City Council of Hyattsville, Maryland

AGENDA
City Council Public Hearing
Monday, March 18, 2019
7:30 PM

Council Chambers
Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000 www.hyattsville.org

CITY COUNCIL
Mayor Candace B. Hollingsworth
Edouard Haba, Council President, Ward 4
Kevin Ward, Council Vice President, Ward 1
Bart Lawrence, Ward 1
Robert S. Croslin, Ward 2
Shani N. Warner, Ward 2
Carrianna Suiter, Ward 3
Thomas Wright, Ward 3
Paula J. Perry, Ward 4
Joseph Solomon, Ward 5
Erica Spell, Ward 5

ADMINISTRATION
Tracey E. Nicholson, City Administrator
Laura Reams, City Clerk, 301-985-5009, lreams@hyattsville.org
WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING! Your participation at this public meeting is valued and appreciated.

**Agenda/Packet:** The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at [www.hyattsville.org](http://www.hyattsville.org) prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk’s Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Audible Devices:** Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

**Consent Agenda:** Items listed on the Consent agenda are considered to be routine in nature, and are normally approved by one motion. Please note that most items on the Consent agenda have been discussed at a previous meeting. If a Councilmember wishes to comment on a particular item, that item shall be removed from the Consent agenda to “action” to allow for additional discussion.

**Public Input:** If you wish to address the Council during the Public Comment period, please submit an Audience Participation Form to the City Clerk prior to the beginning of the meeting. Matters identified during Public Comment that are not on that meeting’s agenda will be referred to staff for follow-up or considered on a future agenda. Issues that require a response will be addressed publicly at the next regular Council meeting. Speakers are requested to keep their comments to no more than two (2) minutes per speaker. Written comments or supporting documents may be turned in to the City Clerk for distribution to the Mayor and Council.

**Ways to Watch the Meetings Live:** City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at [hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2](http://hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2)

**Replay Schedule:** The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at [www.hyattsville.org/councilagendas](http://www.hyattsville.org/councilagendas).

**City Information:** Sign up to receive text and email notifications about Hyattsville events, government, police and programs at [www.hyattsville.org/list.aspx](http://www.hyattsville.org/list.aspx)

**Inclement Weather:** In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.
Notice of Public Hearing

The City of Hyattsville Mayor and Council will conduct a Public Hearing on Monday, March 18, 2019 at 7:30 p.m. (prior to the City Council Meeting). The purpose of the Public Hearing is to allow for residents to comment on a Revitalization Tax Credit application submitted by Urban Investment Partners for Hyattsville Town One LLC for a 4.39 acre site along the west side of US Route One (Baltimore Avenue).

The City of Hyattsville’s Revitalization Tax Credit Program provides real property tax incentives to encourage development within specific revitalization districts within the City. The credit may be in the form of a rebate of taxes or a decreased tax rate at the City’s discretion. Per §108-4 Revitalization Tax Credit section of the City Code, upon acceptance of an application, the City Council is required to hold a public hearing to consider the application.

The Public Hearing will be held at the City Municipal Building, 4310 Gallatin Street, in the third floor Council Chambers. The Public Hearing will be broadcast live on Comcast Channel 71, Verizon Channel 12 and online at www.hyattsville.org/meetings.

Please note the Council Meeting of March 18, 2019 will begin immediately at the close of the Public Hearing.

If you are unable to attend the hearing, comments may be directed to cityclerk@hyattsville.org or speakuphvl.com/meetings.

1. Call to Order

2. Introduction and Background Information

2.a) Public Hearing – Revitalization Tax Credit Application submitted by Urban Investment Partners
HCC-314-FY19
Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A
Memo - UIP- RTC Application - Public Hearing.docx

3. Public Comment (7:45 p.m. - 7:55 p.m.) Limit 2 minutes per speaker

4. Motion to Adjourn
Hyattsville City Council Agenda Item Report

Meeting Date: March 18, 2019
Submitted by: Jim Chandler
Submitting Department: Community & Economic Development
Item Type: Presentation
Agenda Section:

SUBJECT
Public Hearing – Revitalization Tax Credit Application submitted by Urban Investment Partners

HCC-314-FY19

Recommendation:

Sponsor(s):
At the Request of the City Administrator

Co-Sponsor(s):
N/A

ATTACHMENTS
Memo - UIP- RTC Application - Public Hearing.docx

Summary Background:
The City of Hyattsville has received a Revitalization Tax Credit application from Hyattsville Town One LLC via its parent company Urban Investment Partners. The applicant is developing a 4.39 acre site along the west side of US Route One (Baltimore Avenue), approximately 115 south of its intersection with Jefferson Street, Hyattsville.

