

# City of Hyattsville

Hyattsville Municipal Building  
4310 Gallatin Street, 3rd Floor  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)



## Agenda Regular Meeting

**Monday, May 19, 2025**

**7:00 PM**

[https://us06web.zoom.us/webinar/register/WN\\_aiLnXxq0RviwBWk\\_5CKXaA](https://us06web.zoom.us/webinar/register/WN_aiLnXxq0RviwBWk_5CKXaA)

### **City Council**

**Robert S. Croslin, Mayor**  
**Joseph Solomon, Council President, Ward 5**  
**Joanne Waszczak, Council Vice President, Ward 1**  
**Sam Denes, Ward 1**  
**Danny Schaible, Ward 2**  
**Emily Strab, Ward 2**  
**Kareem Redmond, Ward 3**  
**Edouard Haba, Ward 4**  
**Michelle Lee, Ward 4**  
**Rommel Sandino, Ward 5**

### **ADMINISTRATION**

**Tracey E. Douglas, City Administrator**  
**Nate Groenendyk, City Clerk, 301-985-5001, [cityclerk@hyattsville.org](mailto:cityclerk@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 DISABILITY 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) 985-5001. 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.

**PUBLIC INPUT:** If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to [cityclerk@hyattsville.org](mailto:cityclerk@hyattsville.org) no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

**WAYS TO WATCH THE MEETING 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 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at [www.hyattsville.org/meetings](http://www.hyattsville.org/meetings).

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**INCLEMENT WEATHER:** In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

**Meeting Notice:**

The Hyattsville City Council will hold its meeting on Monday, May 19, 2025 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at [www.hyattsville.org/meetings](http://www.hyattsville.org/meetings).

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Follow the directions below to access the service:

-Go to: <https://attend.wordly.ai/join/RAVY-6886>

-Ensure the Session ID RAVY-6886 is displayed.

-Select Your Choice of Language and click on the "Attend" button.

-You can now read the captions on your device and/or listen to the translation of the City Council meeting.

If you have any questions or concerns, please contact [info@hyattsville.org](mailto:info@hyattsville.org).

**PUBLIC PARTICIPATION:**

If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to [cityclerk@hyattsville.org](mailto:cityclerk@hyattsville.org) no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and included in the official meeting record. Electronically submitted statements will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

Members of the public who wish to comment during the virtual Council meeting must register in advance using the link below.

[https://us06web.zoom.us/webinar/register/WN\\_aiLnXxq0RViWBWk\\_5CKXaA](https://us06web.zoom.us/webinar/register/WN_aiLnXxq0RViWBWk_5CKXaA)

- 1. Call to Order and Council Roll Call**
- 2. Pledge of Allegiance to the Flag**
- 3. Approval of Agenda**
- 4. Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker**
- 5. City Administrator Update (7:20 p.m - 7:40 p.m.)**

**6. Presentations (7:40 p.m. - 8:10 p.m.)****6.a. Mt. Hermon Lodge Preliminary Plan of Subdivision 4-24033**[HCC-334-FY25](#)

Presentation Only

**Sponsors:** City Administrator**Department:** Community & Economic Development**Attachments:** [Consolidation Letter-4-24033](#)  
[CIVP-4-24033](#)  
[A-SOJ-4-24033](#)  
[2025-05-19 Mt Hermon Lodge PPS 4-24036 Memo.ju.pdf](#)**7. Proclamations****7.a. Proclamation of National Public Works Week**[HCC-323-FY25](#)

I move that the Mayor and Council adopt a proclamation recognizing the week of May 18 through May 24, 2025, to be Public Works Week in the City of Hyattsville.

**Sponsors:** City Administrator**Department:** City Clerk**Attachments:** [CM 0519 National Public Works Week 2025](#)**8. Appointments****8.a. Appointment to the Audit Committee**[HCC-338-FY25](#)

I move the Mayor and Council approve the appointments of Daniel Lange (Ward 2), Stanislaw Rzeznik (Ward 2), Nancy Hammond (Ward 2), and Glenn Robelen (Ward 2) to the Audit Committee for a term of two years to expire on May 19, 2027, and appoint Councilmember Emily Strab (Ward 2) and Councilmember Kareem Redmond (Ward 3) as Council Liaisons to the Audit Committee.

**Sponsors:** Strab and Redmond**Attachments:** [Applications\\_Redacted.pdf](#)



**8.b. Appointment to the Hyattsville Environment Committee**[HCC-342-FY25](#)

I move that the Mayor and Council approve the re-appointment of Janet Nackoney (Ward 2) to the Hyattsville Environment Committee for a term of two (2) years to expire May 19, 2027.

**Sponsors:** Haba and Schaible

**Department:** City Clerk

**Attachments:** [Janet Nackoney W2 reappoint 5.19.25 redac \(1\)](#)

**9. Consent Items (8:10 p.m. - 8:15 p.m.)**

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

**9.a. FY25 Budget Amendment - Accept SFY25 BJAG White Paper Proposal Grant Award**[HCC-331-FY25](#)

I move the Mayor and Council amend the FY25 budget to accept and appropriate the SFY25 BJAG White Paper Proposal Grant Award from the Governor's Office of Crime Control and Prevention (GOCCP) in the amount of \$12,798.00 for the purchase of six (6) chairs in the new Communications Department of the Police and Public Safety Building.

**Sponsors:** City Administrator

**Department:** Police Department

**9.b. Amendment to Audit Committee Worksheet**[HCC-332-FY25](#)

I move the Mayor and Council amend the Audit Committee Worksheet to add two additional seats on the committee, with a maximum committee membership of seven.

**Sponsors:** Strab, Redmond and Solomon

**Department:** City Clerk

**Attachments:** [Committee Worksheet\\_Audit Committee\\_Amended.pdf](#)

**9.c. Traffic Calming Petition Recommendations for 4000 Block Nicholson Street** [HCC-335-FY25](#)

I move that the Mayor and Council accept the staff recommendation to designate the 4000 block of Nicholson Street as a yield street.

**Sponsors:** City Administrator

**Department:** Public Works

**Attachments:** [Traffic Calming Petition - Nicholson Staff Recommendation UPDATE 20250507](#)  
[230908 - Final - Hyattsville Multimodal Toolkit - Yield Street p47-48](#)

**9.d. FY25 Budget Amendment: Special Revenues Budget and Appropriations of Unencumbered FY24 Grant Funds** [HCC-340-FY25](#)

I move that the Mayor and Council amend the FY25 Special Revenues Budget to appropriate prior year unencumbered DOJ/COPS Community Policing Development (CPD) Crisis Intervention Teams (CIT) grant funds in the amount of \$230,000 to support the Hyattsville Police Department Joint CIT Mobile Crisis Program.

**Sponsors:** City Administrator

**Department:** Finance

**9.e. Acceptance of the Certified Results for the 2025 Biennial Election** [HCC-341-FY25](#)

I move that the Mayor and Council accept the certified election results from the Board of Supervisors of Elections for the 2025 Biennial Election held on Tuesday, May 13, 2025. This certification is provided for under Section C4-11 of the Hyattsville City Charter.

**Sponsors:** City Administrator

**Department:** City Clerk

**Attachments:** [Certified Return Sheet 2025 .pdf](#)

**9.f. Council Meeting Schedule Change** [HCC-345-FY25](#)

I move the Mayor and Council approve the rescheduling of the July Council Meeting from July 14, 2025 to July 21, 2025.

**Sponsors:** City Administrator

**Department:** City Clerk

**10. Action Items (8:15 p.m. - 9:30 p.m.)**

**10.a. Hyattsville Ordinance 2025-02: Parking Violation Fine Increase (Introduction and First Reading) [HCC-337-FY25](#)**

I move the Mayor and Council introduce Hyattsville Ordinance 2025-02, an ordinance whereby the City Council amends the City Code to increase the fine for parking unlawfully in a handicapped parking space (INTRODUCTION & FIRST READING).

**Sponsors:** Denes, Haba and Waszczak

**Department:** Legislative

**Attachments:** [2025-02 Handicapped Parking Fine Increase Ordinance Draft 5.1.25 4916-2205-3949 v.3](#)

**10.b. Proclamation Recognizing Jewish American Heritage Month [HCC-344-FY25](#)**

I move that Mayor and Council adopt a proclamation to declare May 2025 as Jewish American Heritage Month in the City of Hyattsville.

**Sponsors:** Solomon, Waszczak, Strab, Schaible and Haba

**Department:** City Clerk

**Attachments:** [CM 0505 Jewish-American Heritage 2025 - Revised](#)

**10.c. Purchase of Two (2) Command Vehicles and One (1) Vehicle for CIT Grant [HCC-333-FY25](#)**

I move the Mayor and Council authorize the purchase of three (3) vehicles from Apple Ford not to exceed a total amount of \$144,627.

**Sponsors:** City Administrator

**Department:** Police Department

**Attachments:** [Ford Explorer Request Memo- CIT Grant \(Council\)](#)  
[Ford Explorer Request Memo- Command \(Council\)](#)

**10.d. Hyattsville Ordinance 2025-03: Fiscal Year 2026 Budget (Introduction & First Reading)** [HCC-339-FY25](#)

I move the Mayor and Council introduce Hyattsville Ordinance 2025-03, an ordinance adopting an annual budget for the Fiscal Year July 1, 2025, through June 30, 2026, for the general purpose, fixing the tax rates for the Fiscal Year beginning July 1, 2025; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (INTRODUCTION AND FIRST READING).

**Sponsors:** City Administrator

**Department:** Finance

**Attachments:** [2025.05.19 Hyattsville Ordinance 2025-03 Fiscal Year 2026 Budget University Town Center Special Tax Report \(2025\).pdf](#)

**11. Discussion Items (9:30 p.m. - 10:00 p.m.)**

**11.a. Acquisition of Property from Werrlein WSSC, LLC: Lower Lot, Suffrage Point** [HCC-343-FY25](#)

Council Discussion

**Sponsors:** City Administrator

**Department:** City Administrator

**Attachments:** [Werrlein Agreement of Sale Presentation\\_FINAL](#)

**12. Council Dialogue (10:00 p.m. - 10:10 p.m.)**

**13. Motion to Adjourn**



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4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
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## Agenda Item Report

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**File #:** HCC-334-FY25

5/19/2025

6.a.

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Submitted by: Jeff Ulysse

Submitting Department: Community & Economic Development

Agenda Section: Presentation

**Item Title:**

**Mt. Hermon Lodge Preliminary Plan of Subdivision 4-24033**

**Suggested Action:**

Presentation Only

**Summary Background:**

This Preliminary Plan of Subdivision is proposed in two phases:

- **Phase 1** involves the subdivision of Parcel 1, a .14 acre lot, into a single lot to accommodate the adaptive reuse of the existing Mt. Hermon Masonic Temple. The existing house of worship will be converted into a mixed-use building featuring approximately 1,700 square feet of commercial/retail space on the ground floor and eight multifamily rental units above.
- **Phase 2** proposes the development of Parcel 2 for the construction of five townhome units.

**Next Steps:**

This item will be scheduled for Action on the June 2nd Council agenda.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

For Presentation

**Community Engagement:**

The applicant presented to the Hyattsville Planning Committee on April 29th, 2025. This item is tentatively scheduled to return for Action at City Council's June 2, 2025, meeting.

**Strategic Goals:**

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

**Legal Review Required?**

N/A

Matthew C. Tedesco, Esquire  
Admitted in Maryland

E-mail: [MTedesco@mhlawyers.com](mailto:MTedesco@mhlawyers.com)  
Direct Dial: Extension 222

May 7, 2025

Via Electronic Submittal  
[DRDapplications@ppd.mncppc.org](mailto:DRDapplications@ppd.mncppc.org)

Sherri K. Conner  
Acting Chief  
Development Review Division  
1616 McCormick Drive  
Largo, Maryland 20774

**Re: Consolidation of PPS 4-24036 & ADQ-2024-069) into PPS 4-24033 &  
ADQ-2024-065  
Mount Hermon Lodge (Lots 11 and 16)**

Dear Sherri:

On behalf of the owner and applicant, Mt. Hermon Lodge Preservation Project, LLC, please accept this as a formal request to consolidate PPS 4-24036 and ADQ-2024-069 into PPS 4-24033 and ADQ-2024-065. The basis to consolidate these applications into one is in response to our meeting on April 24, 2025, in which we discussed phasing the proposed development of Lots 11 and 16 by creating two parcels.

Specifically, phase one will consist of the resubdivision of Lot 11 into a parcel to accommodate the proposed mixed use of the existing lodge building while also facilitating on-site parking vis-à-vis the existing surface parking lot on Lot 16. This will, as we discussed and agreed, facilitate the ability for existing Lot 11 to be resubdivided while not requiring a detailed site plan given the on-site parking requirements can be met on Lot 16. The development is otherwise exempt from a detailed site plan pursuant to the applicability section of the applicable Sector Plan. Additionally, Adequacy will be tested as a phased development. When existing Lot 16 moves forward as the second phase, and depending on the actual type of residential development proposed, a detailed site plan will be required to amend the parking for existing Lot 11, possibly amend the DDOZ table of uses, and analyze any applicable development standards for Lot 16 based on the specific development proposed at that time. Prior to moving forward with any such detailed site plan for phase two on existing Lot 16, the PPS (4-24033), with phasing, will allow the new parcel (formerly Lot 11) to move forward, be platted (with a second parcel – formerly Lot 16), and have permits reviewed with use of the on-site parking on former Lot 16. As we discussed, this provides needed flexibility for future development to either be added to the lodge or to former Lot 16 assuming any such detailed site plan is ultimately approved on Lot 16 to

remove parking, approve the use, approve certain development standards, etc.; while also facilitating continued utilization of the prior Subdivision Regulations and prior Zoning Ordinance pursuant to Section 24-1903(b) and 24-1704.

Finally, filed in conjunction with this request to consolidate these cases, please find a signed application and revised preliminary plan of subdivision.

As always, thank you in advance for your assistance, courtesy, and understanding in this matter.

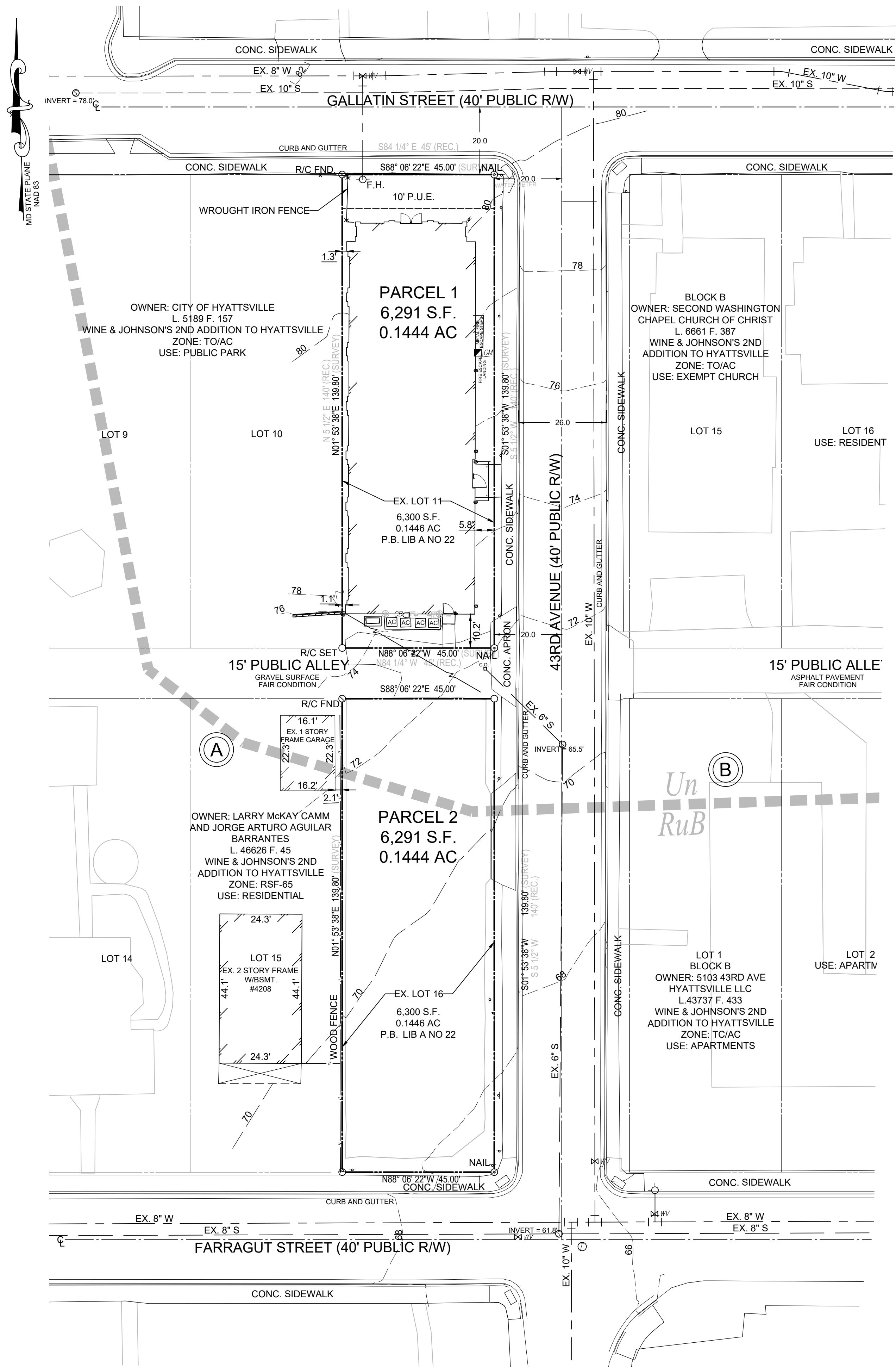
Sincerely,



Matthew C. Tedesco

cc: Mridula Gupta  
Jason Bartlett  
Mahsa Vatandoost  
Mt. Hermon Lodge Preservation Project, LLC  
CV, Inc.  
Lenhart Traffic Consulting, Inc.





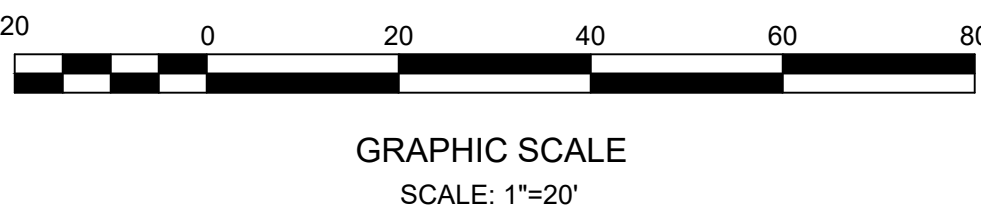
VICINITY MAP  
SCALE: 1"=2000'  
PRINCE GEORGE'S COUNTY  
ADC MAP #5409, GRID J-8

| GENERAL NOTES:   |   |   |
|--|---|---|
|  | PARCEL 1  | PARCEL 2  |
| 1 Existing lot, Deed Description   | Lot 11, Block A, "Wine and Johnson's 3rd Addition to Hyattsville" Plat Book LIB A Plat Number 022 | Lot 16, Block A, "Wine and Johnson's 2nd Addition to Hyattsville" Plat Book JWB 2 Plat Number 618 |
| 2 Liber & Folio  | Liber 50603 Folio 365   | Liber 50603 Folio 371   |
| 3 Purpose of subdivision   | One parcel for mixed-use development (commercial/residential)                                     | 5 Residential Lots  |
| 4 Prior approvals  | N/A   | N/A   |
| 5 Total acreage  | 0.1444 AC.  | 0.1444 AC.  |
| 6 Gross  | 0.1444 AC.  | 0.1444 AC.  |
| 6.1 Net  | 0.1444 AC.  | 0.1444 AC.  |
| 6.2 By zone  | 0.1444 AC. (C-S-C)  | 0.1444 AC. R-55   |
| 6.3 Net developable area outside of PMA  | 0.1444 AC.  | 0.1444 AC.  |
| 7 Acreage of environmental regulated features  | 0.0 AC.   | 0.0 AC.   |
| 8 Acreage of 100-year floodplain   | 0.0 AC.   | 0.0 AC.   |
| 9 Total area calculation   | 6,291 S.F.*   | 6,291 S.F.*   |
| 10 Acreage of road dedication  | 0.0 AC.   | 0.0 AC.   |
| 11 Zoning (Current)  | NAC, TO/AC  | RSF65 - Residential Single Family   |
| 12 Zoning (Prior)  | Commercial Shopping Center (C-S-C)/D-D-O  | R-55 - Residential/D-D-O  |
| 13 Existing use  | Eleemosynary/Philanthropic Institution  | Unmarked Asphalt Parking  |
| 14 Proposed Zoning   | C-S-C/D-D-O (Prior Ordinance)   | R-55 - Residential  |
| 15 Proposed use  | Mixed Use Commercial/Residential (adaptive reuse of existing Masonic Lodge)                       | Residential Lots  |
| 16 Proposed dwelling units   | 8 Multi-family apartment units  | 5   |
| 17 Density Min/Max   | 10/90   | No Minimum  |
| 28 Density calculation   | 55.4  | 40 DU/Ac  |
| 19 Minimum lot size required (Prior Ordinance)   | 1,200 S.F.  | No Minimum  |
| 20 Lot size proposed   | 6,291 S.F.  | 990 S.F.  |
| 21 Minimum lot width required (Prior Ordinance)  | No Minimum  | No Minimum  |
| 22 Lot width proposed (Prior ordinance)  | 45' (Existing)  | 24'   |
| 23 Front street required   | No Minimum  | No Minimum  |
| 24 Front street proposed   | 45' (Existing)  | 24' Minimum   |
| 25 Front/Side/Rear Yard Depth minimum  | No Minimum  | No Minimum  |
| 26 Front/Side/Rear Yard Depth proposed   | 10'/1.3' and 5.8'/10.2'   | 0'/5'/10'   |
| 27 Principal Structure Height Min/Max  | No Minimum  | No Minimum  |
| 28 Principal Structure Height proposed   | 48.7'   | 40'   |
| PARCELS 1 AND 2  |   |   |
| 29 Tax Map, Grid   | 0050, B1  |   |
| 30 200-Foot WSSC Map Reference   | 206NE04   |   |
| 31 Sustainable Growth Tier   | Yes - Tier 1  |   |
| 32 Military Installation Overlay Zone  | No  |   |
| 33 Center or Corridor Location   | Baltimore Avenue Corridor   |   |
| 34.a Gross Floor Area Existing   | 8,546 S.F.** - Building to remain   | 0   |
| 34.b Gross Floor Area Proposed   | 8,546 S.F.  | 0   |
| 35 Stormwater management concept #   | Concept #SIT-00081-2025   | Concept #SIT-00089-2025   |
| 35.1 Approval date   | 3/17/2025   | Pending   |
| 36 WSSC Water Category (Existing)  | W-3   |   |
| 37 WSSC Water Category (Proposed)  | W-3   |   |
| 38 WSSC Sewer Category (Existing)  | S-3   |   |
| 39 WSSC Sewer Category (Proposed)  | S-3   |   |
| 40 Method of sewer disposal  | Public sewer  |   |
| 41 Aviation policy area  | NA  |   |
| 42 Mandatory park dedication requirement   | Fee in Lieu of Mandatory Dedication   | Fee in Lieu of Mandatory Dedication ***   |
| 43 Cemeteries on or contiguous to the property   | No  |   |
| 44 Historic sites on or in the vicinity of the property  | Hyattsville Historic District (ID: 68-010-00)   |   |
| 45 Type One Tree Conservation Plan   | Woodland Conservation Ordinance Exemption   |   |
| 46 Within Chesapeake Bay Critical Area   | No  |   |
| 47 Wetlands  | No  |   |
| 48 Streams   | No  |   |
| 49 Soils by soil type  | Un: Hydrologic Soil Group: D  | Un: Hydrologic Soil Group: D<br>RuB: Hydrologic Soil Group C                                      |
| Source: USDA Web Soil Survey   |   |   |
| 50 In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization | No  |   |

\* Square Footage shown per ALTA Survey. Original Record Plat indicates 6,300 SF  
\*\* Square Footage shown per Architectural calculations.  
\*\*\* The Applicant will work with the Department of Parks and Recreation to determine if additional public amenities in the nearby City of Hyattsville Park can be provided instead of Fee-in-Lieu

LEGEND:

- MAIN PROPERTY LINE
- OTHER PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CENTER LINE (CL)
- SOIL BOUNDARY
- PROPOSED SEWER
- PROPOSED WATER



OWNER:  
MT. HERMON LODGE  
PRESERVATION PROJECT, LLC  
4709 40th AVENUE  
HYATTSVILLE, MARYLAND 20781  
  
PHONE NUMBER: (240) 535-4909  
EMAIL: KAYLEIGH.KULP@GMAIL.COM

| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------|
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21908. EXPIRATION DATE: 07/16/26.



CV, INC.  
610 PROFESSIONAL DRIVE, #108  
GAITHERSBURG, MARYLAND 20879  
PHONE: (301) 637-2510  
WWW.CVINC.COM

Preliminary Plan of Subdivision  
4-24033  
MOUNT HERMON LODGE  
PARCELS 1 AND 2  
A RESUBDIVISION OF LOTS 11 AND 16, BLOCK "A"  
WINE AND JOHNSON'S 2ND  
ADDITION TO HYATTSVILLE  
HYATTSVILLE (16TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.  
20241103.02  
  
SCALE: AS SHOWN  
DATE: 05/05/2025  
DRAWN BY: AN  
CHECKED BY: MT  
SHEET 1 OF 1



## **STATEMENT OF JUSTIFICATION**

### **MT. HERMON LODGE – LOT 11 4-24033**

|                             |  |
|-----------------------------|--|
| APPLICANT/OWNER             | Mt. Hermon Lodge Preservation Project, LLC<br>4709 40 <sup>th</sup> Avenue<br>Hyattsville, Maryland 20781<br>Attn: Kayleigh Kulp   |
| ATTORNEY/<br>CORRESPONDENT: | Matthew C. Tedesco, Esq.<br>McNamee Hosea, P.A.<br>6404 Ivy Lane, Suite 820<br>Greenbelt, Maryland 20770<br>(301) 441-2420 Voice<br>(301) 982-9450 Fax<br>MTedesco@mhlawyers.com   |
| CIVIL ENGINEER:             | CV, Inc.<br>Silvia D. Silverman, AICP<br>610 Professional Drive, Suite 108<br>Gaithersburg, MD 20879<br>301-637-2510 (office)<br>ssilverman@cvinc.com  |
| REQUEST:                    | A Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Zoning Ordinance and prior Subdivision Regulations in accordance with the prior C-S-C/D-D-O Zones. (Section 24-1903) |

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#### **I. DESCRIPTION OF PROPERTY**

1. Address – 4207 Gallatin Street, Hyattsville, Maryland 20781.
2. Location – South side of Gallatin Street at the south west quadrant of the intersection of Gallatin Street and 43<sup>rd</sup> Avenue.
3. Tax Account – 1816446.
4. Zone – NAC (current); C-S-C/D-D-O (prior).

