

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. 2023-02

As of October 3, 2023

A resolution authorizing the Redevelopment Authority of Prince George's County to sell certain real property located at Hospital Drive in Hyattsville, Maryland 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 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 owns approximately 45 acres of real property located at 3001 and 3005 Hospital Drive in Hyattsville, Maryland, as further described in Exhibit A attached hereto (the "**Property**"); and

WHEREAS, on July 8, 2021, the Redevelopment Authority issued a formal solicitation, the Request for Conceptual Proposals RFP No. 2021-03 (the "**RFP**") for the redevelopment of the Property, and on September 30, 2021, Urban Atlantic Development LLC ("**UAD**") and Hometeamfive LLC (together with UAD, the "**Development Team**") responded to the RFP proposing redevelopment of the Property, to be completed in several phases; and

WHEREAS, in connection with the aforementioned redevelopment, the Redevelopment Authority desires to enter into that certain Master Development Agreement (the "**Master Development Agreement**") with Cheverly Partners, LLC, a Maryland limited liability company

(the “**Developer**”), whereby the Redevelopment Authority will (i) ground lease the Property to the Developer in phases (each, a “**Project Site**”) pursuant to one or more short-term ground leases (each, a “**Horizontal Ground Lease**”), pursuant to which the Developer will construct certain infrastructure and those public and common area on the ground-leased Property on a phased basis (the “**Infrastructure Work**”), and (ii) when and as portions of the Infrastructure Work are complete, release applicable portions of each Project Site from the Horizontal Ground Lease and convey the subdivided parcel of such real property to a separate developer entity which may or may not be the Developer (each such developer entity being a “**Vertical Developer**”) in fee simple (each, a “**Vertical Deed**”) (collectively, the “**Transactions**”); and

WHEREAS, conveyance of any Project Site pursuant to a Vertical Deed will be done to complete the vertical development of the Property, which is part of the total redevelopment project; and

WHEREAS, all Horizontal Ground Leases and Vertical Deeds shall be granted pursuant to the Master Development Agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to enter into the Master Development Agreement and the Transactions set forth therein, in accordance with the Code and other applicable laws; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to dispose of the Property in accordance with the Transactions, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection with the Transactions, including without limitation all Horizontal Ground Leases and the Vertical Deeds.

[Signatures Appear on Following Page]

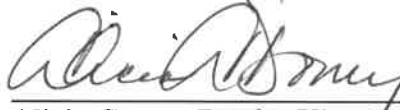
SIGNATURE PAGE FOR RESOLUTION

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 October 3, 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.

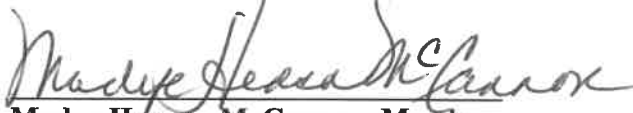
**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY**



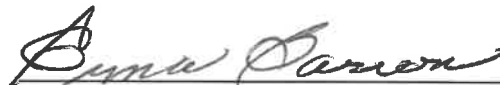
Leon Bailey, Jr., Chair




Alicia Cotton-Doney, Vice Chair



Madye Henson-McCannon, Member



Erma Barron, Member



Michelle Rice, Member



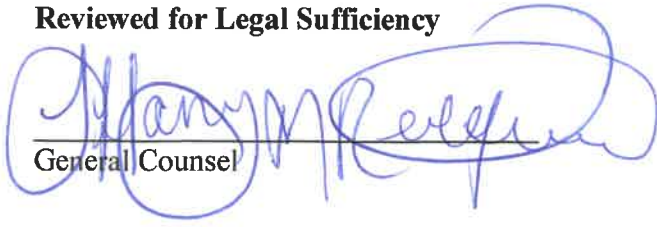
Ameenah Capers, Member



Aspasia Xypolia, Ex-Officio Member

Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

A handwritten signature in blue ink, appearing to read "Anthony M. Reardon", written over a horizontal line.

General Counsel

EXHIBIT A

DESCRIPTION OF PROPERTY

Being the following described land and premises, situated in the 2nd Election District of the County of Prince George's, State of Maryland, and known and distinguished as:

