19.11 ± acres (the "Board of Education Properties"); and

WHEREAS, the Board of Education and the Commission desire to exchange the Properties named above,

NOW, THEREFORE, BE IT RESOLVED, that, subject to the approval of the Full Commission, the Commission may transfer the Park Property to the Board of Education in exchange for the Board of Education Properties named above and other valuable consideration; and,

BE IT FURTHER RESOLVED that, in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such agreements, certificates, documents, and/or instruments, and to do or cause to be

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MNCPPC No. 15-15
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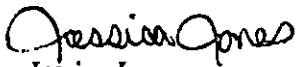
done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes of the foregoing resolutions, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Commissioner Shoaff, with Commissioners Geraldo, Shoaff, Hewlett, and Bailey voting in favor of the motion, with Commissioner Washington being absent, at its regular meeting on Thursday, July 30, 2015, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of September, 2015.

Elizabeth M. Hewlett
Chairman

By: 
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date

9/24/15

M-NCPPC Resolution 15-15

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 15-15 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Commissioner Wells-Harley, with Commissioners Hewlett, Bailey, Dreyfuss, Fani-Gonzalez, Shoaff, and Washington voting in favor of the motion and Commissioners Anderson and Presley being absent from the meeting held on October 21, 2015, in Mitchellville, Maryland.


Patricia Colihan Barney
Executive Director