5. Proposed Use – Approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use.
6. Applicable Previous Approvals – N/A.
7. Record Plat – Plat Book LIB A at Plat No. 20.
8. Councilmanic District – 2.
9. Planning Area – 68.
10. Schools – Hyattsville Elementary, Hyattsville Middle and Northwestern High.
11. Police – Division I.
12. Fire/EMS – Hyattsville, Station 801, Battalion 884; Bladensburg, Station 809, Battalion 884.
13. Library – PGCMLS Bladensburg Branch Library; PGCMLS Hyattsville Branch Library.
14. Water/Sewer Category – W3/S3.
15. Historic Site/Resources – The Mount Hermon Masonic Temple (ID 68-010-95) (CR-102-2024); Harvey Dairy Store (ID 68-010-88 – 0.01 miles from subject property) ; Burgess House (ID 68-010-83 – 0.03 miles from subject property); Jones-Sheridan House (ID 68-010-79 – 0.04 miles from subject property); Welsh House (68-010-01 – 0.05 miles from the subject property); Fox’s Barn (ID 68-010-74 – 0.06 miles from subject property); Shepherd-Sibley House (ID 68-010-73 – 0.07 miles from the subject property); Benjamin Smith House (ID 68-010-34 – 0.08 miles form subject property); Lewis-Holden House (ID 68-010-02 – 0.09 miles from subject property); Frederick Holden House (ID 68-010-17 – 0.12 miles from subject property); Hyattsville Post Office (ID 68-010-40 – 0.12 miles from subject property); Lown House (ID 68-010-35 – 0.13 miles from subject property); and Edgewood (Tricon-Halloran House) (ID 68-010-65 – 0.13 miles from subject property).

## II. NATURE OF REQUEST

Mt. Hermon Lodge Preservation Project, LLC (hereinafter the “Applicant”) intends to pursue a Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building (the Mount Herman Masonic Temple) into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Subdivision Regulations and prior Zoning Ordinance in accordance with the prior C-S-C/D-D-O Zone.

On April 1, 2022, the approved County-wide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance and Subdivision Regulations became effective, thereby, rezoning the subject property to the newly created NAC Zone. Notwithstanding, Section 27-1903(c) of the Subdivision Regulations provides for a choice of law provision that allows an applicant, after April 1, 2022, to elect to utilize the prior Subdivision Regulations. Accordingly, the applicant intends to utilize the prior Subdivision Regulations and the prior Zoning Ordinance as the applicant recognizes that the provisions of the prior Subdivision Regulations and prior Zoning Ordinance have been successfully utilized and implemented for development of the property and all uses are permitted uses under the prior Zoning Ordinance. Therefore, the applicant contends that the prior Zoning Ordinance and prior Subdivision Regulations offer the most efficient, flexible, and established framework for review and approval of the applicant’s desired use/development at this time. (Pursuant to the same, the applicant hereby provides this statement pursuant to Section 27-1904(b) of the Zoning Ordinance).

### III. APPLICANT’S PROPOSAL

The Applicant presents in this Preliminary Plan of Subdivision (4-24033) application the development of property located at 4207 Gallatin Street, Hyattsville, Maryland 20781 (the “Subject Property”). Specifically, the proposed development is for the conversion of an existing commercial building in the Neighborhood Activity Center (NAC) Zone and the prior Commercial Shopping Center (C-S-C) Zone. The property consists of Lot 11, Block A, of Wine and Johnson’s Second Addition to Hyattsville, MD recorded in Plat Book A, page no. 20. The Subject Property, totaling approximately 0.289 acres, is currently a vacant building that was previously used as a Masonic lodge and recently designated as a historic site (CR-102-2024). The Applicant is not proposing to raze the existing building, but instead seeks to utilize the building and only make interior renovations to convert the building into a mixed use building consisting of residential and commercial/retail uses.

The site currently lies within the 2004 *Approved Gateway Arts District Sector Plan and Sectional Map Amendment Plan Area*. The Sector Plan places this property in the Town Center Character Area. This Character Area is described as “bustling with residential and business life” and has the land use goal of enhancing walkability and creating high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, and an attractive streetscape. The proposed mixed-use development, which is desired in the town center character area, will be compatible with the surrounding neighborhood. The sector plan’s goal for the town center character area is:

“enhance the walkability of the town centers by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, an attractive streetscape, landscaping, and small parks.” (page 17)

In addition to the context-sensitive building as described above, the proposed improvements will meet this goal by prioritizing a pedestrian-oriented site design with a focus on bringing the existing building and site up to applicable County code standards, maintaining the

historic architecture, and improving the streetscape. These improvements will be a benefit to future residents and visitors, along with existing community members.

The sector plan and SMA also provide various environmental goals for the entire plan area. One of the goals is to “protect, improve, and enhance the natural and built environment to provide a high quality of life for residents, workers and visitors.” (p.29). The proposed development is redevelopment of an historic site. The redevelopment will not alter the existing footprint or result in the removal of any trees and/or landscaping features. The historic character of the building will also be maintained, which further minimizes any potential adverse impacts. Maintaining the historically significant architecture also fulfills another environmental objective of the Sector plan which is to “identify and recommend the preservation and enhancement of features that have significant influence on the environment and the aesthetic quality of the sector plan.”


As described above and herein, the proposed building expansion and site improvements exceed the goals of the sector plan and SMA.

#### IV. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of 4-24033.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:   
\_\_\_\_\_  
Matthew C. Tedesco  
Attorney for the Applicant

Date: March 17, 2025



# Memo

To: Mayor and City Council

From: Jeff Ulysse, Director of Business, Community and Economic Development

Date: May 19, 2025

Re: Mt. Hermon Lodge Redevelopment Project, 4207 Gallatin St. – Preliminary Plan of Subdivision 01002-04 Discussion

Attachments: Preliminary Plan of Subdivision 4-24036  
Statement of Justification  
Traffic Report/Study

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The purpose of this memorandum is to provide the City Council with a summary of the Preliminary Plan of Subdivision (PPS) application entitled Mt. Hermon Lodge as well as recommendations from City Staff and Planning Committee.

## **Project Summary**

The proposed Preliminary Plan of Subdivision consists of two distinct phases:

- ❖ **Phase 1** proposes the subdivision of Parcel 1, a 0.1444-acre lot (Exhibit 1), into a single buildable lot to facilitate the adaptive reuse of the existing Mount Herman Masonic Temple. The existing structure, currently a house of worship, will be converted into a mixed-use development. The proposed building will include approximately 1,700 square feet of commercial/retail space and eight multifamily rental dwelling units.
- ❖ **Phase 2** Proposes the subdivision and development of Parcel 2 to allow for the construction of 5 townhome units. Each unit will be constructed in accordance with applicable zoning, design, and infrastructure requirements.

The proposed development represents a change in use from commercial to residential and as such, a new Preliminary Plan of Subdivision (PPS), Certificate of Adequacy, and Final Plat will be required.

## **Location**

This project includes two separate parcels specific to each phase of the development process located in Ward 1. Parcel 1 is improved by an existing commercial building is situated on 0.1444 acre. Parcel 1 is the site of the Mount Hermon Masonic Lodge. The site is located at the southwest quadrant of the

intersection of Gallatin Street and 43<sup>rd</sup> Ave and positioned just east of the Robert King City Park. Parcel 2 is improved by an existing asphalt parking lot situated on 0.1444 acre and is located at the northeast quadrant of the intersection of 43<sup>rd</sup> Ave and Farragut Street. Parcel 2 is directly south of Parcel 1 and is separated by an unimproved public alley. The subject site is located with the Town Center Character area of the *2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.

|                                  | Proposed               |
|----------------------------------|------------------------|
| Zone                             | (Prior Zone) CSC       |
| Use(s)                           | Residential/Commercial |
| Gross Acreage                    | 0.2888                 |
| Commercial Gross Floor Area      | 1700                   |
| Total Multifamily Dwelling Units | 8                      |
| Studio                           | 0                      |
| 1-Bedroom                        | 3                      |
| 2-Bedroom                        | 5 (1 ADA)              |

| Unit Type              | # of Units | Unit Size Range   |
|------------------------|------------|-------------------|
| 1 Bedroom              | 3          | 624 sf - 736sf    |
| 2 Bedroom (1 ADA unit) | 5          | 1007 sf - 1662 sf |

### **Surrounding Uses**

The site has frontages on Gallatin Street, 43<sup>rd</sup> Ave and Farragut Street. Under the prior subdivision and zoning ordinance, the site is within the Commercial Shopping Center Zone (C-S-C), which is one of 19 distinct zoning districts of the prior sector plan and sectional map adopted in May 1994. The site is currently zone Neighborhood Activity Center (NAC) under the current zoning ordinance. This corridor features commercial structures, single family dwellings and a multifamily building with single family dwellings primarily oriented to the west.

Land situated to the east is primarily comprised of commercial structures with a small assortment of dwelling units. The dominant base zone within this corridor is Residential Single Family 65 (RSF-65) for parcels east of the subject area under the new zoning ordinance. Neighborhood Activity Center is the zoning district for a majority of the parcels situated to the west which primarily include commercial structures. All of the surrounding properties are in the Development District Over Lay zone (DDO) implemented by the Gateway Arts District Sector Plan and SMA.

### **Environmental**

Due to the existing improvements on both parcels the Natural Resources Inventory Plan (NRI 016-2025) shows no existing regulated environmental features present at the subject site.

- ❖ **Woodland & Wildlife Conservation Ordinance:** An exemption letter (S-015-2025) was issued because the property has no previous TCP approvals and is less than 40,000 sf in size. A type 1 conservation plan will not be required.
- ❖ **Stormwater Management:** A draft stormwater management concept plan (SIT-00081-2025) was submitted and will be provided once it is made available.

### **Mandatory Dedication of Parkland.**

Sec. 24-134 of the Prince George's County Code requires conformance with the mandatory dedication of parkland. Sec. 24-135 allows recreational facilities or a fee-in-lieu to be substituted for parkland if approved by the Planning Board. The applicant is proposing to meet this requirement by providing a fee-in-lieu.

### **Historic Preservation**

The applicant has submitted a Historic Preservation-Archaeology checklist and must be reviewed by the Historic Preservation Commission. Parcel 1 is improved by the Mt. Hermon Masonic Temple, a newly designated historic site, listed under the Maryland Inventory of Historic Properties under inventory #68-010-95.

### **Transportation**

A Traffic Impact Analysis (TIA) was prepared by Lenhart Traffic Consulting, Inc. on February 27<sup>th</sup>, 2025 (Exhibit 2). The TIA guidelines prescribe specific analysis of the average critical lane volume (CLV) and utilization of the High Capacity Manual (HCM) for analysis of all conditions. The CLV analysis concludes *that each signalized study intersection will continue to operate at level of service (LOS) "A" (Exhibit4) with the proposed development and therefore meets the adequacy requirements of Prince George's County.* The HCM analysis concludes *that each unsignalized study intersection will continue to operate with adequate levels of delay with the proposed development and therefore meets the adequacy requirements of Prince George's County.*

- ❖ **Parking:** The subject property is situated in residential parking zone 1. In a memo dated April 21<sup>st</sup>, 2025 Lenhart Traffic Consulting, Inc. provided a parking assessment for the Parcel 1 development phase. In their memo they provide the following statements that address parking concerns for the subject property:

*The site is located in the City of Hyattsville. There are numerous public parking options available for the commercial use including the City of Hyattsville public parking lots and on-street parking facilities, the Franklins parking lot, and the new Canvas apartments to name a few. The Hyattsville area is a very walkable and densely populated mixed use area that contains residential and commercial uses and as such the commercial use for this building does not require specific off street parking. With regards to the residential parking, the City maintains a residential parking permit program for on street parking within this area. It is anticipated that the residential uses will participate in this existing program.*

Page 18 of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District states that "Applicants within an established parking district may have the minimum off-street parking requirements reduced or waived provided that the applicant agrees to pay a special assessment and/or a fee-in-lieu for the required number of off-street parking spaces that are to be waived as defined by the parking district."

**Prince Georges County Zoning Code Sec. 27-568. Schedule (number) of spaces required, generally**

| TYPE OF USE                          | NUMBER OF SPACES  | UNIT OF MEASUREMENT                                |
|--------------------------------------|---|--|
| Multifamily dwelling: (D) All others | 2.0<br>+0.5   | Dwelling Unit<br>Bedroom in excess of one per unit |
| (aa) Retail                          | 1.0   | 250 sf. Of Gross Leasable Area<br>(GLA)            |
| Total Minimum Requirements           | <b>Residential 18.5 ((3x2)+(5x2.5))/Retail 7 (250/1700)</b> |  |

The applicant proposes to use the existing improved asphalt parking area situated on Parcel 2 to accommodate the off-street parking needs for Parcel 1. Per the applicant, if Phase 2 is approved for development, alternative off-site parking facilities will need to be addressed through the Detailed Site Plan review process. The applicant did not disclose how much parking will be provided on the PPS.

**Bicycle and Pedestrian Facilities**

The proposed project is subject to Sec. 24-124.01, of the Prince George's County Code which requires adequate public pedestrian and bikeway facilities in County Centers and Corridors. A bicycle and pedestrian Impact Study is required within a ½ mile radius of the site. Based on the number of dwelling units and the square footage of commercial, the applicant states they are not required to submit a BPIS. However, as per the proposed development plans 394 sf of bike storage area is being proposed on the interior of the basement.

**Planning Committee Review**

The applicant presented to the Planning Committee on April 29th, 2025. The Planning Committee responded positively to the proposal.

Below are the recommendations voted on by the Planning Committee:

1. *Overall the Planning Committee supports the rehabilitation and reuse of the Historic Lodge.*
2. *The Planning Committee has concerns with the overall parking strategy and congestion of the area for the transition between Phase I and a potential Phase II. A larger solution is needed to determine how best to address parking and congestion for the lodge and commercial space in an area already tight on parking.*
3. *The Planning Committee recommends that the City Council pay special attention to the waste collection for the lodge, especially considering the existing public alley situated to the rear is not a through alley. We believe the proposed plan does not adequately safeguard interactions with pedestrians and vehicular traffic within subject site.*
4. *With the potential for increased traffic in this corridor, the Planning Committee has concerns about traffic safety and recommends additional traffic calming devices as well as cross-walks.*
5. *The Planning Committee has concerns about the proposed dormers and recommends that the developer look for alternative solutions that are more in keeping with the historical architecture of the lodge.*



## **Recommendations**

Staff will recommend the City Council to adopt the following motion:

“I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Preliminary Plan of Subdivision 4-24033, subject to the following conditions:

The City recommends the following conditions of approval:

1. To ensure compliance with the Americans with Disabilities Act (ADA) staff requests that the applicant clarify the number ADA parking spaces being provided and identify the location of said spaces.
2. During the construction phase, the applicant shall coordinate with the City of Hyattsville as it relates to staging and hours of operation to mitigate noise, traffic and other concerns.
3. Staff recommend the addition of outdoor bike storage for the proposed project by the applicant, given the property’s proximity to the existing town center and public park. Outdoor bicycle storage on the exterior of the building would accommodate patrons of the proposed commercial use. Installation of the inverted-U racks or similar design would be preferred.
4. To promote long-term environmental sustainability and resource efficiency we encourage the applicant to integrate sustainable features to the final design.

Considerations:

1. Page 245 of TDDP notes that “Works of art, architectural enhancements and special landscape treatments should be located in areas where residents and visitors live, work, or congregated and should be highly visible and accessible.” Therefore, the applicant should consider the addition of an outdoor public art feature to further enhance the public street scape.

Note: The applicant will need a permit from City of Hyattsville prior to work in Gallatin St., 43<sup>rd</sup> Ave and Farragut Street.

## **Next Steps**

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS-4-24033 on June 26, 2025. Any recommendations adopted by the City Council at the June 2nd, 2025 meeting will be conveyed to the Planning Board before the public hearing.

## **STATEMENT OF JUSTIFICATION**

### **MT. HERMON LODGE – LOT 11 4-24033**

|                             |  |
|-----------------------------|--|
| APPLICANT/OWNER             | Mt. Hermon Lodge Preservation Project, LLC<br>4709 40 <sup>th</sup> Avenue<br>Hyattsville, Maryland 20781<br>Attn: Kayleigh Kulp   |
| ATTORNEY/<br>CORRESPONDENT: | Matthew C. Tedesco, Esq.<br>McNamee Hosea, P.A.<br>6404 Ivy Lane, Suite 820<br>Greenbelt, Maryland 20770<br>(301) 441-2420 Voice<br>(301) 982-9450 Fax<br>MTedesco@mhlawyers.com   |
| CIVIL ENGINEER:             | CV, Inc.<br>Silvia D. Silverman, AICP<br>610 Professional Drive, Suite 108<br>Gaithersburg, MD 20879<br>301-637-2510 (office)<br>ssilverman@cvinc.com  |
| REQUEST:                    | A Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Zoning Ordinance and prior Subdivision Regulations in accordance with the prior C-S-C/D-D-O Zones. (Section 24-1903) |

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#### **I. DESCRIPTION OF PROPERTY**

1. Address – 4207 Gallatin Street, Hyattsville, Maryland 20781.
2. Location – South side of Gallatin Street at the south west quadrant of the intersection of Gallatin Street and 43<sup>rd</sup> Avenue.
3. Tax Account – 1816446.
4. Zone – NAC (current); C-S-C/D-D-O (prior).

5. Proposed Use – Approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use.
6. Applicable Previous Approvals – N/A.
7. Record Plat – Plat Book LIB A at Plat No. 20.
8. Councilmanic District – 2.
9. Planning Area – 68.
10. Schools – Hyattsville Elementary, Hyattsville Middle and Northwestern High.
11. Police – Division I.
12. Fire/EMS – Hyattsville, Station 801, Battalion 884; Bladensburg, Station 809, Battalion 884.
13. Library – PGCMLS Bladensburg Branch Library; PGCMLS Hyattsville Branch Library.
14. Water/Sewer Category – W3/S3.
15. Historic Site/Resources – The Mount Hermon Masonic Temple (ID 68-010-95) (CR-102-2024); Harvey Dairy Store (ID 68-010-88 – 0.01 miles from subject property) ; Burgess House (ID 68-010-83 – 0.03 miles from subject property); Jones-Sheridan House (ID 68-010-79 – 0.04 miles from subject property); Welsh House (68-010-01 – 0.05 miles from the subject property); Fox’s Barn (ID 68-010-74 – 0.06 miles from subject property); Shepherd-Sibley House (ID 68-010-73 – 0.07 miles from the subject property); Benjamin Smith House (ID 68-010-34 – 0.08 miles form subject property); Lewis-Holden House (ID 68-010-02 – 0.09 miles from subject property); Frederick Holden House (ID 68-010-17 – 0.12 miles from subject property); Hyattsville Post Office (ID 68-010-40 – 0.12 miles from subject property); Lown House (ID 68-010-35 – 0.13 miles from subject property); and Edgewood (Tricon-Halloran House) (ID 68-010-65 – 0.13 miles from subject property).

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#### IV. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of 4-24033.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:



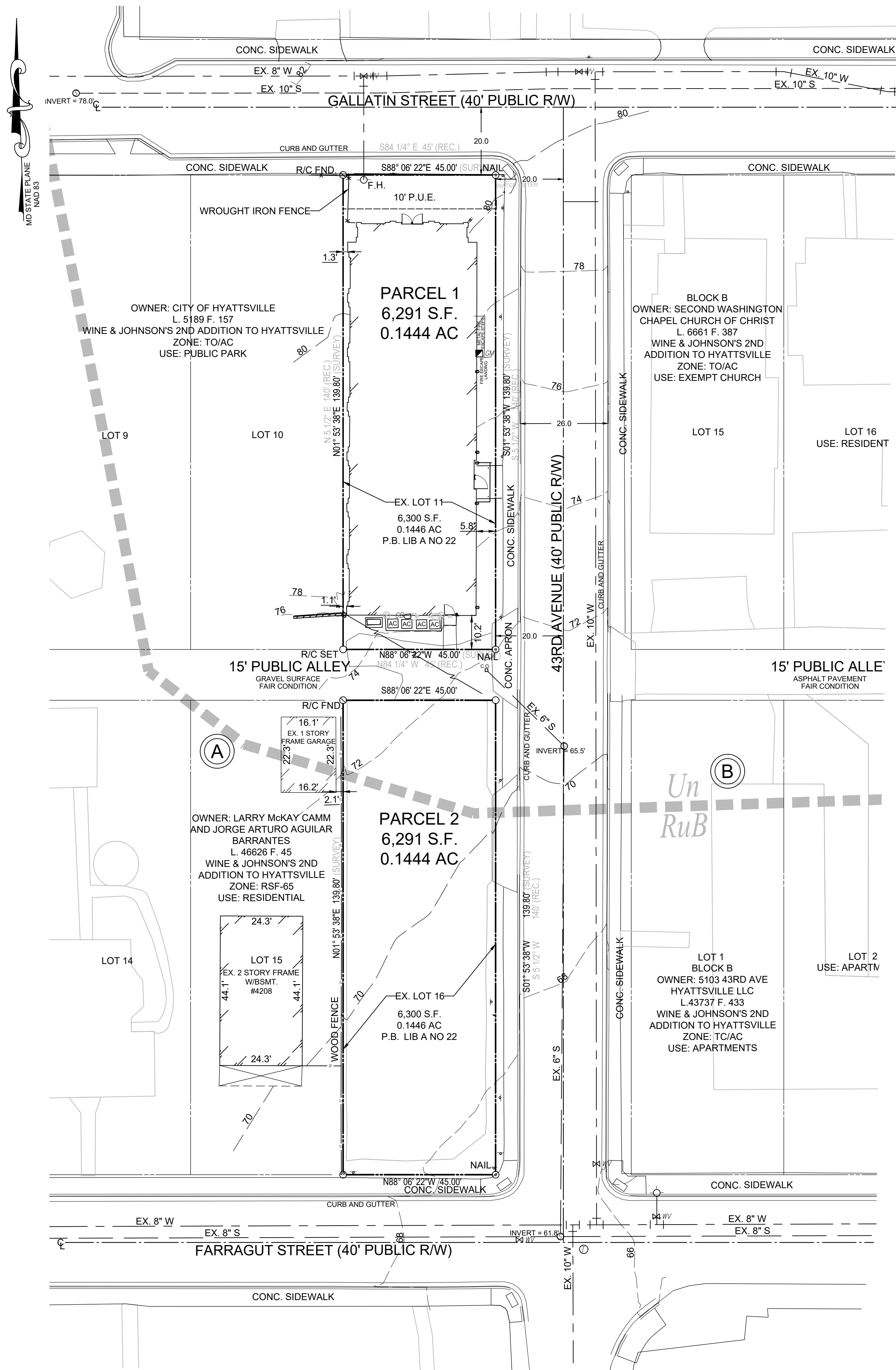
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Matthew C. Tedesco  
Attorney for the Applicant

Date: March 17, 2025



EXHIBIT 1

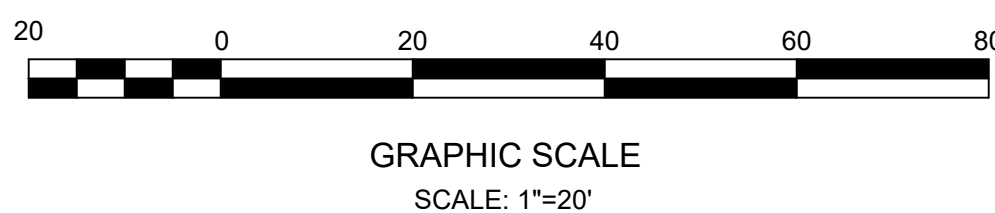
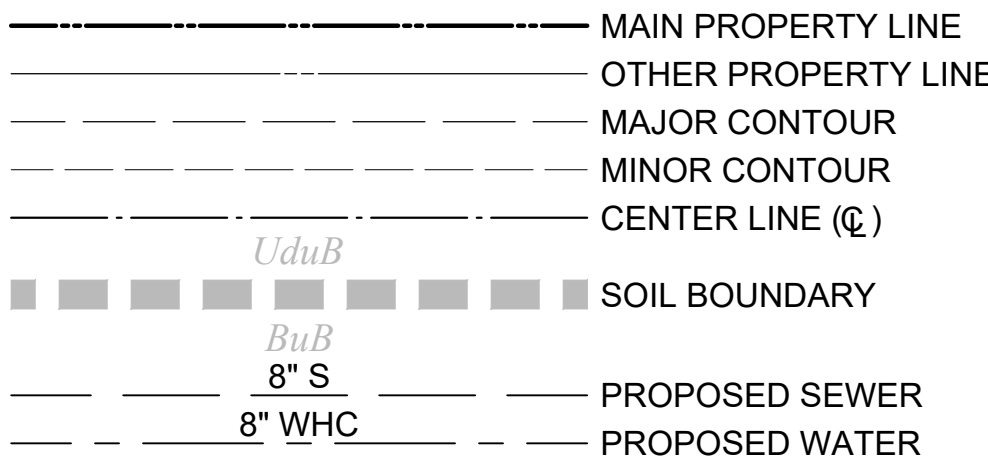