1. .229 ac., Map 58, Grid F1, Part of Parcel 28; identified in Liber 00688 at Folio 053; Tax Account #02-3461845
2. 3.22 ac., Map 58, Grid E1, Parcel 126; identified in Liber 3016 at Folio 312; Tax Account #02-0161794
3. 3.11 ac., Map 58, Grid F1, Parcel 181; identified in Liber 3208 at Folio 046; Tax Account #02-3042256
4. 5.35 ac., Map 58, Grid E1, Parcel 117; identified in Liber 2983 at Folio 552; Tax Account #02-0161786
5. 1.00 ac., Map 58, Grid E1, Parcel 122; identified in Liber 2954 at Folio 198; Tax Account #02-0161802
6. .627 ac., Map 58, Grid E1, Part of Abandoned Inwood Street; Tax Account #02-0161760
7. 1.14 ac., Map 58, Grid F1, Part of Lots 25-44; identified in Liber 2946 at Folio 023; Tax Account #02-0161414
8. .030 ac., Map 51, Grid E1, Part of Lots 24-44; identified Liber 3077 at Folio 159; Tax Account #02-0161653
9. 0.17 ac., Map 58, Grid E1, Lots 45-47; identified in Liber 3051 at Folio 206; Tax Account #02-0161604
10. 0.29 ac., Map 58, Grid E1, Lots 48-52; identified in Liber 3051 at Folio 206; Tax Account #02-0161596
11. .117 ac., Map 58, Grid E1, Lots 53-54; identified in Liber 2948 at Folio 216; Tax Account #02-3234580
12. .058 ac., Map 58, Grid F1, Lot 55; identified in Liber 2948 at Folio 216; Tax Account #02-0161356
13. 0.17 ac., Map 58, Grid E1, Lots 56-58; identified in Liber 2948 at Folio 216; Tax Account #02-0161711
14. 0.23 ac., Map 58, Grid F1, Lots 59-62; identified in Liber 2948 at Folio 593; Tax Account #02-0161448
15. 0.23 ac., Map 58, Grid E1, Lots 63-66; identified in Liber 2948 at Folio 593; Tax Account #02-0161745
16. 0.11 ac., Map 58, Grid E1, Lots 67-68; identified in Liber 3005 at Folio 516; Tax Account #02-0161513
17. 0.17 ac., Map 58, Grid E1, Lots 69-7; identified in Liber 3003 at Folio 584;

Tax Account #02-0161505

18. 0.23 ac., Map 58, Grid E1, Lots 101-104; identified in Liber 3077 at Folio 159;
Tax Account #02-0161661
19. 0.17 ac., Map 58, Grid E1, Lots 105-107; identified in Liber 3205 at Folio 559;
Tax Account #02-0161695
20. 0.11 ac., Map 58, Grid E1, Lots 108-109; identified in Liber 2991 at Folio 535;
Tax Account #02-0161463
21. 0.17 ac., Map 58, Grid E1, Lots 110-112; identified in Liber 3205 at Folio 559;
Tax Account #02-0161687
22. 0.11 ac., Map 58, Grid E1, Lots 113-114; identified in Liber 3044 at Folio 342;
Tax Account #02-0161638
23. 0.11 ac., Map 58, Grid E1, Lots 115-116; identified in Liber 3044 at Folio 342;
Tax Account #02-0161620
24. .172 ac., Map 58, Grid E1, Lots 117-119; identified in Liber 3036 at Folio 125;
Tax Account #02-0161562
25. 0.11 ac., Map 58, Grid E1, Lots 120-121; identified in Liber 3036 at Folio 125;
Tax Account #02-0161554
26. 0.11 ac., Map 58, Grid F1, Lots 122-123; identified in Liber 3013 at Folio 228;
Tax Account #02-0161422
27. 0.11 ac., Map 58, Grid E1, Lots 124-125; identified in Liber 3026 at Folio 594;
Tax Account #02-0161539
28. 0.05 ac., Map 58, Grid E1, Lot 126; identified in Liber 3061 at Folio 039;
Tax Account #02-0161737
29. 0.11 ac., Map 58, Grid E1, Lots 127-128; identified in Liber 3045 at Folio 444;
Tax Account #02-0161588
30. 0.11 ac., Map 58, Grid E1, Lots 129-130; identified in Liber 3045 at Folio 444;
Tax Account #02-0161570
31. 0.11 ac., Map 58, Grid E1, Lots 131-132; identified in Liber 2948 at Folio 216;
Tax Account #02-0161729
32. 0.11 ac., Map 58, Grid E1, Lots 133-134; identified in Liber 2976 at Folio 514;
Tax Account #02-0161471
33. 0.05 ac., Map 58, Grid E1, Lot 135; identified in Liber 3061 at Folio 039;
Tax Account #02-0161646
34. 0.11 ac., Map 58, Grid E1, Lots 136-137; identified in Liber 3055 at Folio 485;
Tax Account #02-0161547
35. 0.11 ac., Map 58, Grid E1, Lots 138-139; identified in Liber 2991 at Folio 533;
Tax Account #02-0161489
36. 0.11 ac., Map 58, Grid F1, Lots 140-141; identified in Liber 2964 at Folio 329;
Tax Account #02-0161455
37. 0.11 ac., Map 58, Grid E1, Lots 142-143; identified in Liber 3051 at Folio 206;

Tax Account #02-0161612

38. 0.05 ac., Map 58, Grid F1, Lot 144; identified in Liber 3013 at Folio 229;
Tax Account #02-0161430