



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation  
6600 Kenilworth Avenue Riverdale, Maryland 20737

PGCPB No. 2023-99  
MNCPPC No. 2023-23

**RESOLUTION**

**WHEREAS**, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized under the Annotated Code of Maryland, Land Use Article § 17-101, et seq. to acquire land or other property located within the metropolitan district for parks, parkways, forests, streets, roads, boulevards, or other public ways, grounds, or spaces by means of donation, purchase, or condemnation; and

**WHEREAS**, Woodside Land Investments, LLC (“Woodside”) is the contract purchaser of certain property known as: (a) Marlboro Horse Farm, 2401, 2402, 2407, 2411 Manor Gate Terrace, Upper Marlboro, shown on Tax Map 84, Grid F-2 and F-3, Lots 1, 2, 3 & 4 Block D, Election District 03, Tax Parcel Nos. 3188224, 2840072, 2840080, 2840098 (45.72 acres) which Woodside intends to acquire from John R. Kidd and Charles K. Kilby; and (b) Chew Road, Upper Marlboro, shown on Tax Map 111, Grid A-2, Parcel 11, Election District 3, Tax Parcel 0244137 (124.6 acres), which Woodside intends to acquire from Chew Road Investments, LLC;

**WHEREAS**, the Kidd / Kilby property and the Chew Road Investments, LLC property total 170.32 ± acres (collectively, the “Woodside Property”); and

**WHEREAS**, once Woodside has purchased the Woodside Property, the Commission desires to acquire the Woodside Property from Woodside as an addition to its Collington Branch Park and Patuxent River Park, and Woodside desires to convey the Woodside Property to the Commission; and

**WHEREAS**, the Commission is the owner of certain property known as: (a) the former Suit I Farm shown on Tax Map 91, Grid A-2, Part of Parcel 42, Election District 15 (52.32± acres) (Tax Account No. 5565308) which the Commission acquired using Program Open Space (“POS”) funds from the Maryland Department of Natural Resources (“DNR”); (b) the former Suit II Farm shown on Tax Map 91, Grid A-2, Parcel 42, Election District 15 (36.79± acres) (Tax Account Nos. 1783950); and (c) the former Wholey property shown on Tax Map 91, Grid A-1, Parcel 13, Election District 15 (11.56± acres) (Tax Account No. 1711597); and

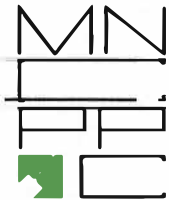
**WHEREAS**, Suit I, Suit II, and Wholey are collectively 100.67± acres (the “Commission Property”); and

**WHEREAS**, the Commission is authorized under the Annotated Code of Maryland, Land Use Article § 17-205, to dispose of land that it determines not to be needed for park purposes; and

**WHEREAS**, the Commission Property is no longer needed for park purposes because the Commission owns sufficient other park property in the Westphalia area.

**NOW, THEREFORE BE IT RESOLVED** that the Commission may acquire the Woodside Property from Woodside in even exchange (no cash changing hands) for the Commission’s conveyance of the Commission Property to Woodside (subject to a finding by full Commission that the Commission Property is not needed for park purposes and is eligible for disposal and to a finding by DNR and the Maryland Board of Public Works that the Woodside Property is an appropriate property to address the POS conversion of the Suit I portion of the Commission Property); 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



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(including Land Exchange Agreement), certificates, and/or instruments, and to do or cause to be 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 the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Shapiro, Doerner, Washington, Bailey, and Geraldo voting in favor of the motion, during open session, at its regularly held meeting on Thursday, September 14, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21<sup>st</sup> day of September 2023.

Peter A. Shapiro  
Chairman

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 9/22/23



By: Jessica Jones  
Planning Board Administrator

This is to certify that the foregoing is a true and correct copy of Resolution 23-23 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Bailey, Bartley, Doerner, Geraldo, Harris, Hedrick, Pedoeem, Shapiro and Washington voting in favor of the motion, and Commissioner Linden being absent for the vote, at its regular meeting held on October 18, 2023, virtually and in person at the Prince George's Department of Parks and Recreation Auditorium in Riverdale, Maryland.

  
Asuntha Chiang-Smith  
Executive Director