VICINITY MAP  
SCALE: 1"=2000'  
PRINCE GEORGE'S COUNTY  
ADC MAP #5409, GRID J-8

| GENERAL NOTES:   |   |   |
|--|---|---|
|  | PARCEL 1  | PARCEL 2  |
| 1 Existing lot, Deed Description   | Lot 11, Block A, "Wine and Johnson's 3rd Addition to Hyattsville" Plat Book LIB A Plat Number 022 | Lot 16, Block A, "Wine and Johnson's 2nd Addition to Hyattsville" Plat Book JWB 2 Plat Number 618 |
| 2 Liber & Folio  | Liber 50603 Folio 365   | Liber 50603 Folio 371   |
| 3 Purpose of subdivision   | One parcel for mixed-use development (commercial/residential)                                     | 5 Residential Lots  |
| 4 Prior approvals  | N/A   | N/A   |
| 5 Total acreage  | 0.1444 AC.  | 0.1444 AC.  |
| 6 Gross  | 0.1444 AC.  | 0.1444 AC.  |
| 6.1 Net  | 0.1444 AC.  | 0.1444 AC.  |
| 6.2 By zone  | 0.1444 AC. (C-S-C)  | 0.1444 AC. R-55   |
| 6.3 Net developable area outside of PMA  | 0.1444 AC.  | 0.1444 AC.  |
| 7 Acreage of environmental regulated features  | 0.0 AC.   | 0.0 AC.   |
| 8 Acreage of 100-year floodplain   | 0.0 AC.   | 0.0 AC.   |
| 9 Total area calculation   | 6,291 S.F.*   | 6,291 S.F.*   |
| 10 Acreage of road dedication  | 0.0 AC.   | 0.0 AC.   |
| 11 Zoning (Current)  | NAC, TO/AC  | RSF65 - Residential Single Family   |
| 12 Zoning (Prior)  | Commercial Shopping Center (C-S-C)/D-D-O  | R-55 - Residential/D-D-O  |
| 13 Existing use  | Eleemosynary/Philanthropic Institution  | Unmarked Asphalt Parking  |
| 14 Proposed Zoning   | C-S-C/D-D-O (Prior Ordinance)   | R-55 - Residential  |
| 15 Proposed use  | Mixed Use Commercial/Residential (adaptive reuse of existing Masonic Lodge)                       | Residential Lots  |
| 16 Proposed dwelling units   | 8 Multi-family apartment units  | 5   |
| 17 Density Min/Max   | 10/90   | No Minimum  |
| 28 Density calculation   | 55.4  | 40 DU/Ac  |
| 19 Minimum lot size required (Prior Ordinance)   | 1,200 S.F.  | No Minimum  |
| 20 Lot size proposed   | 6,291 S.F.  | 990 S.F.  |
| 21 Minimum lot width required (Prior Ordinance)  | No Minimum  | No Minimum  |
| 22 Lot width proposed (Prior ordinance)  | 45' (Existing)  | 24'   |
| 23 Front street required   | No Minimum  | No Minimum  |
| 24 Front street proposed   | 45' (Existing)  | 24' Minimum   |
| 25 Front/Side/Rear Yard Depth minimum  | No Minimum  | No Minimum  |
| 26 Front/Side/Rear Yard Depth proposed   | 10'/1.3' and 5.8'/10.2'   | 0'/5'/10'   |
| 27 Principal Structure Height Min/Max  | No Minimum  | No Minimum  |
| 28 Principal Structure Height proposed   | 48.7'   | 40'   |
| PARCELS 1 AND 2  |   |   |
| 29 Tax Map, Grid   | 0050, B1  |   |
| 30 200-Foot WSSC Map Reference   | 206NE04   |   |
| 31 Sustainable Growth Tier   | Yes - Tier 1  |   |
| 32 Military Installation Overlay Zone  | No  |   |
| 33 Center or Corridor Location   | Baltimore Avenue Corridor   |   |
| 34.a Gross Floor Area Existing   | 8,546 S.F.** - Building to remain   | 0   |
| 34.b Gross Floor Area Proposed   | 8,546 S.F.  | 0   |
| 35 Stormwater management concept #   | Concept #SIT-00081-2025   | Concept #SIT-00089-2025   |
| 35.1 Approval date   | 3/17/2025   | Pending   |
| 36 WSSC Water Category (Existing)  | W-3   |   |
| 37 WSSC Water Category (Proposed)  | W-3   |   |
| 38 WSSC Sewer Category (Existing)  | S-3   |   |
| 39 WSSC Sewer Category (Proposed)  | S-3   |   |
| 40 Method of sewer disposal  | Public sewer  |   |
| 41 Aviation policy area  | NA  |   |
| 42 Mandatory park dedication requirement   | Fee in Lieu of Mandatory Dedication   | Fee in Lieu of Mandatory Dedication ***   |
| 43 Cemeteries on or contiguous to the property   | No  |   |
| 44 Historic sites on or in the vicinity of the property  | Hyattsville Historic District (ID: 68-010-00)   |   |
| 45 Type One Tree Conservation Plan   | Woodland Conservation Ordinance Exemption   |   |
| 46 Within Chesapeake Bay Critical Area   | No  |   |
| 47 Wetlands  | No  |   |
| 48 Streams   | No  |   |
| 49 Soils by soil type  | Un: Hydrologic Soil Group: D  | Un: Hydrologic Soil Group: D<br>RuB: Hydrologic Soil Group C                                      |
| Source: USDA Web Soil Survey   |   |   |
| 50 In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization | No  |   |

\* Square Footage shown per ALTA Survey. Original Record Plat indicates 6,300 SF  
\*\* Square Footage shown per Architectural calculations.  
\*\*\* The Applicant will work with the Department of Parks and Recreation to determine if additional public amenities in the nearby City of Hyattsville Park can be provided instead of Fee-in-Lieu

LEGEND:



OWNER:  
MT. HERMON LODGE  
PRESERVATION PROJECT, LLC  
4709 40th AVENUE  
HYATTSVILLE, MARYLAND 20781  
  
PHONE NUMBER: (240) 535-4909  
EMAIL: KAYLEIGH.KULP@GMAIL.COM

| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------|
|          |             |      |
|          |             |      |
|          |             |      |
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|          |             |      |
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21908, EXPIRATION DATE: 07/16/26.



CV, INC.  
610 PROFESSIONAL DRIVE, #108  
GAITHERSBURG, MARYLAND 20879  
PHONE: (301) 637-2510  
WWW.CVINC.COM

Preliminary Plan of Subdivision  
4-24033  
MOUNT HERMON LODGE  
  
PARCELS 1 AND 2  
A RESUBDIVISION OF LOTS 11 AND 16, BLOCK "A"  
WINE AND JOHNSON'S 2ND  
ADDITION TO HYATTSVILLE  
HYATTSVILLE (16TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.  
20241103.02  
  
SCALE: AS SHOWN  
DATE: 05/05/2025  
DRAWN BY: AN  
CHECKED BY: MT  
SHEET 1 OF 1



# EXHIBIT 2



Traffic Impact Analysis

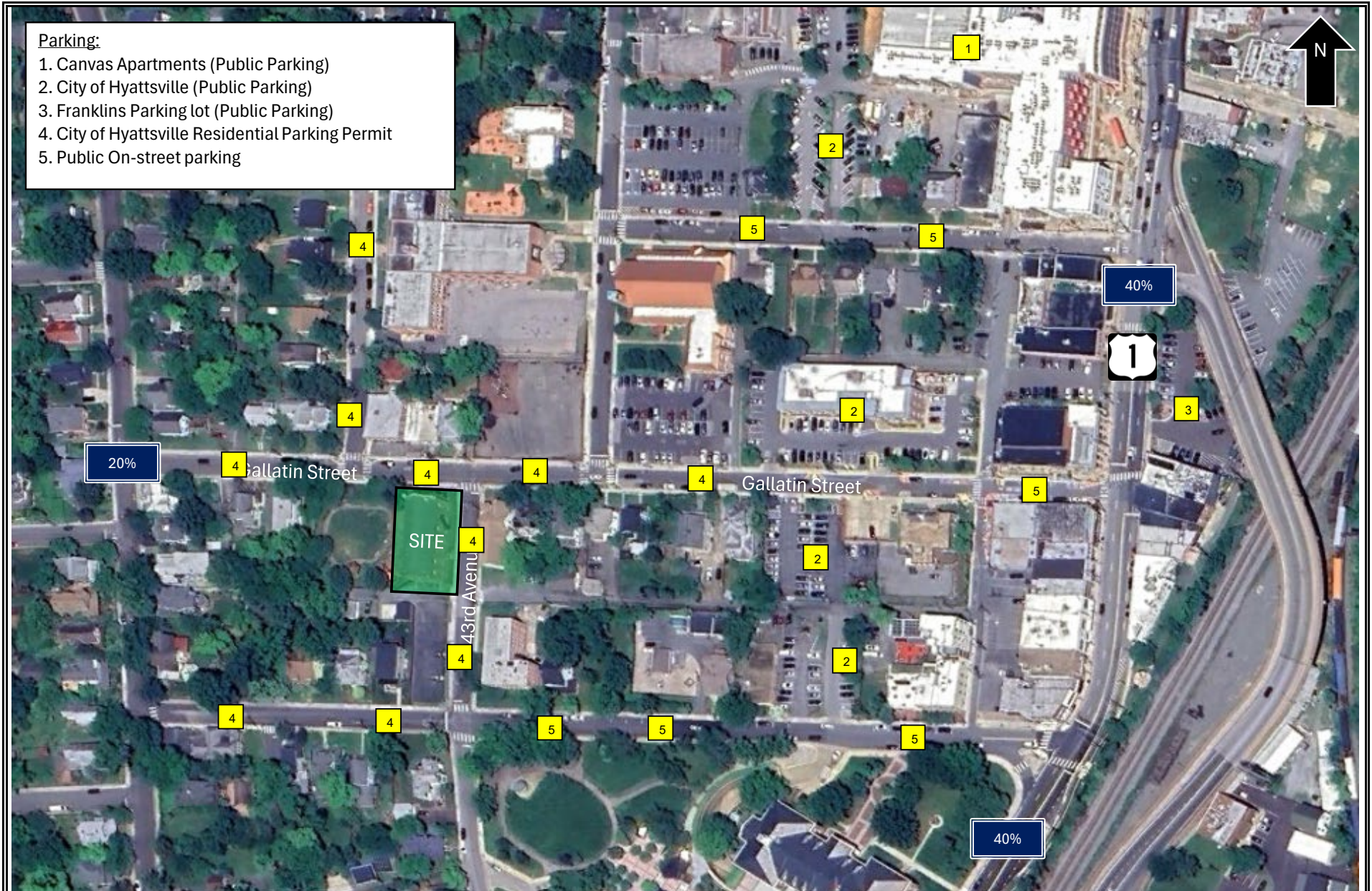
Background Development Map

Exhibit  
C-1

 **LENHART TRAFFIC CONSULTING, INC.**  
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214  
SEVERNA PARK, MD 21146  
[www.lenharttraffic.com](http://www.lenharttraffic.com)



# EXHIBIT 3



Traffic Impact Analysis

Site Location Map

**Exhibit**  
**1**

 **LENHART TRAFFIC CONSULTING, INC.**  
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214  
SEVERNA PARK, MD 21146  
[www.lenharttraffic.com](http://www.lenharttraffic.com)




# EXHIBIT 4

## Level-of-Service Results

| Morning Peak Hour   | Existing<br>LOS               | Background<br>LOS             | Total<br>LOS                  |
|---|-------------------------------|-------------------------------|-------------------------------|
| 1). Gallatin Street & 43rd Avenue (Unsignalized)<br>Northbound Approach | A / 1.7 sec.<br>A / 9.8 sec.  | A / 1.8 sec.<br>A / 9.9 sec.  | A / 2.1 sec.<br>A / 10.0 sec. |
| 2). US 1 & Gallatin Street (Signalized)                                 | A / 401                       | A / 417                       | A / 418                       |
| Evening Peak Hour   | Existing<br>LOS               | Background<br>LOS             | Total<br>LOS                  |
| 1). Gallatin Street & 43rd Avenue (Unsignalized)<br>Northbound Approach | A / 3.9 sec.<br>A / 10.0 sec. | A / 4.0 sec.<br>B / 10.1 sec. | A / 4.7 sec.<br>B / 10.4 sec. |
| 2). US 1 & Gallatin Street (Signalized)                                 | A / 361                       | A / 377                       | A / 382                       |

### NOTES:

1. All signalized intersections satisfy MNCPPC Guidelines of LOS "E" or better for CLV analyses.
2. All unsignalized intersections satisfy MNCPPC Guidelines of less than 50 seconds of delay for all approaches for HCM analyses.

|  |   |              |
|--|---|--------------|
| Traffic Impact Analysis  | Results of<br>Level-of-Service Analyses | Exhibit<br>9 |
|  <b>LENHART TRAFFIC CONSULTING, INC.</b><br>645 BALTIMORE ANNAPOLIS BLVD, SUITE 214<br>SEVERNA PARK, MD 21146<br><a href="http://www.lenharttraffic.com">www.lenharttraffic.com</a> |   |              |



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-323-FY25

5/19/2025

7.a.

---

Submitted by: Quianna Taylor  
Submitting Department: City Clerk  
Agenda Section: Proclamation

**Item Title:**

**Proclamation of National Public Works Week**

**Suggested Action:**

I move that the Mayor and Council adopt a proclamation recognizing the week of May 18 through May 24, 2025, to be Public Works Week in the City of Hyattsville.

**Summary Background:**

The week of May 18 through May 24, 2025, is nationally recognized as Public Works Week in the United States.

**Next Steps:**

Recognize the week of May 18 through May 24, 2025 as National Public Works Week in the City of Hyattsville.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend adoption.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 4 - Foster Excellence in all City Operations

**Legal Review Required?**

N/A

# CITY OF HYATTSVILLE

## PROCLAMATION

**DECLARING MAY 18 THROUGH MAY 24, 2025 TO BE NATIONAL PUBLIC WORKS WEEK**

This proclamation declares the week of May 18 through May 24, 2025, to be National Public Works Week in the City of Hyattsville to recognize the vital services of public works professionals and their indispensable influence on our way of life.

**WHEREAS**, 2025 marks the 65th annual National Public Works Week with the theme of "People, Purpose, Presence." This theme highlights three key values that drive public works professionals: meeting the needs of the people, finding purpose in their work, and being present in their communities to enhance quality of life; and

**WHEREAS**, Public Works labor forces create the backbone of our community, ensuring that vital services are provided, and infrastructure maintained; and

**WHEREAS**, Public Works personnel are charged with some of the most daunting tasks in any community, be it snow removal or yard waste collection following a storm event, or collecting solid waste after busy holiday weeks; and

**WHEREAS**, the City of Hyattsville is fortunate to have a team of dedicated Public Works professionals, each of whom directly impacts the quality of life for our residents on a daily basis; and

**WHEREAS**, it is in the public interest for the citizens, civic leaders, and children in the City of Hyattsville to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works programs in their respective communities, and this week is intended to recognize and thank our Public Works personnel for their contributions to our community's wellbeing.

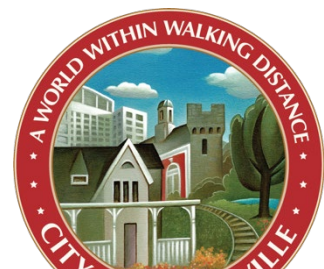
**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the City of Hyattsville, do hereby recognize May 18 through May 24, 2025, as National Public Works Week and formally express our appreciation for the daily efforts of each member of our Public Works team.

---

**Robert S. Croslin**

*Mayor, City of Hyattsville*

May 19, 2025





# City of Hyattsville

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(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

---

**File #:** HCC-338-FY25

5/19/2025

8.a.

---

Submitted by: Nate Groenendyk  
Submitting Department: City Clerk  
Agenda Section: Appointment

**Item Title:**

**Appointment to the Audit Committee**

**Suggested Action:**

I move the Mayor and Council approve the appointments of Daniel Lange (Ward 2), Stanislaw Rzeznik (Ward 2), Nancy Hammond (Ward 2), and Glenn Robelen (Ward 2) to the Audit Committee for a term of two years to expire on May 19, 2027, and appoint Councilmember Emily Strab (Ward 2) and Councilmember Kareem Redmond (Ward 3) as Council Liaisons to the Audit Committee.

**Summary Background:**

The Audit Committee was authorized by Council on January 13, 2025. The Committee will review completed audits and provide recommendations if needed on matters relating to the audit conclusions of the City's internal control policies and practices.

**Next Steps:**

The staff liaison will reach out to the committee members about the first scheduled meeting.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend Support

**Community Engagement:**

The opportunity to join the Audit Committee was advertised via the City's communications channels. Meetings of the Audit Committee will be open to the public.

**Strategic Goals:**

Goal 2 - Ensure the Long-Term Economic Viability of the City

**Legal Review Required?**

N/A

Profile

Stanislaw

First Name

Rzeknik

Last Name

Preferred Pronouns

☒ He, him, his

Email Address

Committee Stipend Program - Members Receive a Stipend of \$40 per Meeting Attended

Upon appointment to a committee, you are automatically enrolled into the stipend program but in order to receive your payment you must complete and submit a W-9 form. The W-9 form will be emailed to committee members upon confirmation of your appointment.

Please enter your address below.

Many, but not all, of our committees require residency within the incorporated City limits of Hyattsville. To check your residency status, please visit the map: [City Residency Map](#)

Committees that accept applications from individuals residing outside of the incorporated City limits are listed below:

- Audit Committee (a majority of the voting committee members must be residents of the City)
- Education Advisory Committee (at least 50% + 1 of sitting committee members must be residents of the City)
- Educational Facilities Task Force (up to one non-City resident appointment)
- Race and Equity Task Force (up to one-non City resident appointment)

Street Address

Suite or Apt

City

State

Postal Code

Which Boards would you like to apply for?

Audit Committee: Submitted

Do you currently serve on this committee and are applying for re-appointment?

☐ Yes ☒ No

**If you selected more than one Board/Committee of interest, please indicate your first choice below.**

---

To find your City Ward, click on this link! [City Residency Map](#)

**Please select your ward from the drop down list below. \***

---

☒ Ward 2

Primary Phone

**Referred By:**

---

Emily Straub

**Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.**

---

Serving on the audit committee is opportunity to serve the town and maintain a strong financial reputation. The audit committee promotes confidence among citizens and stakeholders that city funds are well accounted for.

**Please describe your experience with government, business, municipal finance or accounting, including an understanding of generally accepted accounting principles (GAP) and financial statements, auditing, or analyzing financial statements, and experience with internal accounting controls.**

---

I have a background in economics and statistics with experience in accounting and finance. My experience with GAP and financial statements stems from work with the related System of National Accounts standards used for national-level economic data. Perhaps more practically, my contribution to the audit committee will also come from skill in data management, organization, and verification. I look forward to helping the committee prepare, organize, and review audit materials and present results in a clear and convincing format.

Question applies to Audit Committee

**Have you or a member of your household conducted business either currently or previously with the City? \***

---

☒ No

Question applies to Audit Committee

**Do you or anyone in your household hold a political office? If so, please provide details below.**

---

No

Question applies to Audit Committee

**Are you or anyone in your household a member of the media? If so, please provide details below.**

---

No

**Board, Committee, and Commission Application**

---

**Profile**

Glenn

First Name

Robelen

Last Name

**Preferred Pronouns**

---

None Selected

Email Address

**Committee Stipend Program - Members Receive a Stipend of \$40 per Meeting Attended**

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- Race and Equity Task Force (up to one non-City resident appointment)

Street Address

City

Suite or Apt

State

Postal Code

**Which Boards would you like to apply for?**

---

Audit Committee: Submitted

**Do you currently serve on this committee and are applying for re-appointment?**

---

☐ Yes ☒ No**If you selected more than one Board/Committee of interest, please indicate your first choice below.**

---

1. Audit 2. Environment 3. Code Compliance



To find your City Ward, click on this link! [City Residency Map](#)

**Please select your ward from the drop down list below. \***

☒ Ward 2

Primary Phone

**Referred By:**

Self

**Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.**

As a resident of Hyattsville, I have a vested interest in the Financial well being and future of the city. My 25+ career experience dealing with budgeting and planning make me an ideal candidate.

**Please describe your experience with government, business, municipal finance or accounting, including an understanding of generally accepted accounting principles (GAP) and financial statements, auditing, or analyzing financial statements, and experience with internal accounting controls.**

In my current role at CareFirst, Federal Employee Program Operation Center, I manage annual budgets valued up to \$30 M, related to assets, amortization, depreciation, expenses, resources, etc., in accordance with GAP accounting principles and Federal OPM standards. In previous roles, I have managed multimillion dollar budgets in accordance to GAP standards in the private sector. Additionally, I have an MBA from Georgia State University.

Question applies to Audit Committee

**Have you or a member of your household conducted business either currently or previously with the City? \***

☒ No

Question applies to Audit Committee

**Do you or anyone in your household hold a political office? If so, please provide details below.**

No

Question applies to Audit Committee

**Are you or anyone in your household a member of the media? If so, please provide details below.**

No

**Board, Committee, and Commission Application**

---

**Profile**

Daniel

First Name

Lange

Last Name

**Preferred Pronouns**

---

☒ He, him, his

Email Address

**Committee Stipend Program - Members Receive a Stipend of \$40 per Meeting Attended**

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- Race and Equity Task Force (up to one-non City resident appointment)

Street Address

Suite or Apt

City

State

Postal Code

**Which Boards would you like to apply for?**

---

Audit Committee: Submitted

**Do you currently serve on this committee and are applying for re-appointment?**

---

☐ Yes ☒ No

**If you selected more than one Board/Committee of interest, please indicate your first choice below.**

---

Audit Committee.

To find your City Ward, click on this link! [City Residency Map](#)

**Please select your ward from the drop down list below. \***

---

☒ Ward 2

Primary Phone

**Referred By:**

---

Sam Denes

**Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.**

---

Since moving to Hyattsville in 2021, the city has welcomed my family with open arms. I love living in our tightknit community and enjoy participating in the many supportive and inclusive events here, such as Arts and Ales, Cyclocross, Vine Crawl, and other block parties. I am currently a volunteer at the Hyattsville Public Library, and I hope to further give back to our community in a new way by serving on the newly designated Audit Committee. I am confident that my unique skillset as a CPA and former government auditor will help the City address historical deficiencies, ensure taxpayer transparency, enhance community accountability, and strengthen future City audits. I am excited for this unique opportunity to apply my career experience auditing government financial statements for the direct benefit of all Hyattsville residents.

**Please describe your experience with government, business, municipal finance or accounting, including an understanding of generally accepted accounting principles (GAP) and financial statements, auditing, or analyzing financial statements, and experience with internal accounting controls.**

---

I am a Certified Public Accountant (CPA) with eleven years of experience as an auditor, including 8 years auditing government agencies as a senior manager at KPMG, a global audit services firm. As a Senior Manager, I led (primarily government) financial statement audit engagements, up to agencies totaling \$300 billion, managing a team of 30 professionals to design the audit approach. This included implementing automation, multi-location audit strategies, information technology system testing, statistical sampling for substantive and control tests, and testing for compliance with laws and regulations. These tests were designed to ensure compliance with Generally Accepted Accounting Principles (GAAP) for various accounting standards depending on the client (FASAB, FASB, GASB). I have experience testing controls under the COSO framework as well as the GAO Greenbook. When I or the team I managed identified material weaknesses, significant deficiencies, or control deficiencies, I led the communication to clients via a Notice of Finding and Recommendation and, subsequently, through a management letter. In addition, I received the highest rating possible when my engagements were selected for the firm's standard quality control process. While at KPMG I also served as a National Facilitator/Instructor, where I delivered NASBA approved courses to audit professionals on a wide range of topics, including advanced audit concepts, technical accounting, governmental accounting, and independence. I also developed and improved training for courses in project management, auditing significant accounting policies, and data and analytic tool implementation. Since 2017, I have served as a Committee Director for AGA (formerly known as Association of Government Accountants), a professional organization that connects and empowers financial related professionals supporting government. I am passionate about mentoring and community service, and I hope to build on this solid volunteer foundation by serving on the City of Hyattsville audit committee.

Question applies to Audit Committee

**Have you or a member of your household conducted business either currently or previously with the City? \***

---

☒ No

Question applies to Audit Committee

**Do you or anyone in your household hold a political office? If so, please provide details below.**

---

No

Question applies to Audit Committee

**Are you or anyone in your household a member of the media? If so, please provide details below.**

---

No

**Board, Committee, and Commission Application**

---

**Profile**

Nancy

First Name

Hammond

Last Name

**Preferred Pronouns**

---

None Selected

Email Address

**Committee Stipend Program - Members Receive a Stipend of \$40 per Meeting Attended**

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- Race and Equity Task Force (up to one non-City resident appointment)

Street Address

City

Suite or Apt

State

Postal Code

**Which Boards would you like to apply for?**

---

Audit Committee: Submitted

**Do you currently serve on this committee and are applying for re-appointment?**

---

☐ Yes ☒ No

**If you selected more than one Board/Committee of interest, please indicate your first choice below.**

---

To find your City Ward, click on this link! [City Residency Map](#)

**Please select your ward from the drop down list below. \***

☒ Ward 2

Primary Phone

**Referred By:**

**Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.**

I have professional experience to contribute to the oversight of the City's annual audit. I am concerned about the City's chronic late audits, and want to be part of the solution.

**Please describe your experience with government, business, municipal finance or accounting, including an understanding of generally accepted accounting principles (GAAP) and financial statements, auditing, or analyzing financial statements, and experience with internal accounting controls.**

I hold an MBA from the Carey School of Business, Johns Hopkins University. I have more than 20 years of experience in nonprofit financial management, and currently work in the accounting and finance office of a \$58M social service agency with federal and local government funding streams. I understand and refer to GAAP regularly in my work. I know how to read and analyze audited financial statements. I have been responsible for the management of annual audits and participated in the audit firm hiring process multiple times. I use and enforce internal controls as part of my job responsibilities.

Question applies to Audit Committee

**Have you or a member of your household conducted business either currently or previously with the City? \***

☒ No

Question applies to Audit Committee

**Do you or anyone in your household hold a political office? If so, please provide details below.**

No

Question applies to Audit Committee

**Are you or anyone in your household a member of the media? If so, please provide details below.**

No



# City of Hyattsville

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[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-342-FY25

5/19/2025

8.b.

---

Submitted by: Quianna Taylor  
Submitting Department: City Clerk  
Agenda Section: Appointment

**Item Title:**

**Appointment to the Hyattsville Environment Committee**

**Suggested Action:**

I move that the Mayor and Council approve the re-appointment of Janet Nackoney (Ward 2) to the Hyattsville Environment Committee for a term of two (2) years to expire May 19, 2027.

**Summary Background:**

See attached applications.