The Revitalization Tax Credit Ordinance was adopted by the City Council in 2013 as an economic development gap financing tool to incentivize development within defined areas within the City. The applicant is requesting a Revitalization Tax Credit of $3,000,000 of a 10-year term. At the conclusion of the public hearing, City Staff will prepare a recommendation to be considered by the City Council in April 2019.

Next Steps:
A Staff recommendation to the City Council will be provided on April 15, 2019.

Fiscal Impact:
Applicant is requesting a tax credit of $3,000,000 over a 10-year term.

City Administrator Comments:
TBD

Community Engagement:
Per §108-4 Revitalization Tax Credit section of the City Code, the City Council is holding a public hearing at 7:30 PM on Monday, March 18, 2019 at to consider testimony from both the applicant’s and from the public.

Strategic Goals:
Goal 2 – Ensure the Long-Term Economic Viability of the City
Legal Review Required?
N/A
Memo

To: City Council
From: Jim Chandler, Director, Community and Economic Development
CC: Tracey Nicholson, City Administrator
     Ron Brooks, Treasurer
Date: March 15, 2019
Re: Public Hearing – Revitalization Tax Credit Application submitted by Urban Investment Partners

The City of Hyattsville has received a Revitalization Tax Credit application from Hyattsville Town One LLC via its parent company Urban Investment Partners.

- Per §108-4 Revitalization Tax Credit section of the City Code, the City Council is holding a public hearing at 7:30 PM on Monday, March 18, 2019 at to consider testimony from both the applicant’s and from the public.
- The applicant is developing a 4.39 acre site along the west side of US Route One (Baltimore Avenue), approximately 115 south of its intersection with Jefferson Street, Hyattsville;
- The Revitalization Tax Credit Ordinance was adopted by the City Council in 2013 as an economic development gap financing tool to incentivize development within defined areas within the City;
- The applicant is requesting a Revitalization Tax Credit of $3,000,000 of a 10-year term;
- At the conclusion of the public hearing, City Staff will prepare a recommendation to be considered by the City Council in April 2019.

Summary

In 2013, the City of Hyattsville adopted §108-4 Revitalization Tax Credit (RTC) as an economic development tool to incentivize investment in the City’s three commercial corridors. The ordinance provides the City Council with a great deal of latitude as to the manner in which the RTC is applied, provided the credit meets the geographical and terms authorized through the ordinance.

The applicant is required to provide the City with financial documents, several of which are documents required by lenders for underwriting the project financing, that are further analyzed by the City to determine whether there is a projected revenue gap that prevents the project from yielding a specified return on investment relative to the market.
The summary of specifics of the Revitalization Tax ordinance are as follows:

- Per §108-4 Revitalization Tax Credit section of the City Code, the City Council may consider incentives to encourage economic development and redevelopment in the City by creating revitalization districts.

- The City Council may by resolution grant in its reasonable discretion a property tax credit against the City’s real property tax for a period not to exceed ten (10) years imposed on real property located within a revitalization district if the property is substantially improved, constructed upon or redeveloped and is reassessed as a result of the improvement, construction or redevelopment at a substantially higher value than that assessed prior to the improvement, construction or redevelopment.

- For any proposed improvement, construction or development the City Council may set a deadline as appropriate for the proposed improvement, construction or redevelopment to commence construction, or completion date, or other conditions as applicable to the particular improvement, construction or redevelopment.

- An eligible property may receive a tax credit on all or part of those City real property taxes imposed on the property, but only those real property taxes which are attributable to or based on the increased assessment resulting from the taxable improvements, construction or reconstruction upon project completion. The duration of the tax credit granted shall not exceed ten (10) years.

**Applicant: Hyattsville Town One LLC - Urban Investment Partners**

The applicant is requesting the City Council to consider a Revitalization Tax Credit of up to $3,000,000 be applied to the proposed 285 multi-family residential dwelling unit, 32,000 square feet of commercial retail space and publicly accessible amenity spaces.

The applicant is proposing specific infrastructure improvements, which exceed the minimum Development Standards for the Gateway Arts District Sector Plan. These improvements include placement of utilities below grade and improvements to property that will be made available for public use. The applicant has submitted tax credit requests to both the City of Hyattsville and Prince George’s County, requesting tax relief as a means to finance these improvements.

The City has received the applicant’s financial information and Staff is working with a consultant team to analyze the applicant’s projected financing gap to determine (1) whether to recommend the City Council approve a tax credit, (2) the recommended value of the credit and (3) the structure of the credit. We anticipate having a recommendation to the City Council on April 15, 2019.