**Next Steps:**

The staff liaison will reach out about the next scheduled meeting.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

Committee meetings are open to the public and all are encouraged to attend. Agendas are posted on the City's website.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A

Profile

Janet

First Name

Nackoney

Last Name

Preferred Pronouns

☒ She, her, hers

Email Address

Committee Stipend Program - Members Receive a Stipend of \$40 per Meeting Attended

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- Educational Facilities Task Force (up to one non-City resident appointment)
- Race and Equity Task Force (up to one-non City resident appointment)

Street Address

Suite or Apt

City

State

Postal Code

Which Boards would you like to apply for?

Hyattsville Environment Committee: On Agenda

Do you currently serve on this committee and are applying for re-appointment?

☒ Yes ☐ No



**If you selected more than one Board/Committee of interest, please indicate your first choice below.**

---

To find your City Ward, click on this link! [City Residency Map](#)

**Please select your ward from the drop down list below. \***

---

☒ Ward 2

Primary Phone

**Referred By:**

---

Former member-- seeking renewal

**Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.**

---

Hello, I am Janet Nackoney from Ward 2. I have been a member of the Hyattsville Environmental Committee since around 2014. I am a Geographer by profession and am interested in helping with environmental conservation and natural resources management. Participation in the Hyattsville Environmental Committee is an excellent opportunity to become more involved in building a more sustainable city and promote a greener place to live. Thank you for providing this opportunity for me to serve our city.

**Please describe your experience with government, business, municipal finance or accounting, including an understanding of generally accepted accounting principles (GAP) and financial statements, auditing, or analyzing financial statements, and experience with internal accounting controls.**

---



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## Agenda Item Report

---

**File #:** HCC-331-FY25

5/19/2025

9.a.

---

Submitted by: Allison Weikel  
Submitting Department: Police Department  
Agenda Section: Consent

**Item Title:**

**FY25 Budget Amendment - Accept SFY25 BJAG White Paper Proposal Grant Award**

**Suggested Action:**

I move the Mayor and Council amend the FY25 budget to accept and appropriate the SFY25 BJAG White Paper Proposal Grant Award from the Governor's Office of Crime Control and Prevention (GOCCP) in the amount of \$12,798.00 for the purchase of six (6) chairs in the new Communications Department of the Police and Public Safety Building.

**Summary Background:**

In April 2025, City staff applied for a grant from the Governor's Office of Crime Control and Prevention (GOCCP) and received notification of the award on March 6, 2025. The City applied for six (6) chairs and thirty (30) monitors for the Communications Department in the amount of \$21,657.90.

The City was awarded \$12,798.00 for the purchase of the six (6) chairs.

**Next Steps:**

Accept the grant award and purchase the six chairs.

**Fiscal Impact:**

\$12,798 in grant funds.

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



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## Agenda Item Report

---

**File #:** HCC-332-FY25

5/19/2025

9.b.

---

Submitted by: Laura Reams  
Submitting Department: Legislative  
Agenda Section: Consent

**Item Title:**  
**Amendment to Audit Committee Worksheet**

**Suggested Action:**

I move the Mayor and Council amend the Audit Committee Worksheet to add two additional seats on the committee, with a maximum committee membership of seven.

**Summary Background:**

Council has requested the expansion of the Audit Committee membership by two seats to increase the maximum membership to seven. As discussed at the May 5, 2025 Council Meeting, it is Council's intention that the two additional seats be an opportunity to increase the ward diversity of the committee, specifically for the inclusion of residents who live in Ward 3, Ward 4, and Ward 5.

**Next Steps:**

Amend committee worksheet and fill the remaining seats.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

Committee openings will be advertised via the City's communications channels.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A

## COMMITTEE WORKSHEET

### AUDIT COMMITTEE

**Mission Statement:** The Audit Committee serves to ensure that the City of Hyattsville fulfills its responsibilities for accountability to the local community, and that meets the expectations of partners, regulators, and other stakeholders. The Committee will review completed audits with the City's auditor of record and City Treasurer or their designee and provide recommendations if needed on matters relating to the audit conclusions of the City's internal control policies and practices. The Audit Committee will seek to encourage continuous improvement of and foster adherence to City policies, procedures, and practices to safeguard the integrity of the City's financial statements.

**Scope:** The duties of the committee shall include:

1. Selection of Auditing Firm: One (1) member of the committee shall be designated to participate in the selection process for the City's independent auditor firm.
2. Financial Audit: The committee shall review with management and the independent auditors the final audit results and make recommendations on policies and procedures to the City Council, where necessary. This review may include:
  - Review of the Management Letter
  - Review of the Governance Letter
  - Review of Internal Controls Report
  - Review of any identified material issues
3. Other audit-related functions as directed by a majority vote of the City Council.
4. Committee Worksheet: The committee shall review the Audit Committee Worksheet annually to reassess its adequacy and make recommendations for changes to the City Council as needed.

**Deliverables:** The committee shall issue a report to the City Council within 60 days of the first committee meeting to review a completed audit report. The report should include recommendations on policies and procedures related to audit findings, and information on any new or pending developments in accounting or reporting standards that may impact the City.

**Frequency of meetings:** Meetings shall be scheduled to occur within 30 days of the public release of the city's annual audit. Additional meetings may be scheduled as deemed necessary by the committee, or at the request of Council.

**Minimum number of meetings per year:** The committee shall meet a minimum of two (2) times per year.

**The Committee is temporary/permanent:** Permanent

**Composition of members:**

The Committee will be composed of not less than ~~three (3)~~ **four (4)** but not more than ~~five (5)~~ **seven (7)** voting members, appointed by the City Council for two (2) year terms. A majority of the voting committee members must be residents of the City.

- One (1) member who is a qualified financial professional with significant experience, not employed by the City, and deemed suitable for appointment to the position by the Council. This is a voting member of the committee.
- Two (2) to four (4) members with backgrounds in government, business, municipal finance or accounting. All City resident members of the audit committee should possess a basic understanding of governmental financial reporting and auditing, including an understanding of generally accepted accounting principles and financial statements, auditing, or analyzing financial statements, and experience with internal accounting controls. These are voting members of the committee.
  - Representation from each City ward is not required, but preferred
- Representatives from the City's third-party auditing firm, and the City's financial advisor (non-voting members).

Members are eligible to participate in the City's committee stipend program. Representatives from the third-party auditor will be paid per their contract with the City.

The Committee shall annually elect a Chair and a Record Keper. A Vice Chair may be elected at the discretion of the Committee.

Voting members may not hold political offices, be a member of the media, or otherwise conduct business with the City of Hyattsville that would benefit them financially.

**Council Liaison:**

The committee will have up to two (2) Council liaisons. Council liaisons are non-voting members.

**City Staff:**

The committee will have up to two (2) staff liaisons from the Finance Department. Staff liaisons are non-voting members.



# City of Hyattsville

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## Agenda Item Report

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**File #:** HCC-335-FY25

5/19/2025

9.c.

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Submitted by: Dealon Lacroix  
Submitting Department: Public Works  
Agenda Section: Consent

**Item Title:**

**Traffic Calming Petition Recommendations for 4000 Block Nicholson Street**

**Suggested Action:**

I move that the Mayor and Council accept the staff recommendation to designate the 4000 block of Nicholson Street as a yield street.

**Summary Background:**

At the October 7, 2024, Public Hearing, City staff presented the traffic calming petition evaluation for the 4000 block of Nicholson Street. After a professional analysis of the request, the staff recommendation was to deny the request for speed humps, as the location did not meet the safety or geometry criteria for speed hump installation.

At the October 21st Council meeting, the Council authorized additional time for staff to explore alternative traffic calming measures.

At the December 2, 2024, Council meeting, staff presented an alternative recommendation of implementing a yield street. Council tabled the motion to give staff additional time for residential outreach regarding the alternative recommendation.

During a community meeting on March 20, 2025, staff and petitioners agreed to proceed with the yield street designation and staff committed to additional monitoring to determine the effectiveness of the yield street and if more traffic calming is needed.

Staff requests Mayor and Council approve this response to the petition. The necessary work required to install the yield street will follow the City's procurement processes. The cost of installation is not expected to exceed \$15,000.

**Next Steps:**

Council authorization to implement a yield street for the 4000 block of Nicholson Street.

Upon authorization, staff will proceed with implementation of yield street at the Nicholson Street petition location. This will include elements such as bump outs, continental crosswalks, formalized passing zones, travel lanes, and parking lanes as well as appropriate signage indicating a Yield Street.

Intersections at Nicholson and 40<sup>th</sup> Ave and Nicholson and 41<sup>st</sup> Ave will also be refreshed to include high visibility crosswalks, stop bars, and 30 feet of no parking. Staff will collect additional data post installation to monitor effectiveness of yield street and determine if additional action is needed.

**Fiscal Impact:**

NTE \$15,000

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

Public hearing 10/07/2024, Community meeting with petitioners 03/20/2025

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



## City of Hyattsville

# Memo

**To:** Mayor and City Council

**From:** Hal Metzler, Senior Deputy Director of Public Works; Taylor Robey, Transportation Manager

**CC:** Tracey Douglas, City Administrator; Lesley Riddle, Director of Public Works

**Date:** May 9, 2025

**Re:** 4000 Block Nicholson Street Traffic Calming Petition Staff Recommendation

**Attachments:** Traffic Calming Petition PPT 20241007 FINAL; [Hyattsville Multimodal Toolkit](#)

---

The purpose of this memorandum is to provide the City Council with an update on the alternative recommendations regarding the Traffic Petition for the 4000 block of Nicholson Street.

### Background and Previous Council Review

On October 7, 2024, City staff presented the results of the staff evaluation of the traffic petition and their respective recommendations. Initial staff recommendations are shown below:

| Petition                | Request               | Staff Recommendation |
|-------------------------|-----------------------|----------------------|
| 4000 Block Nicholson St | Install Speed hump(s) | Deny Request         |

On October 21, 2024, City Council authorized City staff to evaluate whether traffic calming measures other than speed humps could be feasible for the petition location.

On December 2, 2024 staff recommended that yield street conditions be formalized to address traffic calming concerns. Staff provided background on why a yield street is preferred at this location and the benefits they provide. The motion was tabled in order to give staff additional time for residential outreach regarding the alternative recommendation.

On March 20, 2025 staff and petitioners met to discuss alternative recommendations and how a yield street would address resident concerns on this block. There was additional discussion around evaluating the effectiveness of traffic calming installations and challenges with the existing traffic calming program. Staff and petitioners came to an agreement that a yield street would be installed at this petition location and additional monitoring would occur to determine the effectiveness of the yield street and if more traffic calming is needed.

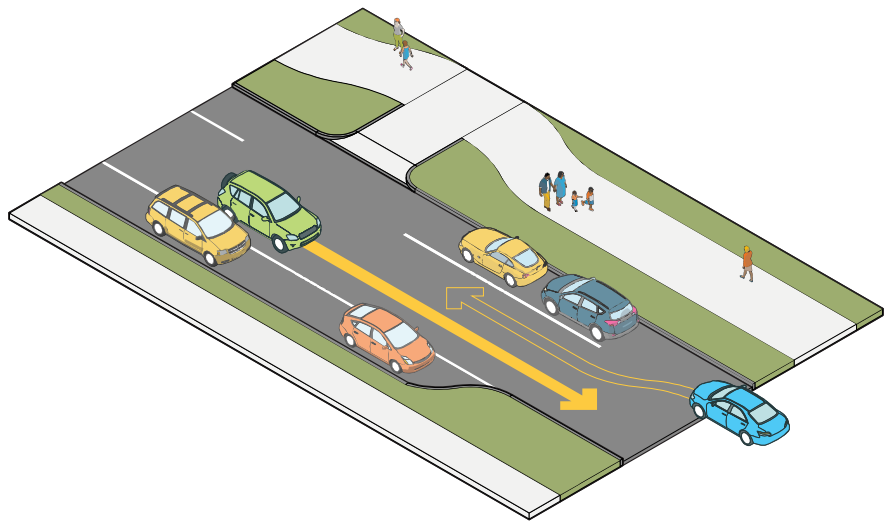


## **Next Steps**

Implementation of yield street at the Nicholson Street petition location. This will include elements such as bump outs, continental crosswalks, formalized passing zones, travel lanes, and parking lanes as well as appropriate signage indicating a Yield Street. Intersections at Nicholson and 40<sup>th</sup> Ave and Nicholson and 41<sup>st</sup> Ave will also be refreshed to include high visibility crosswalks, stop bars, and 30 feet of no parking. Staff will collect additional data post installation to monitor effectiveness of yield street and determine if additional action is needed.



# Yield Street



## Purpose

Calms traffic by reducing travel space for motor vehicles and may reduce cut-through volume.

## Description

A two-way street with a “checked” on-street parking pattern and single driving lane causing motor vehicle traffic to yield the right-of-way to oncoming vehicles, slowing overall motor vehicle speeds and possibly lowering volumes. Many streets in Hyattsville are today designed as yield streets.

## Primary Modes



## Estimated Cost



## Timeline



## Safety Benefits

- Reduced motor vehicle speeds as motorists must yield to other road users.
- Encourages cautious behavior.
- May reduce overall motor vehicle volume.

## Applicable Street Types

- Local

## Other Location Guidance

- Typically used on residential streets where existing motor vehicle speeds and volumes are low.

## Design Guidance and Considerations

- Appropriate where on-street parking utilization is generally 40-60% or less.
- Street width should be sufficient so that motorists can easily understand and see the street without risk of head-on collision. This can be accomplished with signage indicating bidirectional traffic where bi-directional traffic is a new configuration.
- Street striping, lane markings, and signage are generally unnecessary, as street speed is self-enforcing. But see bi-directional note, above. This also means neighborhood yield streets lack designated crossing locations for pedestrians.

- Reduce conflicts at driveways by maintaining sidewalk grade and materials across the driveway.
- Curb bulb outs and buffers between parking and the sidewalk create opportunities for additional street furniture, street trees and other landscaping, and stormwater management.

## Expected Crash Reduction

A crash reduction estimate is not available for this treatment.

## Systemic Safety Potential

Generally applicable as a spot treatment.

## Additional Information

[NACTO Urban Street Design Guide](#)

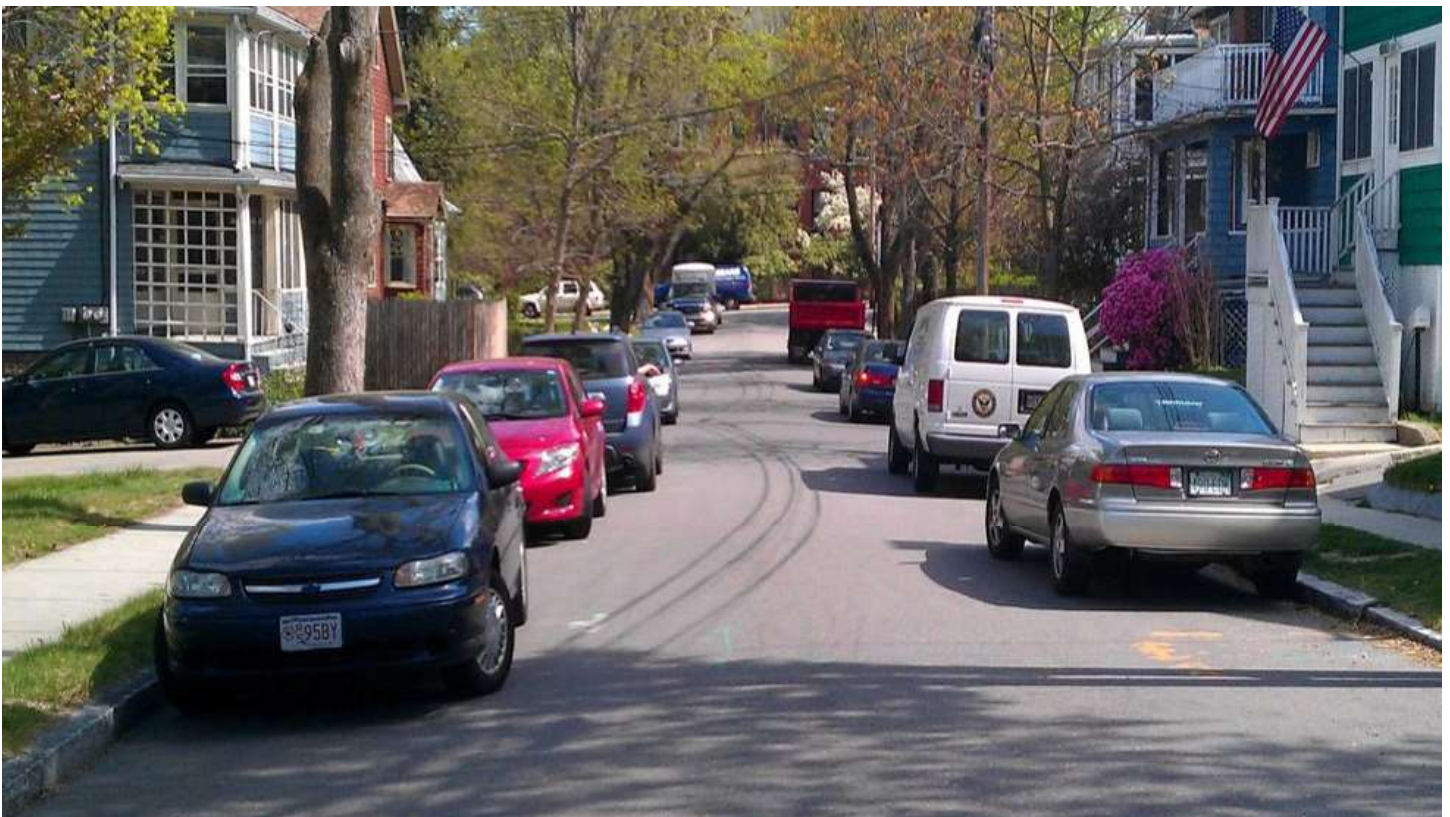


Photo Credit: NACTO





# City of Hyattsville

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## Agenda Item Report

---

**File #:** HCC-340-FY25

5/19/2025

9.d.

---

Submitted by: Ron Brooks  
Submitting Department: Finance  
Agenda Section: Consent

**Item Title:**

FY25 Budget Amendment: Special Revenues Budget and Appropriations of Unencumbered FY24 Grant Funds

**Suggested Action:**

I move that the Mayor and Council amend the FY25 Special Revenues Budget to appropriate prior year unencumbered DOJ/COPS Community Policing Development (CPD) Crisis Intervention Teams (CIT) grant funds in the amount of \$230,000 to support the Hyattsville Police Department Joint CIT Mobile Crisis Program.

**Summary Background:**

In 2021, the City was awarded a grant from the Department of Justice Community Oriented Policing Services (COPS) Office for funds to support the implementation of a crisis intervention team. The grant guidance required applicants to apply with a joint focus to allow for greater benefit. In response, the City coordinated with the City of Mount Rainier and the Town of Brentwood. Both enthusiastically endorsed and signed on to participate in the grant application. Mount Rainier and Brentwood have populations of approximately 8,100, and 2,800, respectively. That along with Hyattsville's population of approximately 21,000 will make this a viable pilot program and proactive example of our Police Department partnering with mental health professionals when responding to a mental health crisis.

The grant funding will support the joint CIT mobile crisis program which will allow Hyattsville, Mt. Rainier, and Brentwood Crisis Intervention Team-certified officers to respond to behavioral health crisis calls with mental health clinicians.

**Next Steps:**

Post prior year unencumbered DOJ/COPS (CPD) (CIT) Grant funds of \$230,000 for FY25 into various expense accounts to support grant activities.

**Fiscal Impact:**

Increase of \$230,000 in FY25 Special Revenues Budget appropriations.

**City Administrator Comments:**

Recommend Approval.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



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## Agenda Item Report

---

**File #:** HCC-341-FY25

5/19/2025

9.e.

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Submitted by: Nate Groenendyk  
Submitting Department: City Clerk  
Agenda Section: Consent

**Item Title:**

**Acceptance of the Certified Results for the 2025 Biennial Election**

**Suggested Action:**

I move that the Mayor and Council accept the certified election results from the Board of Supervisors of Elections for the 2025 Biennial Election held on Tuesday, May 13, 2025. This certification is provided for under Section C4-11 of the Hyattsville City Charter.

**Summary Background:**

On May 15, 2025, the Board of Supervisors of Elections certified the results of the May 13, 2025 election to the City Clerk per section C4-11 of the City Charter. A copy of the certified return sheet was posted to the City's website on May 16, 2025.

**Next Steps:**

The Oath of Office will be administered to the newly elected Council Members on Monday, June 2, 2025, at 5 PM.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Congratulations to our newly elected Council Members.

**Community Engagement:**

A copy of the certified election results is posted on the City's website.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A

**CITY OF HYATTSVILLE  
2025 BIENNIAL ELECTION  
CERTIFIED RESULTS**



**SUMMARY TOTALS**

| ALL RACES - Summary Totals |                       |              |            |              |           |              |            |               |
|----------------------------|-----------------------|--------------|------------|--------------|-----------|--------------|------------|---------------|
|                            | TOTALS (ED + EV+VBM+) | ELECTION DAY | %          | Early Voting | %         | VBM          | %          | VOTER TURNOUT |
| <b>TOTALS</b>              | <b>2,212</b>          | <b>305</b>   | <b>14%</b> | <b>33</b>    | <b>1%</b> | <b>1,874</b> | <b>85%</b> | <b>18.6%</b>  |
| Ward 1                     | 596                   | 83           | 14%        | 4            | <1%       | 509          | 86%        | 21.0%         |
| Ward 2                     | 741                   | 104          | 14%        | 3            | <1%       | 634          | 86%        | 26.9%         |
| Ward 3                     | 411                   | 33           | 8%         | 5            | 1%        | 373          | 91%        | 17.3%         |
| Ward 4                     | 110                   | 20           | 18%        | 13           | 12%       | 77           | 70%        | 5.6%          |
| Ward 5                     | 354                   | 65           | 18%        | 8            | 2%        | 281          | 79%        | 18.2%         |

**WARD 1 COUNCIL MEMBER**

| Ward 1 Councilmember - TOTAL |            |       |
|------------------------------|------------|-------|
| Candidate                    | TOTALS     | %     |
| Greg Barnes                  | 314        | 52.7% |
| Stuart Eisenberg             | 196        | 32.9% |
| Scott Wilson                 | 80         | 13.4% |
| Write-in                     | 6          | 1.0%  |
| Over Votes                   | 0          | 0.0%  |
| Under Votes                  | 0          | 0.0%  |
| <b>TOTALS</b>                | <b>596</b> |       |

**WARD 2 COUNCIL MEMBER**

| Ward 2 Councilmember - TOTAL |            |       |
|------------------------------|------------|-------|
| Candidate                    | TOTALS     | %     |
| Lisbeth Melendez Rivera      | 352        | 47.5% |
| Emily Strab                  | 387        | 52.2% |
| Write-in                     | 2          | 0.3%  |
| Over Votes                   | 0          | 0.0%  |
| Under Votes                  | 0          | 0.0%  |
| <b>TOTALS</b>                | <b>741</b> |       |

**CITY OF HYATTSVILLE  
2025 BIENNIAL ELECTION  
CERTIFIED RESULTS**



**WARD 3 COUNCIL MEMBER**

| Ward 3 Councilmember - TOTAL |            |       |
|------------------------------|------------|-------|
| Candidate                    | TOTALS     | %     |
| J. Clemonts Jr.              | 150        | 36.5% |
| Gopi Dhokai                  | 258        | 62.8% |
| Write-in                     | 3          | 0.7%  |
| Over Votes                   | 0          | 0.0%  |
| Under Votes                  | 0          | 0.0%  |
| <b>TOTALS</b>                | <b>411</b> |       |

**WARD 4 COUNCILMEMBER**

| Ward 4 Councilmember - TOTAL |            |       |
|------------------------------|------------|-------|
| Candidate                    | TOTALS     | %     |
| Edouard Haba                 | 105        | 95.5% |
| Write-in                     | 5          | 4.5%  |
| Over Votes                   | 0          | 0.0%  |
| Under Votes                  | 0          | 0.0%  |
| <b>TOTALS</b>                | <b>110</b> |       |

**WARD 5 COUNCILMEMBER**

| Ward 5 Councilmember - TOTAL |            |       |
|------------------------------|------------|-------|
| Candidate                    | TOTALS     | %     |
| Daniel Amador Renard         | 94         | 26.6% |
| Michael Angeloni             | 114        | 32.2% |
| Kelson Nisbett               | 145        | 41%   |
| Write-in                     | 0          | 0.0%  |
| Over Votes                   | 1          | 0.2%  |
| Under Votes                  |            |       |
| <b>TOTALS</b>                | <b>354</b> |       |

At 3:00 PM, on May 15, 2025, the Board of Supervisors of Elections adjudicated 33 ballots designated for review. By unanimous vote, 6 ballots were accepted and 27 ballots were rejected.



CITY OF HYATTSVILLE  
2025 BIENNIAL ELECTION  
CERTIFIED RESULTS



COUNTED AND CERTIFIED BY:

Zach Peters, Chair

Greta Mosher

Lisa Pineda

Erin Payne

Nicola Konigkramer

**CITY OF HYATTSVILLE  
2025 BIENNIAL ELECTION  
CERTIFIED RESULTS**



**APPENDIX – WRITE IN VOTES**

**WARD 1 COUNCIL MEMBER – 6 Write-in's**

|                     |
|---------------------|
| (2)Mai Abdul Rahman |
| May A. Rahman       |
| Chris Currie        |
| Emanuel Volcy       |
| Rumi Matsumaya      |

**WARD 2 COUNCIL MEMBER – 2 Write-in's**

|               |
|---------------|
| James Brodie  |
| Tayne the Cat |

**WARD 3 COUNCIL MEMBER – 3 Write-in's**

|                    |
|--------------------|
| Theodore Roosevelt |
| Mike Bonds         |
| Michael Bonds      |

**WARD 4 COUNCIL MEMBER – 5 Write-in's**

|                     |
|---------------------|
| (2)Maurice Turner   |
| James McClellan Jr. |
| Jimmy McClellan     |
| None of the above   |

**WARD 5 COUNCIL MEMBER – 0 Write-in's**



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## Agenda Item Report

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**File #:** HCC-345-FY25

5/19/2025

9.f.

---

Submitted by: Nate Groenendyk  
Submitting Department: City Clerk  
Agenda Section: Consent

**Item Title:**  
**Council Meeting Schedule Change**

**Suggested Action:**

I move the Mayor and Council approve the rescheduling of the July Council Meeting from July 14, 2025 to July 21, 2025.

**Summary Background:**

The rescheduling of this meeting is consistent with the City Charter which states the Council shall meet on the third Monday of July.

The public will be notified of the schedule changes through the City's various communication channels, and the changes will be posted on the City's website.

**Next Steps:**

Reschedule the meeting.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend approval.

**Community Engagement:**

All Council Meetings are posted for public awareness in accordance with the Maryland Open Meetings Act.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A



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## Agenda Item Report

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**File #:** HCC-337-FY25

5/19/2025

10.a.

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Submitted by: Councilmembers Denes, Waszczak, and Haba

Submitting Department: Legislative

Agenda Section: Discussion

**Item Title:**

**Hyattsville Ordinance 2025-02: Parking Violation Fine Increase (Introduction and First Reading)**

**Suggested Action:**

I move the Mayor and Council introduce Hyattsville Ordinance 2025-02, an ordinance whereby the City Council amends the City Code to increase the fine for parking unlawfully in a handicapped parking space (INTRODUCTION & FIRST READING).

**Summary Background:**

This legislation was first introduced at the November 11, 2024 Council Meeting. At that meeting, the Council voted to authorize the City Attorney to draft an ordinance to increase the City's parking fine for unlawfully parking in a handicapped parking space from \$250 to \$500. The resulting draft ordinance was discussed by the Council at the May 5, 2025 Council Meeting.

Please see the attachment to view the proposed ordinance.

**Next Steps:**

Second Reading and Adoption is scheduled for the June 2, 2025 Council Meeting.

**Fiscal Impact:**

Increase in collected fines for violations.

**City Administrator Comments:**

Recommend Support

**Community Engagement:**

Should the ordinance be adopted, the new fine will take effect 20 days post adoption. The City will provide notice of the increase in fee via its communication channels.

**Strategic Goals:**

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

**Legal Review Required?**

Complete

**CITY OF HYATTSVILLE  
ORDINANCE 2025-02**

**An Ordinance whereby the City Council Amends the City Code  
to Increase the Fine for Parking Unlawfully in a Handicapped  
Parking Space.**

**WHEREAS,** the Maryland Code, Local Government Article, Section 5–202, as amended, authorizes the legislative body of each municipal corporation in the State of Maryland to pass ordinances that such legislative body deems necessary to assure the good government of the municipality, to protect and preserve the municipality’s rights, property and privileges, to preserve peace and good order, to secure persons and property from danger and destruction, and to protect the health, comfort, and convenience of the citizens of the municipality;

**WHEREAS,** Section C3-1 of the City Charter states that the Council has the power to pass all such ordinances not contrary to the Constitution and laws of the State of Maryland as it may deem necessary for the good government of the City, for the protection and preservation of the City’s property, rights, and privileges, for the preservation of peace and good order, for securing persons and property from violence, danger or destruction, and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of and visitors in the City; and

**WHEREAS,** the Mayor and Council, have determined that it is in the public interest to increase the fine for violations associated with parking unlawfully in designated handicapped spaces.

**NOW, THEREFORE, BE IT ORDAINED,** by the City Council of the City of Hyattsville in regular session assembled that Chapter 114 of the City Code be amended as follows:

**Chapter 114 Vehicles and Traffic**

**Article I General Provisions**

**Article II Traffic Regulations**

**Article III Stopping, Standing and Parking**

**Article IV Residential Permit Zones**

**Article V Trucks and Commercial Vehicles**

**Article VI Metered Parking**

**Article VII Miscellaneous Provisions**

**Article VII Penalty Provisions; Impoundment**

\* \* \*

**Article VII Miscellaneous Provisions**

**§ 114-70 Storage or service of vehicles upon streets or public spaces prohibited.**

**§ 114-71 Riding on portions of vehicles not designed for passengers restricted.**

**§ 114-72 Handicapped parking regulations; penalty.**

**§ 114-72.1 Parking on unpaved or unprepared surfaces.**

\* \* \*

**§ 114-72 Handicapped parking regulations; penalty.**

A. No person shall stand or park a vehicle in any parking space on public or private property designated as parking reserved for the physically handicapped with the proper signs or markings posted in conformance with the sign standards in the Maryland Manual, unless said vehicle displays a special registration plate or permit issued by the State of Maryland or Prince George's County with a "handicapped" or other appropriate designation.

B. ~~The fine for v~~Violations of this subsection 114-72 shall be ~~punishable as misdemeanors, and the fine for each violation shall be \$250~~ **500**.

C. Nothing in this subsection is meant to relieve persons with proper signs re handicaps from paying the fees unless they can demonstrate the inaccessibility of the meter for payment.

\* \* \*

**AND BE IT FURTHER ORDAINED** that if any provision of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other applications of the Ordinance which can be given effect without the invalid provision or applications, and to this end, all the provisions of this Ordinance are hereby declared to be severable;

**AND BE IT FURTHER ORDAINED** that this Ordinance shall take effect on\_\_\_\_\_, 2025;

**AND BE IT FURTHER ORDAINED** that a fair summary of this ordinance shall forthwith be published twice in a newspaper having general circulation in the City and otherwise be made available to the public.

**INTRODUCED** by the City Council of the City of Hyattsville, Maryland, at a regular public meeting on \_\_\_\_\_, 2025.

**ADOPTED** by the City Council of the City of Hyattsville, Maryland, at a regular public meeting on \_\_\_\_\_, 2025.

Adopted: \_\_\_\_\_.

Attest: \_\_\_\_\_  
Nate Groenendyk, City Clerk

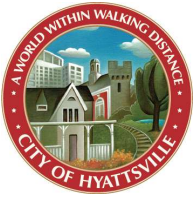
\_\_\_\_\_  
Robert S. Croslin, Mayor

[+] indicate deletions

Underline/CAPS/**BOLD** indicate additions

Asterisks \* \* \* Indicate matter retained in existing law but omitted herein.

1 4916-2205-3949, v. 2



# City of Hyattsville

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## Agenda Item Report

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**File #:** HCC-344-FY25

5/19/2025

10.b.

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Submitted by: Councilmembers Solomon, Wazszczak, Strab, Schaible, and Haba

Submitting Department: Legislative

Agenda Section: Action

**Item Title:**

**Proclamation Recognizing Jewish American Heritage Month**

**Suggested Action:**

I move that Mayor and Council adopt a proclamation to declare May 2025 as Jewish American Heritage Month in the City of Hyattsville.

**Summary Background:**

Jewish American Heritage Month is an opportunity to celebrate the contributions and achievements that Jewish American residents make in our community. The language of this year's proclamation has incorporated ideas and feedback from the Council and the community.

**Next Steps:**

Adopt the 2025 Jewish American Heritage Month proclamation.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend adoption

**Community Engagement:**

**Strategic Goals:**

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

**Legal Review Required?**

N/A



# CITY OF HYATTSVILLE

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## PROCLAMATION

**PROCLAMATION: STANDING FIRM AGAINST ANTISEMITISM AND DECLARING THE CITY OF HYATTSVILLE'S UNEQUIVOCAL SUPPORT FOR ITS JEWISH RESIDENTS, AS WE HONOR NATIONAL JEWISH-AMERICAN HERITAGE MONTH**

**WHEREAS**, May 2025 marks the 45th observance of Jewish American Heritage Month since its inception as Jewish American Heritage Week in 1980; and

**WHEREAS**, Jewish residents have been and continue to be an essential and vibrant part of the fabric of Hyattsville, enriching our city in countless ways; and

**WHEREAS**, the City of Hyattsville chooses this occasion to issue an urgent and necessary proclamation addressing the alarming rise of antisemitism in our nation and affirming our commitment to protecting and supporting our Jewish residents; and

**WHEREAS**, the City of Hyattsville condemns antisemitism unequivocally, in all forms and expressions, affirms that no resident should live in fear because of their faith or heritage, and that antisemitism in any form is an attack on the entire community; and

**WHEREAS**, we are witnessing an unprecedented surge in antisemitic incidents across America, with the Federal Bureau of Investigation reporting a 63% increase in antisemitic hate crimes in 2023, reaching a record high of 1,832 reported incidents, making Jewish Americans the most targeted religious group in the United States; and

**WHEREAS**, our own region has experienced disturbing manifestations of this hatred, including incidents of desecration within our own community, the vandalization of a kosher restaurant in Washington, D.C. on the anniversary of Kristallnacht, and hostile demonstrations targeting Jewish institutions, all of which have understandably caused anxiety among Jewish residents; and

**WHEREAS**, the Jewish residents of Hyattsville deserve to live openly, proudly, and safely in their neighborhoods, free from fear or the need to conceal their identity; and

# CITY OF HYATTSVILLE

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## PROCLAMATION

**WHEREAS**, the City of Hyattsville recognizes that the safety and security of our Jewish residents is fundamental to our values as a community, and that silence or equivocation in the face of antisemitism represents a moral failure that threatens the principles of equality and justice upon which our city stands; and

**WHEREAS**, we join our Jewish American residents in proclaiming “Never Again;” and

**WHEREAS**, political criticism leveled against a sovereign country, including by means of public assembly and peaceful protest, are pillars of a healthy democracy and are enshrined to citizens and non-citizens by the US Constitution; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of Hyattsville hereby:

Remain unwavering in its commitment to inclusivity, dignity, and in fostering a community where all residents, including those of Jewish heritage, are welcomed, valued, and protected.

Proclaim our unequivocal condemnation of antisemitism in all its forms; and We acknowledge the deep unease currently felt by our Jewish residents and pledge our commitment to their protection and security; and

We establish that our Jewish residents' right to live openly and safely in Hyattsville is non-negotiable and will be championed and defended with appropriate resources;

**BE IT FURTHER RESOLVED**, that we recognize Jewish American Heritage Month as both a time to honor Jewish contributions to our community and nation, and as a time to make a vital and timely proclamation, signaling our determination to ensure that Hyattsville remains a place where Jewish residents can live without fear, practice their faith openly, and know they have the full and unwavering support of their community and local government.

**BE IT FURTHER RESOLVED**, that this proclamation be shared widely as a testament to Hyattsville’s unwavering commitment to inclusivity, dignity, and moral clarity.



# CITY OF HYATTSVILLE

## PROCLAMATION



---

**Robert S. Croslin**

*Mayor, City of Hyattsville*

May 19<sup>th</sup>, 2025



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-333-FY25

5/19/2025

10.c.

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Submitted by: Allison Weikel

Submitting Department: Police Department

Agenda Section: Action

**Item Title:**

**Purchase of Two (2) Command Vehicles and One (1) Vehicle for CIT Grant**

**Suggested Action:**

I move the Mayor and Council authorize the purchase of three (3) vehicles from Apple Ford not to exceed a total amount of \$144,627.

**Summary Background:**

The Hyattsville Police Department is requesting approval to purchase one (1) 2025 Ford Explorer under the Department of Justice (COPS) Community Policing Development (CPD) Crisis Intervention Team (CIT) Project grant (#15JCOPS-21-GG-02326-SPPS).

The Hyattsville Police Department was awarded this grant on November 10, 2021, for a total of \$230,000. On March 5, 2025, the department received a grant modification allowing the purchase of a vehicle not to exceed \$50,000. This vehicle will be used by HPD's licensed clinician to respond and assist officers on scene when handling individuals in crisis, improving our ability to provide timely and specialized support. The total cost of the vehicle is \$48,209.00, and the procurement will be made under the Maryland state contract awarded to Apple Ford in Columbia, MD (BPO #001B5600303).

As part of completing its FY25 Capital Improvement Plan and Vehicle Replacement Schedule, the Hyattsville Police Department is seeking approval to purchase two (2) 2025 Ford Explorers to replace the department's aging command vehicles, which have been in service since 2017. These older vehicles have begun to generate increasing maintenance and repair costs, which impacts operational readiness and places an added burden on the department's budget. Procuring new command vehicles will significantly enhance the reliability of our fleet, ensuring that command staff can effectively respond to incidents and lead operations without concern for mechanical failures or vehicle downtime.

The total cost for both new vehicles is \$96,418, with each 2025 Ford Explorer priced at \$48,209. This procurement will be conducted under the Maryland state contract awarded to Apple Ford in Columbia, MD, BPO #001B5600303.

Command vehicle upfitting is much less than other police vehicles and will not exceed \$15,000 per vehicle. CIT vehicles only require radio equipment and will require minimal upfitting.

**Next Steps:**

Proceed with the purchase of the three vehicles.

**Fiscal Impact:**

NTE: \$144,627

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



**Robert Croslin**  
Mayor

**Tracey Douglas**  
City Administrator

Date: May 7, 2025

To: Colonel Jarod J. Towers  
Chief of Police

From: Acting Lieutenant Chirstopher Evans   
Administrative Services Commander

Re: Request to Purchase One 2025 Ford Explorer - DOJ COPS CPD Crisis  
Intervention Team Grant

---

The Hyattsville Police Department is requesting approval to purchase one (1) 2025 Ford Explorer under the Department of Justice (COPS) Community Policing Development (CPD) Crisis Intervention Team (CIT) Project grant (#15JCOPS-21-GG-02326-SPPS).

The Hyattsville Police Department was awarded this grant on November 10, 2021, for a total of \$230,000. On March 5, 2025, the department received a grant modification allowing the purchase of a vehicle not to exceed \$50,000.

This vehicle will be used by HPD's licensed clinician to respond and assist officers on scene when handling individuals in crisis, improving our ability to provide timely and specialized support. The total cost of the vehicle is \$48,209.00, and the procurement will be made under the Maryland state contract awarded to Apple Ford in Columbia, MD (BPO #001B5600303).

Attached to this memo are the official quote from Apple Ford, the state contract, and the grant documentation for your review. I recommend approval of this purchase to strengthen HPD's crisis intervention response capabilities. Please let me know if you need any additional details or paperwork.





## Fleet/Government Sales

8800 Stanford Blvd. Columbia, MD 21045

02/26/25

City of Hyattsville

Quote for 2025 Ford Police Interceptor Utility AWD Riding the MD BPO#001B4600226.

|               |   |                    |
|---------------|---|--------------------|
| Vehicle       | <b>2025 Ford Police Interceptor AWD Utility</b> | \$44,129.00        |
| 99C           | 3.0L V6 Ecoboost Engine                         | \$1,950.00         |
| 44U           | 10 Speed Auto Trans                             | N/C                |
|               |   |                    |
| 18D           | Global Lock/Unlock                              | N/C                |
| 21L           | Front Aux Warning Lights                        | \$780.00           |
| 65U           | Interior Upgrade-Command Package                | \$560.00           |
| 60R           | Noise Suppression Bonds                         | \$250.00           |
|               |   |                    |
|               |   |                    |
| 76D           | Deflector Plate                                 | \$540.00           |
| 153           | Front Tag Bracket                               | N/C                |
|               |   |                    |
|               |   |                    |
|               |   |                    |
| Color         | Iconic Silver                                   |                    |
| Interior      | Front Cloth/Rear Cloth Seating                  |                    |
|               |   |                    |
| Delivery Days | 180   |                    |
|               | <b>Net Price Per (1) Unit:</b>                  | <b>\$48,209.00</b> |

Please contact me with any questions, changes, or to finalize your order. I look forward to hearing from you. You can reach me at 443-539-1223 or by e-mail at: Jskipper@AppleFord.com.

Thank you,  
Justin Skipper

# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

**BPO NO:** 001B5600303

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### SHIP TO:

AS SPECIFIED ON INDIVIDUAL ORDERS

### VENDOR ID:

APPLE FORD  
8800 STANFORD BLVD

COLUMBIA, MD 21045  
(800 )673-2466

### REFER QUESTIONS TO:

MATTHEW SMITH  
(410 )767-3039  
MATTHEW.SMITH2@MARYLAND.GOV

### ITB:

**EXPR DATE:** 03/01/26  
**POST DATE:** 03/04/25

**DISCOUNT TERMS:** . NET 30 DAY  
**CONTRACT AMOUNT:** .00

### TERMS:

ARTICLES HEREIN ARE EXEMPT FROM MARYLAND SALES AND USE TAXES BY EXEMPTION CERTIFICATE NUMBER 3000256-3 AND FROM FEDERAL EXCISE TAXES BY EXEMPTION NUMBER 52-73-0358K. IT IS THE VENDOR'S RESPONSIBILITY TO ADVISE COMMON CARRIERS THAT AGENCIES OF THE STATE OF MARYLAND ARE EXEMPT FROM TRANSPORTATION TAX.

\*\*\*\*\*

STATEWIDE CONTRACT FOR  
FLEET VEHICLES TYPE 4 - POLICE SEDANS

\*\*\*\*\*

THIS IS THE FIRST AND FINAL OPTION EFFECTIVE 3/1/25 THROUGH 2/28/26 UNDER THE SAME TERMS AND CONDITIONS.

VENDOR CONTACT: JUSTIN SKIPPER  
VENDOR PHONE: JSKIPPER@APPLEFORD.COM  
VENDOR EMAIL: 443-539-1223

CONTRACT TERM: ONE (1) YEAR WITH ONE (1) ONE-YEAR OPTION.

AT TIME OF DELIVERY FROM DEALER, EACH VEHICLE SHALL CONTAIN A MINIMUM OF FIVE (5) GALLONS OF GASOLINE.

DEALER MUST POSSESS A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION (MVA) DEALER'S LICENSE. DEALER MUST ALSO POSSESS

A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION SALESMAN'S LICENSE. A COPY OF THE AFOREMENTIONED LICENSES MUST BE PROVIDED UPON REQUEST.

VEHICLE MUST BE DELIVERED WITH A CERTIFICATE OF ORIGIN.

DEALER WILL BE REQUIRED UPON DELIVERY TO SUBMIT A CERTIFICATE SHOWING

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

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### TERMS (cont'd):

THAT THE VEHICLE WAS SERVICED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED NEW MOTOR VEHICLE PREPARATION CHECK SHEET. THIS CERTIFICATION IS TO BE SIGNED BY THE PERSON WHO SERVICED THE VEHICLE, AS WELL AS THE OWNER AND/OR DESIGNATED REPRESENTATIVE OF MANAGEMENT. OF MANAGEMENT.

THERE IS TO BE NO DEALER IDENTIFICATION ATTACHED TO THE NEW VEHICLE.

TIRES: TIRES RECALLED BY ANY MANUFACTURER WILL NOT BE ACCEPTED. IF A MODEL TIRE IS RECALLED BETWEEN CONTRACT AWARD AND VEHICLE DELIVERY, IT WILL BE THE RESPONSIBILITY OF THE DEALER TO REPLACE ANY SUCH TIRES PRIOR TO DELIVERY OF THE VEHICLE

THERE SHALL BE ZERO (-0-) DEDUCTIBLE ON THE WARRANTY.

STANDARD AND/OR EXTENDED WARRANTY PAPERS MUST BE GIVEN AT TIME OF VEHICLE DELIVERY.

ANY REDUCTION OF PRICES DURING THE PERIOD OF THIS CONTRACT SHALL BE PASSED ON TO THE STATE OF MARYLAND.

ALL PRODUCTS USED IN PACKING TO CUSHION AND PROTECT DURING THE SHIPMENT OF COMMODITIES ARE TO BE MADE OF RECYCLED, RECYCLABLE, AND/OR BIODEGRADABLE MATERIALS.

#### PROCESSING FEE

1.

CONTRACTOR SHALL PAY A PROCESSING FEE TO THE STATE IN THE AMOUNT OF ONE PERCENT (1%) OF THE TOTAL CONTRACT SALES. THE PROCESSING FEE IS CALCULATED BASED ON ALL SALES TRANSACTED UNDER THE CONTRACT, MINUS ANY RETURNS OR CREDITS. THE PROCESSING FEE SHALL NOT BE CHARGED DIRECTLY TO THE CUSTOMER, E.G., AS A SEPARATE LINE ITEM, FEE OR SURCHARGE, BUT SHALL BE INCLUDED IN THE CONTRACT'S UNIT PRICES.

2. THE PROCESSING FEE SHALL BE SUBMITTED TO THE DEPARTMENT OF GENERAL SERVICES, FISCAL SERVICES DIVISION, 301 W. PRESTON STREET, ROOM 1309, BALTIMORE, MD., 21201, WITHIN TEN (10) CALENDAR DAYS FOLLOWING THE END OF EACH CALENDAR MONTH ALONG WITH A MONTHLY USAGE REPORT DOCUMENTING ALL CONTRACT SALES. AN EXCEL VERSION OF THE MONTHLY USAGE REPORT SHALL ALSO BE EMAILED TO THE PROCUREMENT OFFICER.

3. FAILURE TO REMIT PROCESSING FEES IN A TIMELY MANNER OR REMITTANCE OF FEES INCONSISTENT WITH THE CONTRACT'S REQUIREMENTS MAY RESULT IN THE STATE EXERCISING ALL RECOURSE AVAILABLE UNDER THE CONTRACT INCLUDING, BUT NOT LIMITED TO, A THIRD PARTY AUDIT OF ALL CONTRACT

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

BPO NO: 001B5600303

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### TERMS (cont'd):

ACTIVITY. SHOULD AN AUDIT BE REQUIRED BY THE STATE, THE CONTRACTOR SHALL REIMBURSE THE STATE FOR ALL COSTS ASSOCIATED WITH THE AUDIT UP TO \$10,000.00 OR ONE (1%) PERCENT OF THE CONTRACT'S ESTIMATED ANNUAL VALUE, WHICHEVER IS HIGHER.

PURCHASES BY OTHER ENTITIES - INDEFINITE QUANTITY CONTRACTS:  
THIS PROVISION APPLIES TO INDEFINITE QUANTITY CONTRACTS.  
PURSUANT TO THE STATE FINANCE AND PROCUREMENT ARTICLE, SECTION 13-110 OF THE ANNOTATED CODE OF MARYLAND, EXCEPT FOR ENTITIES DESCRIBED IN (6)(A) THE FOLLOWING ENTITIES MAY PURCHASE MATERIALS, SUPPLIES, AND EQUIPMENT UNDER THIS CONTRACT:

- (1) A COUNTY OR BALTIMORE CITY;
- (2) A MUNICIPAL CORPORATION;
- (3) A GOVERNMENTAL AGENCY IN THE STATE;
- (4) A PUBLIC OR QUASI-PUBLIC AGENCY THAT:
  - (I) RECEIVES STATE MONEY; AND
  - (II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE;
- (5) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL THAT:
  - (I) EITHER HAS BEEN ISSUED A CERTIFICATE OF APPROVAL FROM THE STATE BOARD OF EDUCATION OR IS ACCREDITED BY THE ASSOCIATION OF INDEPENDENT SCHOOLS; AND
  - (II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE; OR
- (6) A NON-PUBLIC INSTITUTION OF HIGHER EDUCATION UNDER SECTION 17-106 OF THE EDUCATION ARTICLE.
  - (B) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL OR A NONPUBLIC INSTITUTION OF HIGHER EDUCATION MAY NOT PURCHASE RELIGIOUS MATERIALS UNDER THIS CONTRACT.
  - (B) THE RIGHT TO PURCHASE UNDER THIS SECTION SHALL BE IN ADDITION TO, BUT NOT IN SUBSTITUTION FOR, THE APPLICABLE PURCHASING POWER GRANTED TO ANY OF THE LISTED ENTITIES PURSUANT TO ANY STATUTORY OR CHARTER PROVISION.
- (7) ANOTHER STATE OR AN AGENCY OR OTHER INSTRUMENTALITY OF ANOTHER STATE.

ALL PURCHASES UNDER THIS CONTRACT BY ANY SUCH ENTITY WHICH IS NOT A UNIT OR AGENCY OF THE STATE OF MARYLAND FOR WHICH THE STATE OF MARYLAND MAY BE HELD LIABLE IN CONTRACT (1) SHALL CONSTITUTE A PURCHASE OR CONTRACT BETWEEN THE CONTRACTOR AND THAT ENTITY ONLY; (2) SHALL NOT CONSTITUTE A PURCHASE OR CONTRACT OF THE STATE OF MARYLAND; (3) SHALL NOT BE BINDING OR ENFORCEABLE AGAINST THE STATE OF MARYLAND OR ANY OF ITS UNITS OR AGENCIES; AND MAY BE SUBJECT TO OTHER TERMS AND CONDITIONS AGREED TO BY THE CONTRACTOR AND THE PURCHASER.

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

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### TERMS (cont'd):

CONTRACTOR BEARS THE RISK OF DETERMINING WHETHER OR NOT ANY ENTITY FROM WHICH THE CONTRACTOR RECEIVES AN ORDER UNDER THE CONTRACT IS A UNIT OR AGENCY OF THE STATE OF MARYLAND SUCH THAT THE CONTRACT MAY BE ENFORCED AGAINST THE STATE OF MARYLAND.

THE DEPARTMENT OF GENERAL SERVICES' "TERMS AND CONDITIONS FOR COMMODITY CONTRACTS OVER \$50,000" AND ALL SPECIFICATIONS, TERMS AND CONDITIONS OF SOLICITATION #BPM039467/001IT821413 INCORPORATED HEREIN BY REFERENCE.

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |  |
|---------------|----------------------|------------|------------------|--|--|
| 0011          | 07006                | EA         | 46,944.0000      |  |  |

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0012 | 07006 | EA | 180.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - REAR INSIDE DOOR LOCKS AND HANDLES DEACTIVATED

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0015 | 07006 | EA | 125.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS

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| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |
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TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - LED SPOTLIGHT DELETE (CREDIT), IF APPLICABLE

---

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0016 | 07006 | EA | 610.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - FACTORY OEM CONSOLE

---

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0017 | 07006 | EA | 225.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
OPTION - RUNNING BOARDS

---

|      |       |    |         |  |
|------|-------|----|---------|--|
| 0018 | 07006 | EA | 50.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - PILOT PLANT INSPECTION, PER PERSON

---

|      |       |    |             |  |
|------|-------|----|-------------|--|
| 0040 | 07006 | EA | 44,129.0000 |  |
|------|-------|----|-------------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR

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| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |  |
|---------------|----------------------|------------|------------------|--|--|
|---------------|----------------------|------------|------------------|--|--|

|      |       |    |         |  |  |
|------|-------|----|---------|--|--|
| 0041 | 07006 | EA | 60.0000 |  |  |
|------|-------|----|---------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD; CERTIFIED POLICE PURSUIT  
RATED; E-85; FOR OFF-ROAD TRANSPORT  
OPTION - PACKAGE CLOTH REAR SEATS/CARPET

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0042 | 07006 | EA | 545.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - BLIND SPOT AND CROSS PATH DETECTION

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0043 | 07006 | EA | 275.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD; CERTIFIED POLICE PURSUIT  
RATED; E-85; FOR OFF-ROAD TRANSPORT  
OPTION - REVERSE SENSING

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0044 | 07006 | EA | 185.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - LED SPOTLIGHT DELETE (CREDIT), IF APPLICABLE

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0045 | 07006 | EA | 390.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - FACTORY OEM CONSOLE

# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

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| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |
|---------------|----------------------|------------|------------------|--|
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|      |       |    |         |  |
|------|-------|----|---------|--|
| 0046 | 07006 | EA | 60.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - FULL WHEEL COVERS

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0047 | 07006 | EA | 120.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - PILOT PLANT INSPECTION, PER PERSON

|      |       |    |             |  |
|------|-------|----|-------------|--|
| 0050 | 07006 | EA | 46,695.0000 |  |
|------|-------|----|-------------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR

|      |       |    |         |  |
|------|-------|----|---------|--|
| 0051 | 07006 | EA | 60.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - PACKAGE CLOTH REAR SEATS/CARPET

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0052 | 07006 | EA | 545.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR

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## STATE OF MARYLAND

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| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |
|---------------|----------------------|------------|------------------|--|
|---------------|----------------------|------------|------------------|--|

OPTION - BLIND SPOT AND CROSS PATH DETECTION

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0053 | 07006 | EA | 275.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - REVERSE SENSING

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0054 | 07006 | EA | 185.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - LED SPOTLIGHT DELETE (CREDIT), IF APPLICABLE

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0055 | 07006 | EA | 390.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - FACTORY OEM CONSOLE

|      |       |    |         |  |
|------|-------|----|---------|--|
| 0056 | 07006 | EA | 60.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - FULL WHEEL COVERS

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0057 | 07006 | EA | 100.0000 |  |
|------|-------|----|----------|--|

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

**BPO NO:** 001B5600303

**PRINT DATE:** 03/12/25

**PAGE:** 09

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |  |
|---------------|----------------------|------------|------------------|--|--|
|---------------|----------------------|------------|------------------|--|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - PILOT PLANT INSPECTION, PER PERSON

\_\_\_\_\_ END OF ITEM LIST \_\_\_\_\_

\*\*\*\*\* LAST PAGE \*\*\*\*\*

**AUTHORIZED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

BUYER AUTHORIZED DESIGNEE



## Department of Justice (DOJ)

### Office of Community Oriented Policing Services (COPS Office)

Washington, D.C. 20531

**Name and Address of Recipient:**

HYATTSVILLE, CITY OF  
4310 GALLATIN ST 3RD FL

**City, State and Zip:**

HYATTSVILLE, MD 20781

**Recipient UEI:**

C9B1LEXPX1J6

**Project Title:** Hyattsville, MD CIT Project**Award Number:** 15JCOPS-21-GG-02326-SPPS**Solicitation Title:** Community Policing Development (CPD) Crisis Intervention Teams Solicitation**Federal Award Amount:** \$230,000.00**Federal Award Date:** 10/12/21**Awarding Agency:**

Office of Community Oriented Policing Services

**Funding Instrument Type:**

Grant

**Opportunity Category:** D**Assistance Listing:**

16.710 -

**Project Period Start Date:** 9/1/21**Project Period End Date:** 2/28/26**Budget Period Start Date:** 9/1/21**Budget Period End Date:** 2/28/26**Project Description:**

The City of Hyattsville, City of Mount Rainier, and Town of Brentwood are three small Maryland suburbs north of Washington DC with populations of approximately 20,000, 8,100, and 2,800 people, respectively. Currently, the Hyattsville Police Department has 43 sworn officers, Mount Rainier PD has 18, and Brentwood PD has five. None of the municipalities can afford to operate a CIT mobile crisis program alone, and due to each department's size, they do not have enough officers to dedicate solely to a co-responder team. Since these neighboring jurisdictions fall along what is known as the "Route One corridor," a major road that stretches north from Washington DC through each municipality, we are proposing a joint CIT mobile crisis program. This COPS CIT grant will add to the agencies' existing behavioral health support efforts by funding one full-time and one part-time mental health clinician to respond to behavioral health crisis calls and meet CIT-certified officers already on the scene.

Award Information

**Application Number**  
GRANT13408830

**Funding Instrument Type:**  
Grant

**Award Number**  
15JCOPS-21-GG-02326-SPPS

**Supplement Number**  
00

**Award Acceptance Date**  
11/10/2021 09:49 AM EST

| Assistance Listings Number | Assistance Listings Program Title |
|----------------------------|-----------------------------------|
| 16.710                     | no value                          |

| Statutory Authority   |
|---|
| The Public Safety Partnership and Community Policing Act of 1994, 34 U.S.C. - 10381 et seq. |

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## Current Authorized Representative

## Solicitation Information

### Solicitation Title

2021 Community Policing Development (CPD) Crisis Intervention Teams Solicitation

### Project Title

Hyattsville, MD CIT Project

### Project Description

The City of Hyattsville, City of Mount Rainier, and Town of Brentwood are three small Maryland suburbs north of Washington DC with populations of approximately 20,000, 8,100, and 2,800 people, respectively. Currently, the Hyattsville Police Department has 43 sworn officers, Mount Rainier PD has 18, and Brentwood PD has five. None of the municipalities can afford to operate a CIT mobile crisis program alone, and due to each department's size, they do not have enough officers to dedicate solely to a co-responder team. Since these neighboring jurisdictions fall along what is known as the "Route One corridor," a major road that stretches north from Washington DC through each municipality, we are proposing a joint CIT mobile crisis program. This COPS CIT grant will add to the agencies' existing behavioral health support efforts by funding one full-time and one part-time mental health clinician to respond to behavioral health crisis calls and meet CIT-certified officers already on the scene.

Project Budget Summary

Final Budget Clearance

This is the current budget as updated by GAM ID: GAM-607016.

| Budget Category                 | Total Cost   |         |
|---------------------------------|--------------|---------|
| Sworn Officer Positions         | \$0.00       |         |
| Civilian or Non-Sworn Personnel | \$0.00       |         |
| Travel                          | \$0.00       |         |
| Equipment                       | \$50,000.00  |         |
| Supplies                        | \$0.00       |         |
| SubAwards                       | \$0.00       |         |
| Procurement Contracts           | \$0.00       |         |
| Other Costs                     | \$180,000.00 |         |
| Indirect Costs                  | \$0.00       |         |
| Total Project Costs             | \$230,000.00 |         |
| Federal Funds:                  | \$230,000.00 | 100.00% |
| Match Amount:                   | \$0.00       | 0.00%   |
| Program Income:                 | \$0.00       | 0.00%   |

Budget Detail Summary View

Sworn Officer



| Position Title       |       | Number of Positions |          |          |
|----------------------|-------|---------------------|----------|----------|
| Sworn Officer        |       | 1                   |          |          |
| Position Description |       |                     |          |          |
|                      |       | Year 1              | Year 2   | Year 3   |
| Salary               |       |                     |          |          |
| Salary               |       | no value            | no value | no value |
| Fringe Benefits      |       |                     |          |          |
| Social Security      |       |                     |          |          |
| 6.2%                 | 6.20% | no value            | no value | no value |
| Medicare             |       |                     |          |          |
| 1.45%                | 1.45% | no value            | no value | no value |
| Health Insurance     |       |                     |          |          |
| Exempt               |       | no value            | no value | no value |
| Life Insurance       |       |                     |          |          |
| Exempt               |       | no value            | no value | no value |
| Vacation             |       |                     |          |          |
| Included In Salary?  | Hours | no value            | no value | no value |
| No                   |       |                     |          |          |

---

**Sick Leave**Included In  
Salary?

Hours

no value

no value

no value

No

---

**Retirement**

Exempt

no value

no value

no value

---

**Workers Compensation**

Exempt

no value

no value

no value

---

**Unemployment Insurance**

Exempt

no value

no value

no value

---

**Other Benefit**

None

no value

no value

no value

---

**Other Benefit**

None

no value

no value

no value

---

**Other Benefit**

None

no value

no value

no value

---

**Summary Totals**

Year 1

Year 2

Year 3

|                                    |          |          |          |
|------------------------------------|----------|----------|----------|
| Benefits per Officer               | \$0.00   | \$0.00   | \$0.00   |
| Salary per Officer                 | no value | no value | no value |
| Total per Officer                  | \$0.00   | \$0.00   | \$0.00   |
| <b>Total per Officer All Years</b> |          |          |          |
| \$0                                |          |          |          |
| <b>Total Salary and Benefits</b>   |          |          |          |
| \$0                                |          |          |          |

## Civilian Personnel

|                       |                            |
|-----------------------|----------------------------|
| <b>Position Title</b> | <b>Number of Positions</b> |
| no value              | no value                   |

### Position Description

|  | Year 1 | Year 2 | Year 3 |
|--|--------|--------|--------|
|--|--------|--------|--------|

## Salary

|                  |          |          |          |          |          |          |
|------------------|----------|----------|----------|----------|----------|----------|
|                  |          | % Time   |          | % Time   |          | % Time   |
| Salary           | no value | no value | no value | no value | no value | no value |
| Allocated Salary | no value |          | no value |          | no value |          |

## Fringe Benefits

|                        |          |          |
|------------------------|----------|----------|
| <b>Social Security</b> |          |          |
| no value               | no value | no value |

**Medicare**

no value

no value

no value

no value

no value

**Health Insurance**

no value

no value

no value

no value

**Life Insurance**

no value

no value

no value

no value

**Vacation**Included In  
Salary?

Hours

no value

no value

no value

No

**Sick Leave**Included In  
Salary?

Hours

no value

no value

no value

No

**Retirement**

no value

no value

no value

no value

**Workers Compensation**

no value

no value

no value

no value

**Unemployment Insurance**

no value

no value

no value

no value

**Other Benefit**

|      |          |          |          |
|------|----------|----------|----------|
| None | no value | no value | no value |
|------|----------|----------|----------|

**Other Benefit**

|      |          |          |          |
|------|----------|----------|----------|
| None | no value | no value | no value |
|------|----------|----------|----------|

**Other Benefit**

|      |          |          |          |
|------|----------|----------|----------|
| None | no value | no value | no value |
|------|----------|----------|----------|

**Summary Totals**

|                                  | Year 1   | Year 2   | Year 3   |
|----------------------------------|----------|----------|----------|
| Benefits                         | \$0.00   | \$0.00   | \$0.00   |
| Salary                           | no value | no value | no value |
| Total                            | \$0.00   | \$0.00   | \$0.00   |
| no value                         |          |          |          |
| <b>Total Salary and Benefits</b> |          |          |          |
| \$0                              |          |          |          |

**Travel**

| Purpose of Travel | Location | Type of Expense | Basis | Cost | Quantity | # Of Staff | # Of Trips | Total Cost |
|-------------------|----------|-----------------|-------|------|----------|------------|------------|------------|
| No items          |          |                 |       |      |          |            |            |            |
| Travel Total Cost |          |                 |       |      |          |            |            |            |
| \$0               |          |                 |       |      |          |            |            |            |

## Equipment

| Equipment Item | # of Items | Cost        | Total Cost  |
|----------------|------------|-------------|-------------|
| 1 Vehicle      | 1.00       | \$50,000.00 | \$50,000.00 |

Equipment Total Cost

\$50,000

Additional Narrative

This vehicle at a cost of up to \$50,000 will be either a four-door car or an SUV. It will not be equipped with any special detailing or lights. The purpose of this vehicle is to allow the clinician to arrive at crisis locations without drawing much attention and in turn, being able to transport victims without the stigma attached to anyone having to get into a distinctly marked behavioral health vehicle. This will also prevent non-violent individuals who do not need to go to the hospital, from having to sit in a police car.

## Supplies

| Purpose of Supply Items | # of Items | Unit Cost | Total Cost |
|-------------------------|------------|-----------|------------|
| No items                |            |           |            |

Supplies Total Cost

\$0

## SubAwards

| Item     | Description | Country | State/U.S. Territory City | Total Cost |
|----------|-------------|---------|---------------------------|------------|
| No items |             |         |                           |            |

Subawards Total Cost

\$0

## Procurement Contracts



| Item     | Description | Consultant | Country | State/U.S. Territory | City | Total Cost |
|----------|-------------|------------|---------|----------------------|------|------------|
| No items |             |            |         |                      |      |            |

Procurement Cost

\$0

Consultant Travel Required

Yes

### Consultant Travel

| Purpose of Travel | Location | Type of Expense Cost | Duration or Distance | # of Staff | Total Cost |
|-------------------|----------|----------------------|----------------------|------------|------------|
| No items          |          |                      |                      |            |            |

Consultant Travel Total Cost

0.00

Procurement Total Cost

\$0.00

### Other Costs

| Description                                 | Quantity | Basis   | Costs       | Length of Time | Total Costs  |
|---|----------|---|-------------|----------------|--------------|
| 1 Full-time License Mental Health Clinician | 1.00     | One full-time clinician is needed at a higher salary. | \$90,000.00 | 2.00           | \$180,000.00 |

Other Costs Total Cost

\$180,000

Additional Narrative

This individual will work 40 hours per week responding to behavioral health crisis calls. The salary allotment is competitive for this area and is in line with what other agencies may offer master's level clinicians in this county. This individual will be contracted without benefits.

**Indirect Costs**

| Description               | Base | Indirect Cost Rate | Total Cost |
|---------------------------|------|--------------------|------------|
| No items                  |      |                    |            |
| Indirect Costs Total Cost |      |                    |            |
| \$0                       |      |                    |            |



**Robert Croslin**  
Mayor

**Tracey Douglas**  
City Administrator

Date: May 7, 2025

To: Colonel Jarod J. Towers  
Chief of Police

From: Acting Lieutenant Chirstopher Evans   
Administrative Services Commander

Re: Request to Purchase Two Ford Explores – State Contract

---

The Hyattsville Police Department is seeking approval to purchase two (2) 2025 Ford Explorers to replace the department's aging command vehicles, which have been in service since 2017. These older vehicles have begun to generate increasing maintenance and repair costs, which impacts operational readiness and places an added burden on the department's budget. Procuring new command vehicles will significantly enhance the reliability of our fleet, ensuring that command staff can effectively respond to incidents and lead operations without concern for mechanical failures or vehicle downtime.

The total cost for both new vehicles is \$96,418, with each 2025 Ford Explorer priced at \$48,209. This procurement will be conducted under the Maryland state contract awarded to Apple Ford in Columbia, MD, BPO #001B5600303. Attached to this memo are the official quote from Apple Ford and the state contract for your review. I recommend approving this purchase to keep our command operations strong and support the department's growth. Please let me know if you need any more details or paperwork.

Please let me know if any additional information or justification is required.





## Fleet/Government Sales

8800 Stanford Blvd. Columbia, MD 21045

02/26/25

City of Hyattsville

Quote for 2025 Ford Police Interceptor Utility AWD Riding the MD BPO#001B4600226.

|               |   |                    |
|---------------|---|--------------------|
| Vehicle       | <b>2025 Ford Police Interceptor AWD Utility</b> | \$44,129.00        |
| 99C           | 3.0L V6 Ecoboost Engine                         | \$1,950.00         |
| 44U           | 10 Speed Auto Trans                             | N/C                |
|               |   |                    |
| 18D           | Global Lock/Unlock                              | N/C                |
| 21L           | Front Aux Warning Lights                        | \$780.00           |
| 65U           | Interior Upgrade-Command Package                | \$560.00           |
| 60R           | Noise Suppression Bonds                         | \$250.00           |
|               |   |                    |
|               |   |                    |
| 76D           | Deflector Plate                                 | \$540.00           |
| 153           | Front Tag Bracket                               | N/C                |
|               |   |                    |
|               |   |                    |
|               |   |                    |
| Color         | Iconic Silver                                   |                    |
| Interior      | Front Cloth/Rear Cloth Seating                  |                    |
|               |   |                    |
| Delivery Days | 180   |                    |
|               | <b>Net Price Per (1) Unit:</b>                  | <b>\$48,209.00</b> |

Please contact me with any questions, changes, or to finalize your order. I look forward to hearing from you. You can reach me at 443-539-1223 or by e-mail at: Jskipper@AppleFord.com.

Thank you,  
Justin Skipper

# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

**BPO NO:** 001B5600303

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### SHIP TO:

AS SPECIFIED ON INDIVIDUAL ORDERS

### VENDOR ID:

APPLE FORD  
8800 STANFORD BLVD

COLUMBIA, MD 21045  
(800 )673-2466

### REFER QUESTIONS TO:

MATTHEW SMITH  
(410 )767-3039  
MATTHEW.SMITH2@MARYLAND.GOV

### ITB:

**EXPR DATE:** 03/01/26  
**POST DATE:** 03/04/25

**DISCOUNT TERMS:** . NET 30 DAY  
**CONTRACT AMOUNT:** .00

### TERMS:

ARTICLES HEREIN ARE EXEMPT FROM MARYLAND SALES AND USE TAXES BY EXEMPTION CERTIFICATE NUMBER 3000256-3 AND FROM FEDERAL EXCISE TAXES BY EXEMPTION NUMBER 52-73-0358K. IT IS THE VENDOR'S RESPONSIBILITY TO ADVISE COMMON CARRIERS THAT AGENCIES OF THE STATE OF MARYLAND ARE EXEMPT FROM TRANSPORTATION TAX.

\*\*\*\*\*

STATEWIDE CONTRACT FOR  
FLEET VEHICLES TYPE 4 - POLICE SEDANS

\*\*\*\*\*

THIS IS THE FIRST AND FINAL OPTION EFFECTIVE 3/1/25 THROUGH 2/28/26 UNDER THE SAME TERMS AND CONDITIONS.

VENDOR CONTACT: JUSTIN SKIPPER  
VENDOR PHONE: JSKIPPER@APPLEFORD.COM  
VENDOR EMAIL: 443-539-1223

CONTRACT TERM: ONE (1) YEAR WITH ONE (1) ONE-YEAR OPTION.

AT TIME OF DELIVERY FROM DEALER, EACH VEHICLE SHALL CONTAIN A MINIMUM OF FIVE (5) GALLONS OF GASOLINE.

DEALER MUST POSSESS A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION (MVA) DEALER'S LICENSE. DEALER MUST ALSO POSSESS

A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION SALESMAN'S LICENSE. A COPY OF THE AFOREMENTIONED LICENSES MUST BE PROVIDED UPON REQUEST.

VEHICLE MUST BE DELIVERED WITH A CERTIFICATE OF ORIGIN.

DEALER WILL BE REQUIRED UPON DELIVERY TO SUBMIT A CERTIFICATE SHOWING

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

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### TERMS (cont'd):

THAT THE VEHICLE WAS SERVICED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED NEW MOTOR VEHICLE PREPARATION CHECK SHEET. THIS CERTIFICATION IS TO BE SIGNED BY THE PERSON WHO SERVICED THE VEHICLE, AS WELL AS THE OWNER AND/OR DESIGNATED REPRESENTATIVE OF MANAGEMENT. OF MANAGEMENT.

THERE IS TO BE NO DEALER IDENTIFICATION ATTACHED TO THE NEW VEHICLE.

TIRES: TIRES RECALLED BY ANY MANUFACTURER WILL NOT BE ACCEPTED. IF A MODEL TIRE IS RECALLED BETWEEN CONTRACT AWARD AND VEHICLE DELIVERY, IT WILL BE THE RESPONSIBILITY OF THE DEALER TO REPLACE ANY SUCH TIRES PRIOR TO DELIVERY OF THE VEHICLE

THERE SHALL BE ZERO (-0-) DEDUCTIBLE ON THE WARRANTY.

STANDARD AND/OR EXTENDED WARRANTY PAPERS MUST BE GIVEN AT TIME OF VEHICLE DELIVERY.

ANY REDUCTION OF PRICES DURING THE PERIOD OF THIS CONTRACT SHALL BE PASSED ON TO THE STATE OF MARYLAND.

ALL PRODUCTS USED IN PACKING TO CUSHION AND PROTECT DURING THE SHIPMENT OF COMMODITIES ARE TO BE MADE OF RECYCLED, RECYCLABLE, AND/OR BIODEGRADABLE MATERIALS.

#### PROCESSING FEE

1.

CONTRACTOR SHALL PAY A PROCESSING FEE TO THE STATE IN THE AMOUNT OF ONE PERCENT (1%) OF THE TOTAL CONTRACT SALES. THE PROCESSING FEE IS CALCULATED BASED ON ALL SALES TRANSACTED UNDER THE CONTRACT, MINUS ANY RETURNS OR CREDITS. THE PROCESSING FEE SHALL NOT BE CHARGED DIRECTLY TO THE CUSTOMER, E.G., AS A SEPARATE LINE ITEM, FEE OR SURCHARGE, BUT SHALL BE INCLUDED IN THE CONTRACT'S UNIT PRICES.

2. THE PROCESSING FEE SHALL BE SUBMITTED TO THE DEPARTMENT OF GENERAL SERVICES, FISCAL SERVICES DIVISION, 301 W. PRESTON STREET, ROOM 1309, BALTIMORE, MD., 21201, WITHIN TEN (10) CALENDAR DAYS FOLLOWING THE END OF EACH CALENDAR MONTH ALONG WITH A MONTHLY USAGE REPORT DOCUMENTING ALL CONTRACT SALES. AN EXCEL VERSION OF THE MONTHLY USAGE REPORT SHALL ALSO BE EMAILED TO THE PROCUREMENT OFFICER.

3. FAILURE TO REMIT PROCESSING FEES IN A TIMELY MANNER OR REMITTANCE OF FEES INCONSISTENT WITH THE CONTRACT'S REQUIREMENTS MAY RESULT IN THE STATE EXERCISING ALL RECOURSE AVAILABLE UNDER THE CONTRACT INCLUDING, BUT NOT LIMITED TO, A THIRD PARTY AUDIT OF ALL CONTRACT

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## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

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### TERMS (cont'd):

ACTIVITY. SHOULD AN AUDIT BE REQUIRED BY THE STATE, THE CONTRACTOR SHALL REIMBURSE THE STATE FOR ALL COSTS ASSOCIATED WITH THE AUDIT UP TO \$10,000.00 OR ONE (1%) PERCENT OF THE CONTRACT'S ESTIMATED ANNUAL VALUE, WHICHEVER IS HIGHER.

PURCHASES BY OTHER ENTITIES - INDEFINITE QUANTITY CONTRACTS:  
THIS PROVISION APPLIES TO INDEFINITE QUANTITY CONTRACTS.  
PURSUANT TO THE STATE FINANCE AND PROCUREMENT ARTICLE, SECTION 13-110 OF THE ANNOTATED CODE OF MARYLAND, EXCEPT FOR ENTITIES DESCRIBED IN (6)(A) THE FOLLOWING ENTITIES MAY PURCHASE MATERIALS, SUPPLIES, AND EQUIPMENT UNDER THIS CONTRACT:

- (1) A COUNTY OR BALTIMORE CITY;
- (2) A MUNICIPAL CORPORATION;
- (3) A GOVERNMENTAL AGENCY IN THE STATE;
- (4) A PUBLIC OR QUASI-PUBLIC AGENCY THAT:
  - (I) RECEIVES STATE MONEY; AND
  - (II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE;
- (5) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL THAT:
  - (I) EITHER HAS BEEN ISSUED A CERTIFICATE OF APPROVAL FROM THE STATE BOARD OF EDUCATION OR IS ACCREDITED BY THE ASSOCIATION OF INDEPENDENT SCHOOLS; AND
  - (II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE; OR
- (6) A NON-PUBLIC INSTITUTION OF HIGHER EDUCATION UNDER SECTION 17-106 OF THE EDUCATION ARTICLE.
  - (B) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL OR A NONPUBLIC INSTITUTION OF HIGHER EDUCATION MAY NOT PURCHASE RELIGIOUS MATERIALS UNDER THIS CONTRACT.
  - (B) THE RIGHT TO PURCHASE UNDER THIS SECTION SHALL BE IN ADDITION TO, BUT NOT IN SUBSTITUTION FOR, THE APPLICABLE PURCHASING POWER GRANTED TO ANY OF THE LISTED ENTITIES PURSUANT TO ANY STATUTORY OR CHARTER PROVISION.
- (7) ANOTHER STATE OR AN AGENCY OR OTHER INSTRUMENTALITY OF ANOTHER STATE.

ALL PURCHASES UNDER THIS CONTRACT BY ANY SUCH ENTITY WHICH IS NOT A UNIT OR AGENCY OF THE STATE OF MARYLAND FOR WHICH THE STATE OF MARYLAND MAY BE HELD LIABLE IN CONTRACT (1) SHALL CONSTITUTE A PURCHASE OR CONTRACT BETWEEN THE CONTRACTOR AND THAT ENTITY ONLY; (2) SHALL NOT CONSTITUTE A PURCHASE OR CONTRACT OF THE STATE OF MARYLAND; (3) SHALL NOT BE BINDING OR ENFORCEABLE AGAINST THE STATE OF MARYLAND OR ANY OF ITS UNITS OR AGENCIES; AND MAY BE SUBJECT TO OTHER TERMS AND CONDITIONS AGREED TO BY THE CONTRACTOR AND THE PURCHASER.

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### TERMS (cont'd):

CONTRACTOR BEARS THE RISK OF DETERMINING WHETHER OR NOT ANY ENTITY FROM WHICH THE CONTRACTOR RECEIVES AN ORDER UNDER THE CONTRACT IS A UNIT OR AGENCY OF THE STATE OF MARYLAND SUCH THAT THE CONTRACT MAY BE ENFORCED AGAINST THE STATE OF MARYLAND.

THE DEPARTMENT OF GENERAL SERVICES' "TERMS AND CONDITIONS FOR COMMODITY CONTRACTS OVER \$50,000" AND ALL SPECIFICATIONS, TERMS AND CONDITIONS OF SOLICITATION #BPM039467/001IT821413 INCORPORATED HEREIN BY REFERENCE.

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |
|---------------|----------------------|------------|------------------|
| 0011          | 07006                | EA         | 46,944.0000      |

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER

|      |       |    |          |
|------|-------|----|----------|
| 0012 | 07006 | EA | 180.0000 |
|------|-------|----|----------|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - REAR INSIDE DOOR LOCKS AND HANDLES DEACTIVATED

|      |       |    |          |
|------|-------|----|----------|
| 0015 | 07006 | EA | 125.0000 |
|------|-------|----|----------|

AUTOMOBILES AND STATION WAGONS

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|---------------|----------------------|------------|------------------|--|

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TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - LED SPOTLIGHT DELETE (CREDIT), IF APPLICABLE

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|      |       |    |          |  |
|------|-------|----|----------|--|
| 0016 | 07006 | EA | 610.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - FACTORY OEM CONSOLE

---

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0017 | 07006 | EA | 225.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
OPTION - RUNNING BOARDS

---

|      |       |    |         |  |
|------|-------|----|---------|--|
| 0018 | 07006 | EA | 50.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-6-PP 1/2 TON PICK UP TRUCK; CERTIFIED PURSUIT RATES; 6 OR 8 CYL  
INDER ENGINE; 4X4  
2024 FORD F-150 POLICE RESPONDER  
OPTION - PILOT PLANT INSPECTION, PER PERSON

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|      |       |    |             |  |
|------|-------|----|-------------|--|
| 0040 | 07006 | EA | 44,129.0000 |  |
|------|-------|----|-------------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

BPO NO: 001B5600303

PRINT DATE: 03/12/25

PAGE: 06

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |  |
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|      |       |    |         |  |  |
|------|-------|----|---------|--|--|
| 0041 | 07006 | EA | 60.0000 |  |  |
|------|-------|----|---------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD; CERTIFIED POLICE PURSUIT  
RATED; E-85; FOR OFF-ROAD TRANSPORT  
OPTION - PACKAGE CLOTH REAR SEATS/CARPET

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0042 | 07006 | EA | 545.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - BLIND SPOT AND CROSS PATH DETECTION

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0043 | 07006 | EA | 275.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD; CERTIFIED POLICE PURSUIT  
RATED; E-85; FOR OFF-ROAD TRANSPORT  
OPTION - REVERSE SENSING

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0044 | 07006 | EA | 185.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - LED SPOTLIGHT DELETE (CREDIT), IF APPLICABLE

|      |       |    |          |  |  |
|------|-------|----|----------|--|--|
| 0045 | 07006 | EA | 390.0000 |  |  |
|------|-------|----|----------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - FACTORY OEM CONSOLE

# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

BPO NO: 001B5600303

PRINT DATE: 03/12/25

PAGE: 07

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |
|---------------|----------------------|------------|------------------|--|
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|      |       |    |         |  |
|------|-------|----|---------|--|
| 0046 | 07006 | EA | 60.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - FULL WHEEL COVERS

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0047 | 07006 | EA | 120.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICET  
PURSUIT RATED; E-85; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - PILOT PLANT INSPECTION, PER PERSON

|      |       |    |             |  |
|------|-------|----|-------------|--|
| 0050 | 07006 | EA | 46,695.0000 |  |
|------|-------|----|-------------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR

|      |       |    |         |  |
|------|-------|----|---------|--|
| 0051 | 07006 | EA | 60.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - PACKAGE CLOTH REAR SEATS/CARPET

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0052 | 07006 | EA | 545.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

BPO NO: 001B5600303

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| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |
|---------------|----------------------|------------|------------------|--|
|---------------|----------------------|------------|------------------|--|

OPTION - BLIND SPOT AND CROSS PATH DETECTION

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0053 | 07006 | EA | 275.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - REVERSE SENSING

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0054 | 07006 | EA | 185.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - LED SPOTLIGHT DELETE (CREDIT), IF APPLICABLE

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0055 | 07006 | EA | 390.0000 |  |
|------|-------|----|----------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - FACTORY OEM CONSOLE

|      |       |    |         |  |
|------|-------|----|---------|--|
| 0056 | 07006 | EA | 60.0000 |  |
|------|-------|----|---------|--|

AUTOMOBILES AND STATION WAGONS

TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT

2024 FORD POLICE INTERCEPTOR

OPTION - FULL WHEEL COVERS

|      |       |    |          |  |
|------|-------|----|----------|--|
| 0057 | 07006 | EA | 100.0000 |  |
|------|-------|----|----------|--|

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

**BPO NO:** 001B5600303

**PRINT DATE:** 03/12/25

**PAGE:** 09

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |  |  |
|---------------|----------------------|------------|------------------|--|--|
|---------------|----------------------|------------|------------------|--|--|

AUTOMOBILES AND STATION WAGONS  
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE; AWD OR 4X4; CERTIFIED POLICE  
PURSUIT RATED; HYBRID; FOR OFF-ROAD TRANSPORT  
2024 FORD POLICE INTERCEPTOR  
OPTION - PILOT PLANT INSPECTION, PER PERSON

\_\_\_\_\_ END OF ITEM LIST \_\_\_\_\_

\*\*\*\*\* LAST PAGE \*\*\*\*\*

**AUTHORIZED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

BUYER AUTHORIZED DESIGNEE



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-339-FY25

5/19/2025

10.d.

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Submitted by: Ron Brooks  
Submitting Department: Finance  
Agenda Section: Action

**Item Title:**

**Hyattsville Ordinance 2025-03: Fiscal Year 2026 Budget (Introduction & First Reading)**

**Suggested Action:**

I move the Mayor and Council introduce Hyattsville Ordinance 2025-03, an ordinance adopting an annual budget for the Fiscal Year July 1, 2025, through June 30, 2026, for the general purpose, fixing the tax rates for the Fiscal Year beginning July 1, 2025; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (INTRODUCTION AND FIRST READING).

**Summary Background:**

The FY26 budget process began internally in December 2024 with initial staff meetings to determine budgetary requirements for FY26. The public process began in April 2025 with a presentation to the Mayor and Council on April 2 of the City's Administrator's Proposed FY26 budget and a Council Budget Work Session on April 5.

The Real Property Tax Rate of \$0.63 per \$100 of assessed value will remain in effect for FY26.

During the budget review process the following amendments were authorized to the draft budget.

**BUDGET ADDITIONS:**

\$15,000: Hyattsville Life & Times (HLT) Patronage Grant, Council Budget  
\$18,000: Stipend Program, Council Budget  
\$5,000: Purchase ADA Compliance Software, Communications Budget  
\$35,000: Increase in Mental Health Program, Community Services Budget  
\$35,000: Fund Volunteer Services Position-in-house resources or P/T, Community Services Budget  
\$355,754: COLA, Treasurer's Office to distribute  
\$810,361: Add back previous funded positions, and other operational costs, DPW Budget  
Total Budget Additions: \$1,274,115

**Next Steps:**

Second Reading Adoption of the FY26 Budget Ordinance is scheduled for June 2, 2025.

**Fiscal Impact:**

See budget ordinance.

**City Administrator Comments:**

See summary background above.

**Community Engagement:**



Per the City Charter, a fair summary of the budget ordinance will be published twice in a newspaper of general circulation. The budget and corresponding documents will be posted on the City's website and information on the budget will be included in a summer issue of the Hyattsville Reporter. Additionally, a public hearing on the budget was held on May 5, 2025.

**Strategic Goals:**

Goal 2 - Ensure the Long-Term Economic Viability of the City

**Legal Review Required?**

N/A

## HYATTSVILLE ORDINANCE 2025-03

**AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.**

**BE IT ENACTED AND ORDAINED** by the Mayor and City Council for the City of Hyattsville, as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget is as follows:

### FY 2026 Budget – Final

|                                       | General             | Capital<br>Projects | Special<br>Revenue<br>Fund | Debt Service | Total               |
|---------------------------------------|---------------------|---------------------|----------------------------|--------------|---------------------|
|                                       | Fund                | Fund                | Fund                       | Fund         | All Funds           |
| <b>Revenue &amp; Other Sources:</b>   |                     |                     |                            |              |                     |
| <b>Local Taxes:</b>                   |                     |                     |                            |              |                     |
| Real Property Taxes                   | \$19,594,535        | 0                   | 0                          | \$0          | \$19,594,535        |
| Personal Property Taxes               | 915,000             | 0                   | 0                          | 0            | 915,000             |
| Operating Property                    | 1,271,000           | 0                   | 0                          | 0            | 1,271,000           |
| Income Tax                            | 3,951,088           | 0                   | 0                          | 0            | 3,951,088           |
| Admissions and Amusement Taxes        | 150,000             | 0                   | 0                          | 0            | 150,000             |
| <b>Subtotal - Local Taxes</b>         | <b>25,881,623</b>   | <b>0</b>            | <b>0</b>                   | <b>0</b>     | <b>25,881,623</b>   |
| <b>Other Revenue &amp; Sources</b>    |                     |                     |                            |              |                     |
| Licenses and permits                  | 736,000             | 0                   | 0                          | 0            | 736,000             |
| Other Governments - Grants            | 1,446,425           | 8,079,822           | 200,000                    | 0            | 9,726,247           |
| Service Charges                       | 136,900             | 0                   | 100,000                    | 0            | 236,900             |
| Fines and Forfeitures                 | 728,200             | 0                   | 1,247,500                  | 0            | 1,975,700           |
| Miscellaneous                         | 1,150,700           | 0                   | 0                          | 0            | 1,150,700           |
| Bond/Notes – General Gov.             | 0                   | 7,583,733           | 0                          | 0            | 7,583,733           |
| Lease Proceeds                        | 0                   | 0                   | 0                          | 0            | 0                   |
| Cash - GF Transfers In                | 0                   | 0                   | 0                          | 0            | 0                   |
| <b>Sub-total</b>                      | <b>4,198,225</b>    | <b>15,663,555</b>   | <b>1,547,500</b>           | <b>0</b>     | <b>21,409,280</b>   |
| <b>Total Revenue - Sources</b>        | <b>\$30,079,848</b> | <b>\$15,663,555</b> | <b>\$1,547,500</b>         | <b>\$0</b>   | <b>\$47,290,903</b> |
| <b>Expenditures &amp; Other Uses:</b> |                     |                     |                            |              |                     |
| Legislative                           | \$722,383           | \$0                 | \$0                        | \$0          | \$722,383           |
| General Government                    | 5,336,549           | 7,041,483           | 200,000                    | 0            | 12,578,032          |
| Police                                | 13,596,704          | 221,822             | 522,775                    | 0            | 14,341,301          |
| Parking Compliance                    | 0                   | 0                   | 718,048                    | 0            | 718,048             |

|   |                      |                   |                  |             |                      |
|---|----------------------|-------------------|------------------|-------------|----------------------|
| Code Compliance   | 903,432              | \$0               | 0                | 0           | 903,432              |
| <b>Legislative/General/Public Safety Subtotal</b>                           | <b>20,559,068</b>    | <b>7,263,305</b>  | <b>1,440,823</b> | <b>0</b>    | <b>29,263,196</b>    |
| Public Works  | 8,270,817            | 7,858,000         | 0                | 0           | 16,128,817           |
| Community Services/PEG  | 1,125,538            | 0                 | 100,000          | 0           | 1,225,538            |
| Community Development   | 699,595              | 0                 | 0                | 0           | 699,595              |
| Cash - GF Transfer-in   | 0                    | 0                 | 0                | 2,018,231   | 2,018,231            |
| Cash - GF Transfers-Out   | 2,018,231            | 0                 | 0                | (2,018,231) | 0                    |
| Proposed COLA Cost  | 355,754              | 0                 | 0                | 0           | 355,754              |
| <b>Subtotal</b>   | <b>12,469,935</b>    | <b>7,858,000</b>  | <b>100,000</b>   | <b>0</b>    | <b>20,427,935</b>    |
| <b>Total All Expenditures - Uses</b>  | <b>33,029,003</b>    | <b>15,121,305</b> | <b>1,540,823</b> | <b>0</b>    | <b>49,691,131</b>    |
| <b>Excess of Revenue and Other Sources over Expenditures and Other Uses</b> | <b>(\$2,949,155)</b> | <b>\$542,250</b>  | <b>\$6,677</b>   | <b>\$0</b>  | <b>(\$2,400,228)</b> |
| <b>Beginning Fund Balance</b>   | <b>\$28,368,828</b>  |                   |                  |             |                      |
| <b>Ending Fund Balance</b>  | <b>\$25,419,673</b>  |                   |                  |             |                      |

Which was the subject of a public hearing on May 5, 2025, after notice thereof was published in a newspaper of circulation within the City, is hereby adopted.

The tax rate for all real property, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value on lands, improvements and fixtures.

The tax rate for all operating property of public utilities and contract carriers, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at one dollar and ninety-eight cents (\$3.00) on each one hundred (\$100.00) dollars of assessed value.

Such taxes on lands and improvements shall be computed on the valuation of said properties in Prince George's County, Maryland, which assessment is hereby adopted and used by the City of Hyattsville as its own valuation assessment of the land and improvements within the corporate limits subject to taxation for property of public utilities and contract carriers, the valuation of said properties as certified to the City of Hyattsville by the Maryland State Department of Assessments and Taxation shall be used as the assessed valuation of properties so certified.

The tax rate for all tangible personal property, not otherwise exempted, located within the corporate limits of the City shall be and is hereby fixed at one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value of all tangible operating personal property, including commercial inventory. In computing and levying such taxes on tangible personal property, the valuation of such property as certified to the City of Hyattsville by the Maryland State Department of Assessments and Taxation shall be used as the assessed valuation of properties so certified.

The City Treasurer, or any other person designated by the City Council to act in his/ her place, is hereby authorized and directed to collect the taxes herein levied by this ordinance.

In accordance with Section C5-17 of the Hyattsville City Charter, the real property taxes provided for in this ordinance shall be due and payable on the first day of July 2022 and shall be overdue and in arrears when the County's real property taxes are overdue and in arrears. All real property taxes shall bear monthly interest while in arrears at the rate of two thirds of one percent (.0066) and a monthly penalty of one percent (.01) as provided in Section C5-17 of the City Charter.

Tangible personal property shall bear a fixed penalty of one hundred (\$100.00) dollars for the first month in arrears, which is defined as the period beginning ninety-one (91) days and ending one hundred twenty (120) days following the tax bill date. An additional penalty of one percent (.01) per month shall be due on any taxes in arrears more than one hundred twenty (120) days. All tangible personal property taxes shall bear interest at the rate of two thirds of one percent (.0066) per month while in arrears.

**AND BE IT FURTHER ORDAINED**, that this budget shall govern the revenue and expenditure of funds by the City during the fiscal year 2024, subject to further budget ordinances enacted by the City pursuant to the Maryland Annotated Code, Local Government Article, Section 5-205(b);

**AND BE IT FURTHER ORDAINED**, that the City Council may from time to time during the fiscal year amend this budget by motions made, discussed and carried by a 2/3 vote of the City Council so long as any action regarding this budget is taken at a public meeting after notice and a public discussion;

**AND BE IT FURTHER ORDAINED**, pursuant to Hyattsville Resolution 2004-03 designating the University Town Center Special Taxing District and Hyattsville Resolution 2004-03 authorizing the imposition, levy and collection of special taxes in the Special Taxing District and pursuant to the Rate and Method of Apportionment terms adopted, the City of Hyattsville adopts and approves the report of the Administrator of the University Town Center Special Taxing District (Exhibit A) and hereby assesses and levies as additional real property taxes on the owners of properties in the University Town Center Special Taxing District this special tax as indicated in Appendix A of Exhibit A for the upcoming fiscal year (as the same may be recalculated as further described in this paragraph); in the event any parcel numbers are changed prior to the actual billing of taxes by the County, the Administrator shall revise Appendix A to be consistent with the tax parcel numbers used by the County for billing of taxes and recalculate the special tax to be collected from each parcel in a manner consistent with the method utilized to calculate the special taxes in Exhibit A;

**AND BE IT FURTHER ORDAINED**, that this budget shall govern the number and type of employment positions to include the number of employees and Full-Time Equivalent (FTE) count for Fiscal Year 2026 and the City of Hyattsville approves and adopts these counts as contained in Exhibit B.

**AND BE IT FURTHER ORDAINED**, that this ordinance shall become effective on July 1, 2025, as provided in Section C2-9 of the City Charter and a fair summary of this Ordinance shall be published twice in a newspaper having general circulation in the City, subject to the provisions of section C3-2A(6) of the City Charter;

**INTRODUCED** by the City Council of the City of Hyattsville, Maryland at a public meeting on May 19, 2025;

**ADOPTED**, by the City Council of the City of Hyattsville, Maryland at a public meeting on June 2, 2025.

Adopted: June 2, 2025

Effective Date: July 1, 2025

Attest: \_\_\_\_\_

Nate Groenendyk

City Clerk

\_\_\_\_\_

Robert S. Croslin

Mayor

**CITY OF HYATTSVILLE  
SPECIAL OBLIGATION REFUNDING BONDS  
UNIVERSITY TOWN CENTER PROJECT  
SERIES 2016**

**Fiscal Year 2025-2026  
Special Tax Report**



**MAY 12, 2025**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**CITY OF HYATTSVILLE  
SPECIAL OBLIGATION REFUNDING BONDS  
UTC PROJECT SERIES 2016**

**Fiscal Year 2025-2026  
Special Tax Report**

**INTRODUCTION**

The City of Hyattsville issued \$18,000,000 of special obligation bonds in August 2004 related to the University Town Center Development District. These bonds are to be repaid from special taxes collected on the taxable property in the University Town Center Special Taxing District, which was created pursuant to Resolution No. 2004-02 adopted by the City Council on February 17, 2004. Series 2004 Bonds were defeased and redeemed on December 20, 2016 with the \$16,940,000 City of Hyattsville Series 2016 Special Obligation Refunding Bonds.

A special tax is to be collected each fiscal year in the University Town Center Special Taxing District pursuant to Resolution No. 2004-03, and an Executive Order, dated August 9, 2004, executed by the Mayor. This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the University Town Center Special Taxing District for fiscal year 2025-2026.

**SPECIAL TAX REQUIREMENT**

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special taxes collected are equal to the special tax requirement. The special tax requirement is generally equal to (i.) annual debt service, (ii.) administrative expenses, less (iii) interest income on the reserve fund (*upon closure of the improvement fund*) held by the trustee.

Table A provides a summary of the special tax requirement for fiscal year 2025-2026. Special taxes equal to \$1,342,000 will have to be collected for fiscal year 2025-2026. Each of these numbers is explained in the following sections.

**Debt Service**

Debt service includes interest on the bonds payable on January 1, 2026 and July 1, 2026. Each semi-annual interest payment is equal to \$293,500 on the terms bonds shown below.

|   |                         |
|---|-------------------------|
| Term 2027 Bonds of \$1,670,000 at 5.00% | \$41,750                |
| Term 2027 Bonds of \$4,245,000 at 5.00% | \$106,125               |
| Term 2034 Bonds of \$5,825,000 at 5.05% | \$145,625               |
| Total:                                  | <u><u>\$293,500</u></u> |

A principal payment of \$800,000 is due on July 1, 2026. As a result, total debt service for fiscal year 2025-2026 is \$1,387,000.

**Table A**  
**Special Tax Requirement**  
**Fiscal Year 2025-2026**

| <b>Debt service:</b>                                    | <b>Amount</b>             |
|---|---------------------------|
| Interest on January 1, 2026                             | \$293,500                 |
| Interest on July 1, 2026                                | \$293,500                 |
| Principal on July 1, 2026                               | \$800,000                 |
| <b><i>Sub-total debt service</i></b>                    | <b><i>\$1,387,000</i></b> |
| Administrative expenses                                 | \$35,255                  |
| Contingency   | \$14,999                  |
| <b><i>Total expenses</i></b>                            | <b><i>\$1,437,254</i></b> |
| Reserve fund investment income                          | (\$55,055)                |
| Surplus from prior year                                 | (\$40,199)                |
| <b><i>Funds available to be applied for FY25-26</i></b> | <b><i>(\$95,254)</i></b>  |
| <b><i>Special Tax Requirement</i></b>                   | <b><i>\$1,342,000</i></b> |

### Administrative Expenses

Administrative expenses include the trustee, the administrator, and the expenses of the city related to the district. The annual charges of the trustee are estimated to be \$8,424. The fees and expenses of the administrator are estimated to be \$15,114. The expenses of the city are estimated to be \$11,717. Accordingly, the total administrative expenses are estimated at \$35,255.

### Contingency

A contingency, equal to approximately one percent of annual debt service plus an additional amount to round the special tax requirement to the nearest thousand has been added in case there are unanticipated expenses or tax payment delinquencies.

### Reserve Fund Income

As of April 30, 2025, the balance in the reserve fund was \$1,840,941, which consists of the reserve requirement of \$1,694,000 and investment income posted to the account in the amount of \$146,941. The investment income previously posted to the Reserve Fund will be made available to pay debt service on the Series 2016 Refunding Bonds on July 1, 2025. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 3.25 percent per annum. At this rate of return, \$9,176 in interest income is estimated to be earned by the next debt service payment on July 1, 2025. An additional \$55,055 in annual investment income will be earned and made available to pay



debt service and administrative expenses on the Series 2016 Refunding Bonds for fiscal year 2025-2026.

### Surplus from Prior Year

Table B below outlines the surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2025-2026. Special taxes in the amount of \$1,302,000 were billed for collection in fiscal year 2024-2025. As of April 30, 2025, Prince George's County has reported collecting special taxes in the amount of \$1,300,247 (*includes interest and penalties on delinquencies*) for fiscal year 2024-2025. This amount represents 99.8 percent of the total special taxes billed for collection during fiscal year 2024-2025. As of April 30, 2025, all special taxes collected for fiscal year 2024-2025 have been transferred to the trustee.

As of April 30, 2025, the balance in the special tax fund and debt service fund were \$1,140,786 and \$736, respectively. As mentioned above, an additional \$146,941 in interest income is also available in the reserve fund. An additional \$9,176 in interest income is estimated to be earned by the next debt service payment on July 1, 2025. As a result, \$156,117 (\$146,941 + \$9,176 = \$156,117) in interest income is estimated to be earned by the next debt service payment on July 1, 2025. A portion of these funds will be used to pay debt service due on July 1, 2025, which consists of an interest payment and principal payment of \$311,875 and \$735,000, respectively, as shown on Table B below.

**Table B**  
**Surplus from Prior Year**

|   | Series 2016                 |
|---|-----------------------------|
| <b>Available Funds:</b>                         |                             |
| Special tax fund balance 4-30-2025              | \$1,140,786                 |
| Debt service fund                               | \$736                       |
| Estimated reserve fund interest                 | \$156,117                   |
| <i>Total funds available</i>                    | <i>\$1,297,638</i>          |
| Interest payment on July 1, 2025                | ( <i>\$311,875</i> )        |
| Principal payment                               | ( <i>\$735,000</i> )        |
| Administrative expenses                         | ( <i>\$34,564</i> )         |
| <i>Subtotal expenses</i>                        | <i>(<i>\$1,081,439</i>)</i> |
| <i>Contingency for future principal payment</i> | <i>(<i>\$176,000</i>)</i>   |
| <b>Surplus from prior year</b>                  | <b>\$40,199</b>             |

Administrative expenses for fiscal year 2024-2025 were estimated to be \$34,564 and were to be funded with special taxes collected in fiscal year 2024-2025. Administrative Expenses Fund remains to be funded with special assessments collected in fiscal year 2024-2025. Accordingly, special assessments in the aggregate amount of \$34,564 will be transferred to the Administrative Expenses Fund. A contingency in the amount of \$176,000 will be retained to make future principal payment. Accordingly, an estimated aggregate

surplus of \$40,199 will be available to pay debt service and administrative expenses for fiscal year 2025-2026.

## Special Tax Collected

The special tax to be collected for the year shall be equal to the special tax requirement. The special tax for each parcel shall be equal to the Equivalent Use Factors of the parcel, divided by the Equivalent Use Factors of all Taxable Property in the District, and the result multiplied by the Special Tax Requirement as shown by the formula below:

$$A = (B \div C) \times D$$

Where the terms have the following meaning:

A = The Special Tax for a Parcel

B = The Equivalent Use Factors of the Parcel

C = The Equivalent Use Factors of all Taxable Property in the District

D = The Special Tax Requirement

Equivalent Use Factors means for any parcel, the number of dwelling units, parking spaces, and building square footage of a parcel by the Land Use Class multiplied by the factor for each Land Use Class as shown in Table C below:

**Table C**  
**Land Use Class and Equivalent Use Factors**

| Land Use Class       | Equivalent Use Factors     |
|----------------------|----------------------------|
| Office Property      | 0.70 per 1,000 square feet |
| Parking Property     | 0.02 per parking space     |
| Residential Property | 1.00 per dwelling unit     |
| Retail Property      | 1.02 per 1,000 square feet |

The equivalent use factors for each taxable parcel classified under office or retail land use classes within the district were computed using building square footages obtained from the State Department of Assessments and Taxation. Schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified under office or retail land use class within the district, are attached to Appendix B. Schedules for individual condominium units of residential property can be obtained at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>. The respective land use class and the aggregate building square footage for office and retail property, the aggregate number of dwelling units for residential parcels and the total number of parking spaces for parking property and the corresponding equivalent use factors for each land use class are shown in Table D below.

**Table D**  
**Special Tax District Parcels**

| Land Use Class | Number of Parcels | Building SF/<br>Dwelling Units /<br>Parking Spaces/ | Equivalent Use Factor | Equivalent Use Factors |
|----------------|-------------------|---|-----------------------|------------------------|
| Office         | 5                 | 1,044,091   | 0.70                  | 730.86                 |
| Retail         | 5                 | 213,881   | 1.02                  | 218.16                 |
| Residential    | 137               | 1,032   | 1.00                  | 1,032.00               |
| Parking        | 3                 | 1,668   | 0.02                  | 33.36                  |
| <b>Total</b>   | <b>150</b>        |   |                       | <b>2,014.38</b>        |

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2025-2026, the special tax requirement is equal to \$1,342,000. The equivalent use factors for all parcels within the district are equal to 2,014.38. As a result, the special tax to be collected per each equivalent use factor is equal to \$666.21 ( $\$1,342,000 \div 2,014.38 = \$666.21$ ). Table E below shows the aggregate breakdown of special taxes to be collected in the district on the basis of land use class.

**Table E**  
**Special Taxes to be Collected**  
**Fiscal Year 2025-2026**

| Land Use Class | Equivalent Use Factors | Special Tax Per EUF | Special Tax           |
|----------------|------------------------|---------------------|-----------------------|
| Office         | 731                    | \$666.21            | \$486,908.11          |
| Retail         | 218                    | \$666.21            | \$145,339.28          |
| Residential    | 1,032                  | \$666.21            | \$687,527.88          |
| Parking        | 33                     | \$666.21            | \$22,224.74           |
| <b>Total</b>   | <b>2,014</b>           |                     | <b>\$1,342,000.00</b> |

## SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2025-2026 are estimated to be equal to \$1,437,254. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$95,254. Accordingly, the special tax requirement is equal to \$1,342,000 ( $\$1,437,254 - \$95,254 = \$1,342,000$ ).

The special taxes to be collected on each parcel for fiscal year 2025-2026 are shown in Appendix A. Appendix B includes schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified as office and retail land use class within the district.

## APPENDIX A

### CITY OF HYATTSVILLE UNIVERSITY TOWN CENTER SPECIAL TAX DISTRICT PRINCE GEORGES COUNTY, MARYLAND

#### SPECIAL TAX ROLL 2025

| Parcel<br>Account # | Parcel | Building             | Special Tax<br>FY2025-2026 |
|---------------------|--------|----------------------|----------------------------|
| 356694-0            | I      | Metro I              | \$146,096.08               |
| 372073-7            | R      | The Highline         | \$226,244.64               |
| 372074-5            | S      | Retail/Parking       | \$60,493.66                |
| 337808-0            | G      | Metro IV             | \$87,681.99                |
| 366669-0            | L      | Metro III            | \$227,811.16               |
| 383475-1            | T      | GHS/Garage           | \$169,576.89               |
| 383474-4            | U      | Garage/Retail        | \$24,085.25                |
| 366671-6            | M      | Retail               | \$8,251.57                 |
| 366672-4            | N      | Condo/Garage/Retail  | \$215,593.98               |
| 372072-9            | Q      | Retail               | \$7,167.04                 |
| 573091-0            | P      | Office               | \$25,318.88                |
| 573092-1            | P      | Retail               | \$54,406.84                |
| 393532-7            | 201    | 1 Independence Plaza | \$666.21                   |
| 393533-5            | 202    | 1 Independence Plaza | \$666.21                   |
| 393534-3            | 203    | 1 Independence Plaza | \$666.21                   |
| 393535-0            | 204    | 1 Independence Plaza | \$666.21                   |
| 393536-8            | 205    | 1 Independence Plaza | \$666.21                   |
| 393537-6            | 206    | 1 Independence Plaza | \$666.21                   |
| 393538-4            | 207    | 1 Independence Plaza | \$666.21                   |
| 393539-2            | 208    | 1 Independence Plaza | \$666.21                   |
| 393540-0            | 209    | 1 Independence Plaza | \$666.21                   |
| 393541-8            | 210    | 1 Independence Plaza | \$666.21                   |
| 393542-6            | 211    | 1 Independence Plaza | \$666.21                   |
| 393543-4            | 212    | 1 Independence Plaza | \$666.21                   |
| 393544-2            | 213    | 1 Independence Plaza | \$666.21                   |
| 393545-9            | 214    | 1 Independence Plaza | \$666.21                   |
| 393546-7            | 215    | 1 Independence Plaza | \$666.21                   |
| 393547-5            | 216    | 1 Independence Plaza | \$666.21                   |
| 393548-3            | 301    | 1 Independence Plaza | \$666.21                   |
| 393549-1            | 302    | 1 Independence Plaza | \$666.21                   |

| <b>Parcel<br/>Account #</b> | <b>Parcel</b> | <b>Building</b>      | <b>Special Tax<br/>FY2025-2026</b> |
|-----------------------------|---------------|----------------------|------------------------------------|
| 393550-9                    | 303           | 1 Independence Plaza | \$666.21                           |
| 393551-7                    | 304           | 1 Independence Plaza | \$666.21                           |
| 393552-5                    | 305           | 1 Independence Plaza | \$666.21                           |
| 393553-3                    | 306           | 1 Independence Plaza | \$666.21                           |
| 393554-1                    | 307           | 1 Independence Plaza | \$666.21                           |
| 393555-8                    | 308           | 1 Independence Plaza | \$666.21                           |
| 393556-6                    | 309           | 1 Independence Plaza | \$666.21                           |
| 393557-4                    | 310           | 1 Independence Plaza | \$666.21                           |
| 393558-2                    | 311           | 1 Independence Plaza | \$666.21                           |
| 393559-0                    | 312           | 1 Independence Plaza | \$666.21                           |
| 393560-8                    | 313           | 1 Independence Plaza | \$666.21                           |
| 393561-6                    | 314           | 1 Independence Plaza | \$666.21                           |
| 393562-4                    | 315           | 1 Independence Plaza | \$666.21                           |
| 393563-2                    | 316           | 1 Independence Plaza | \$666.21                           |
| 393564-0                    | 401           | 1 Independence Plaza | \$666.21                           |
| 393565-7                    | 402           | 1 Independence Plaza | \$666.21                           |
| 393566-5                    | 403           | 1 Independence Plaza | \$666.21                           |
| 393567-3                    | 404           | 1 Independence Plaza | \$666.21                           |
| 393568-1                    | 405           | 1 Independence Plaza | \$666.21                           |
| 393569-9                    | 406           | 1 Independence Plaza | \$666.21                           |
| 393570-7                    | 407           | 1 Independence Plaza | \$666.21                           |
| 393571-5                    | 408           | 1 Independence Plaza | \$666.21                           |
| 393572-3                    | 409           | 1 Independence Plaza | \$666.21                           |
| 393573-1                    | 410           | 1 Independence Plaza | \$666.21                           |
| 393574-9                    | 411           | 1 Independence Plaza | \$666.21                           |
| 393575-6                    | 412           | 1 Independence Plaza | \$666.21                           |
| 393576-4                    | 413           | 1 Independence Plaza | \$666.21                           |
| 393577-2                    | 414           | 1 Independence Plaza | \$666.21                           |
| 393578-0                    | 415           | 1 Independence Plaza | \$666.21                           |
| 393579-8                    | 416           | 1 Independence Plaza | \$666.21                           |
| 393580-6                    | 501           | 1 Independence Plaza | \$666.21                           |
| 393581-4                    | 502           | 1 Independence Plaza | \$666.21                           |
| 393582-2                    | 503           | 1 Independence Plaza | \$666.21                           |
| 393583-0                    | 504           | 1 Independence Plaza | \$666.21                           |
| 393584-8                    | 505           | 1 Independence Plaza | \$666.21                           |
| 393585-5                    | 506           | 1 Independence Plaza | \$666.21                           |
| 393586-3                    | 507           | 1 Independence Plaza | \$666.21                           |
| 393587-1                    | 508           | 1 Independence Plaza | \$666.21                           |
| 393588-9                    | 509           | 1 Independence Plaza | \$666.21                           |
| 393589-7                    | 510           | 1 Independence Plaza | \$666.21                           |
| 393590-5                    | 511           | 1 Independence Plaza | \$666.21                           |
| 393591-3                    | 512           | 1 Independence Plaza | \$666.21                           |

| <b>Parcel<br/>Account #</b> | <b>Parcel</b> | <b>Building</b>      | <b>Special Tax<br/>FY2025-2026</b> |
|-----------------------------|---------------|----------------------|------------------------------------|
| 393592-1                    | 513           | 1 Independence Plaza | \$666.21                           |
| 393593-9                    | 514           | 1 Independence Plaza | \$666.21                           |
| 393594-7                    | 515           | 1 Independence Plaza | \$666.21                           |
| 393595-4                    | 516           | 1 Independence Plaza | \$666.21                           |
| 393596-2                    | 601           | 1 Independence Plaza | \$666.21                           |
| 393597-0                    | 602           | 1 Independence Plaza | \$666.21                           |
| 393598-8                    | 603           | 1 Independence Plaza | \$666.21                           |
| 393599-6                    | 604           | 1 Independence Plaza | \$666.21                           |
| 393600-2                    | 605           | 1 Independence Plaza | \$666.21                           |
| 393601-0                    | 606           | 1 Independence Plaza | \$666.21                           |
| 393602-8                    | 607           | 1 Independence Plaza | \$666.21                           |
| 393603-6                    | 608           | 1 Independence Plaza | \$666.21                           |
| 393604-4                    | 609           | 1 Independence Plaza | \$666.21                           |
| 393605-1                    | 610           | 1 Independence Plaza | \$666.21                           |
| 393606-9                    | 611           | 1 Independence Plaza | \$666.21                           |
| 393607-7                    | 612           | 1 Independence Plaza | \$666.21                           |
| 393608-5                    | 613           | 1 Independence Plaza | \$666.21                           |
| 393609-3                    | 614           | 1 Independence Plaza | \$666.21                           |
| 393610-1                    | 615           | 1 Independence Plaza | \$666.21                           |
| 393611-9                    | 616           | 1 Independence Plaza | \$666.21                           |
| 393612-7                    | 701           | 1 Independence Plaza | \$666.21                           |
| 393613-5                    | 702           | 1 Independence Plaza | \$666.21                           |
| 393614-3                    | 703           | 1 Independence Plaza | \$666.21                           |
| 393615-0                    | 704           | 1 Independence Plaza | \$666.21                           |
| 393616-8                    | 705           | 1 Independence Plaza | \$666.21                           |
| 393617-6                    | 706           | 1 Independence Plaza | \$666.21                           |
| 393618-4                    | 707           | 1 Independence Plaza | \$666.21                           |
| 393619-2                    | 708           | 1 Independence Plaza | \$666.21                           |
| 393620-0                    | 709           | 1 Independence Plaza | \$666.21                           |
| 393621-8                    | 710           | 1 Independence Plaza | \$666.21                           |
| 393622-6                    | 711           | 1 Independence Plaza | \$666.21                           |
| 393623-4                    | 712           | 1 Independence Plaza | \$666.21                           |
| 393624-2                    | 713           | 1 Independence Plaza | \$666.21                           |
| 393625-9                    | 714           | 1 Independence Plaza | \$666.21                           |
| 393626-7                    | 715           | 1 Independence Plaza | \$666.21                           |
| 393627-5                    | 716           | 1 Independence Plaza | \$666.21                           |
| 393628-3                    | 801           | 1 Independence Plaza | \$666.21                           |
| 393629-1                    | 802           | 1 Independence Plaza | \$666.21                           |
| 393630-9                    | 803           | 1 Independence Plaza | \$666.21                           |
| 393631-7                    | 804           | 1 Independence Plaza | \$666.21                           |
| 393632-5                    | 805           | 1 Independence Plaza | \$666.21                           |
| 393633-3                    | 806           | 1 Independence Plaza | \$666.21                           |

| <b>Parcel<br/>Account #</b> | <b>Parcel</b> | <b>Building</b>      | <b>Special Tax<br/>FY2025-2026</b> |
|-----------------------------|---------------|----------------------|------------------------------------|
| 393634-1                    | 807           | 1 Independence Plaza | \$666.21                           |
| 393635-8                    | 808           | 1 Independence Plaza | \$666.21                           |
| 393636-6                    | 809           | 1 Independence Plaza | \$666.21                           |
| 393637-4                    | 810           | 1 Independence Plaza | \$666.21                           |
| 393638-2                    | 811           | 1 Independence Plaza | \$666.21                           |
| 393639-0                    | 812           | 1 Independence Plaza | \$666.21                           |
| 393640-8                    | 813           | 1 Independence Plaza | \$666.21                           |
| 393641-6                    | 814           | 1 Independence Plaza | \$666.21                           |
| 393642-4                    | 815           | 1 Independence Plaza | \$666.21                           |
| 393643-2                    | 816           | 1 Independence Plaza | \$666.21                           |
|                             |               |                      |                                    |
| 402119-2                    | 200           | Plaza Lofts 22       | \$666.21                           |
| 402120-0                    | 201           | Plaza Lofts 22       | \$666.21                           |
| 402121-8                    | 202           | Plaza Lofts 22       | \$666.21                           |
| 402122-6                    | 203           | Plaza Lofts 22       | \$666.21                           |
| 402123-4                    | 204           | Plaza Lofts 22       | \$666.21                           |
| 402124-2                    | 205           | Plaza Lofts 22       | \$666.21                           |
| 402125-9                    | 206           | Plaza Lofts 22       | \$666.21                           |
| 402126-7                    | 207           | Plaza Lofts 22       | \$666.21                           |
| 402127-5                    | 208           | Plaza Lofts 22       | \$666.21                           |
| 402128-3                    | 209           | Plaza Lofts 22       | \$666.21                           |
| 402129-1                    | 210           | Plaza Lofts 22       | \$666.21                           |
| 402130-9                    | 400           | Plaza Lofts 22       | \$666.21                           |
| 402131-7                    | 401           | Plaza Lofts 22       | \$666.21                           |
| 402132-5                    | 402           | Plaza Lofts 22       | \$666.21                           |
| 402133-3                    | 403           | Plaza Lofts 22       | \$666.21                           |
| 402134-1                    | 404           | Plaza Lofts 22       | \$666.21                           |
| 402135-8                    | 405           | Plaza Lofts 22       | \$666.21                           |
| 402136-6                    | 406           | Plaza Lofts 22       | \$666.21                           |
| 402137-4                    | 407           | Plaza Lofts 22       | \$666.21                           |
| 402138-2                    | 408           | Plaza Lofts 22       | \$666.21                           |
| 402139-0                    | 409           | Plaza Lofts 22       | \$666.21                           |
| 402140-8                    | 410           | Plaza Lofts 22       | \$666.21                           |
|                             |               |                      | <b>\$1,342,000.00</b>              |



**APPENDIX B**

**CITY OF HYATTSVILLE  
UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT  
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION  
SDAT SCHEDULES**

Real Property Data Search ( )  
Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)

[No Ground Rent Redemption on File](#)

[No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 3566940

### Owner Information

Owner Name: NEW TOWN METRO I LLC Use: COMMERCIAL  
Principal Residence: NO  
Mailing Address: THE BERSTEIN COMPANIES Deed Reference: /34387/ 00304  
3299 K ST NW STE 700  
WASHINGTON DC 20007-

### Location & Structure Information

Premises Address: 6505 BELCREST RD Legal Description: PARCEL 1  
HYATTSVILLE 20782-0000  
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 198052  
0042 00A2 0000 10017.17 7016 2025 Plat Ref:  
Town: HYATTSVILLE

Primary Structure Built: 1964 Above Grade Living Area: 313,278 SF Finished Basement Area: Property Land Area: 1.7000 AC County Use: 005

Stories: Basement: Type: OFFICE BUILDING Exterior: / Quality: C3 Full/Half Bath: Garage: Last Notice of Major Improvements:

### Value Information

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---|---------------------|
| Land:              | 1,401,900  | 1,401,900                    |   |                     |
| Improvements:      | 17,436,000 | 20,168,900                   |   |                     |
| Total:             | 18,837,900 | 21,570,800                   | 18,837,900                                  | 19,748,867          |
| Preferential Land: | 0          | 0                            |   |                     |

### Transfer Information

|                             |                      |                     |
|-----------------------------|----------------------|---------------------|
| Seller:                     | Date: 02/08/2013     | Price: \$16,000,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /34387/ 00304 | Deed2:              |
| Seller:                     | Date:                | Price: \$0          |
| Type: NON-ARMS LENGTH OTHER | Deed1: /11044/ 00033 | Deed2:              |
| Seller:                     | Date:                | Price:              |
| Type:                       | Deed1:               | Deed2:              |

### Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback

Real Property Data Search ( )  
Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 17 Account Identifier - 3720729

### Owner Information

Owner Name:

BE UTC RETAIL LLC

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

STE 220 BERMAN ENTPR  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:

/48336/ 00121

### Location & Structure Information

Premises Address:

6451 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:

PARCEL Q

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 209054 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| 0042 | 00A2  | 0000    | 10017.17      | 7016         |          |        |      | 2025             | Plat Ref: |        |

Town: HYATTSVILLE

Primary Structure Built  
2007

Above Grade Living Area  
10,547 SF

Finished Basement Area

Property Land Area  
23,522 SF

County Use  
005

| Stories | Basement | Type         | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|--------------|----------|---------|----------------|--------|-----------------------------------|
|         |          | RETAIL STORE | /        | C4      |                |        |                                   |

### Value Information

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---|---------------------|
| Land:              | 352,800    | 352,800                      |   |                     |
| Improvements       | 1,711,800  | 1,645,400                    |   |                     |
| Total:             | 2,064,600  | 1,998,200                    | 2,064,600                                   | 1,998,200           |
| Preferential Land: | 0          | 0                            |   |                     |

### Transfer Information

Seller: BE UTC GSA THEATRE LLC  
Type: NON-ARMS LENGTH OTHER

Date: 11/30/2022  
Deed1: /48336/ 00121

Price: \$0  
Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC  
Type: NON-ARMS LENGTH OTHER

Date: 06/13/2014  
Deed1: /36078/ 00001

Price: \$25,100,000  
Deed2:

Seller: UTC RETAIL VI LLC  
Type: NON-ARMS LENGTH OTHER

Date: 11/18/2011  
Deed1: /33119/ 00001

Price: \$25,100,000  
Deed2:

### Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
|-----------------------------|-------|------------|------------|
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Real Property Data Search ( )  
Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)

[No Ground Rent Redemption on File](#)

[No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 3720737

### Owner Information

|                  |  |                      |               |
|------------------|--|----------------------|---------------|
| Owner Name:      | 3700 EAST WEST LLC   | Use:                 | COMMERCIAL    |
| Mailing Address: | BERNSTEIN CO STE 700<br>3299 K ST NW<br>WASHINGTON DC 20007- | Principal Residence: | NO            |
|                  |  | Deed Reference:      | /40112/ 00349 |

### Location & Structure Information

|                   |   |                    |          |
|-------------------|---|--------------------|----------|
| Premises Address: | 6445 AMERICA BLVD<br>HYATTSVILLE 20782-0000 | Legal Description: | PARCEL R |
|-------------------|---|--------------------|----------|

|      |       |         |               |              |          |        |      |                  |           |        |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 209054 |
| 0042 | 00A2  | 0000    | 10017.17      | 7016         |          |        |      | 2025             | Plat Ref: |        |

Town: HYATTSVILLE

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1968                    | 429924                  |                        | 2.8700 AC          | 005        |

|         |          |           |          |         |                |        |                                   |
|---------|----------|-----------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type      | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | APARTMENT | /        | C3      |                |        | 2019                              |

### Value Information

|                    | Base Value | Value      | Phase-In Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2025 | 07/01/2024           | 07/01/2025 |
| Land:              | 1,875,200  | 1,875,200  |                      |            |
| Improvements       | 54,709,500 | 60,218,100 |                      |            |
| Total:             | 56,584,700 | 62,093,300 | 56,584,700           | 58,420,800 |
| Preferential Land: | 0          | 0          |                      |            |

### Transfer Information

|                                      |                      |                    |
|--------------------------------------|----------------------|--------------------|
| Seller: PRINCE GEORGE CNTR II LLC RE | Date: 10/13/2017     | Price: \$5,000,000 |
| Type: NON-ARMS LENGTH OTHER          | Deed1: /40112/ 00349 | Deed2:             |
| Seller: PRINCE GEORGE CNTR II LP     | Date: 12/02/2005     | Price: \$0         |
| Type: NON-ARMS LENGTH OTHER          | Deed1: /23584/ 00680 | Deed2:             |
| Seller: PRINCE GEORGE CNTR INC       | Date:                | Price: \$0         |
| Type: NON-ARMS LENGTH OTHER          | Deed1: /08751/ 00443 | Deed2:             |

### Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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|                          |   |   |
|--------------------------|---|---|
| <a href="#">View Map</a> | <a href="#">No Ground Rent Redemption on File</a> | <a href="#">No Ground Rent Registration on File</a> |
|--------------------------|---|---|

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Special Tax Recapture: None

**Account Number:** District - 17 Account Identifier - 3720745

**Owner Information**

|                         |  |                      |               |
|-------------------------|--|----------------------|---------------|
| <b>Owner Name:</b>      | ECHO UTC LLC                               | Use:                 | COMMERCIAL    |
| <b>Mailing Address:</b> | 560 EPSILON DR<br>PITTSBURGH PA 15238-0000 | Principal Residence: | NO            |
|                         |  | Deed Reference:      | /35579/ 00001 |

**Location & Structure Information**

**Premises Address:** 6401 AMERICA BLVD  
HYATTSVILLE 20782-0000

**Legal Description:** PARCEL S

|             |              |                |                      |                     |                 |               |             |                         |                  |               |
|-------------|--------------|----------------|----------------------|---------------------|-----------------|---------------|-------------|-------------------------|------------------|---------------|
| <b>Map:</b> | <b>Grid:</b> | <b>Parcel:</b> | <b>Neighborhood:</b> | <b>Subdivision:</b> | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b>  | <b>209054</b> |
| 0042        | 00A2         | 0000           | 10017.17             | 7016                |                 |               |             | 2025                    | <b>Plat Ref:</b> |               |

**Town:** HYATTSVILLE

|                                |                                |                               |                           |                   |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 2016                           | 189,058 SF                     |                               | 3.4900 AC                 | 005               |

|                |                 |             |                 |                |                       |               |  |
|----------------|-----------------|-------------|-----------------|----------------|-----------------------|---------------|--|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b> | <b>Exterior</b> | <b>Quality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
|                |                 | MARKET      | /               | C3             |                       |               | 2016                                     |

**Value Information**

|                           |                   |              |                             |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-In Assessments</b> |            |
|                           |                   | As of        | As of                       | As of      |
|                           |                   | 01/01/2025   | 07/01/2024                  | 07/01/2025 |
| <b>Land:</b>              | 2,280,300         | 2,280,300    |                             |            |
| <b>Improvements</b>       | 25,249,200        | 27,183,800   |                             |            |
| <b>Total:</b>             | 27,529,500        | 29,464,100   | 27,529,500                  | 28,174,367 |
| <b>Preferential Land:</b> | 0                 | 0            |                             |            |

**Transfer Information**

|                                    |                             |                           |
|------------------------------------|-----------------------------|---------------------------|
| <b>Seller:</b> PRINCE GEORGES CNTR | <b>Date:</b> 01/29/2014     | <b>Price:</b> \$2,500,000 |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /35579/ 00001 | <b>Deed2:</b>             |

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|                                    |                             |                   |
|------------------------------------|-----------------------------|-------------------|
| <b>Seller:</b>                     | <b>Date:</b>                | <b>Price:</b> \$0 |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /08751/ 00443 | <b>Deed2:</b>     |

---

|                |               |               |
|----------------|---------------|---------------|
| <b>Seller:</b> | <b>Date:</b>  | <b>Price:</b> |
| <b>Type:</b>   | <b>Deed1:</b> | <b>Deed2:</b> |

**Exemption Information**

|                                    |              |                   |                   |
|------------------------------------|--------------|-------------------|-------------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | <b>07/01/2024</b> | <b>07/01/2025</b> |
| <b>County:</b>                     | 000          | 0.00              |                   |
| <b>State:</b>                      | 000          | 0.00              |                   |
| <b>Municipal:</b>                  | 000          | 0.00 0.00         | 0.00 0.00         |

Special Tax Recapture: None

**Homestead Application Information**

**Homestead Application Status:** No Application

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**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application

**Date:**

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Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 3378080

### Owner Information

Owner Name: NGP VII HYATTSVILLE MD LLC Use: COMMERCIAL  
Principal Residence: NO  
Mailing Address: SUITE 1500 Deed Reference: /47827/ 00184  
1650 TYSONS BLVD  
MCLEAN VA 22102-

### Location & Structure Information

Premises Address: 3311 TOLEDO RD Legal Description: PARCEL G  
HYATTSVILLE 20782-0000

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 192019 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| 0042 | 00A2  | 0000    | 10017.17      | 7016         |          |        |      | 2025             | Plat Ref: |        |

Town: HYATTSVILLE

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 2003                    | 188,019 SF              |                        | 1.0100 AC          | 005        |

| Stories | Basement | Type            | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|-----------------|----------|---------|----------------|--------|-----------------------------------|
|         |          | OFFICE BUILDING | /        | C5      |                |        | 2002                              |

### Value Information

|                    | Base Value | Value      | Phase-In Assessments | As of      |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | 07/01/2025 |
| Land:              | 659,800    | 659,800    |                      |            |
| Improvements:      | 20,579,300 | 40,884,900 |                      |            |
| Total:             | 21,239,200 | 41,544,800 | 21,239,200           | 28,007,733 |
| Preferential Land: | 0          | 0          |                      |            |

### Transfer Information

| Seller:                                 | Date:                | Price:              |
|---|----------------------|---------------------|
| GIP HYATTSVILLE LLC                     | 06/17/2022           | \$45,000,000        |
| Type: ARMS LENGTH IMPROVED              | Deed1: /47827/ 00184 | Deed2:              |
| Seller: HYATTSVILLE OFFICE 2015 LLC     | Date: 02/13/2019     | Price: \$16,050,000 |
| Type: ARMS LENGTH IMPROVED              | Deed1: /41805/ 00288 | Deed2:              |
| Seller: JPMCC 2003 C1 TOLEDO OFFICE LLC | Date: 12/17/2015     | Price: \$7,378,250  |
| Type: NON-ARMS LENGTH OTHER             | Deed1: /37687/ 00290 | Deed2:              |

### Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
|-----------------------------|-------|------------|------------|
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 3666690

### Owner Information

|                  |  |                      |               |
|------------------|--|----------------------|---------------|
| Owner Name:      | 6525 BELCREST ROAD LLC                           | Use:                 | COMMERCIAL    |
| Mailing Address: | STE 320<br>33 WEST 19TH ST<br>NEW YORK NY 10011- | Principal Residence: | NO            |
|                  |  | Deed Reference:      | /37718/ 00018 |

### Location & Structure Information

|                   |  |                    |          |
|-------------------|--|--------------------|----------|
| Premises Address: | 6525 BELCREST RD<br>HYATTSVILLE 20782-0000 | Legal Description: | PARCEL L |
|-------------------|--|--------------------|----------|

|      |       |         |               |              |          |        |      |                  |           |        |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 205042 |
| 0042 | 00A2  | 0000    | 10017.17      | 7016         |          |        |      | 2025             | Plat Ref: |        |

Town: HYATTSVILLE

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1872                    | 488,502 SF              |                        | 2.7800 AC          | 005        |

|         |          |                 |          |         |                |        |                                   |
|---------|----------|-----------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type            | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | OFFICE BUILDING | /        | C3      |                |        |                                   |

### Value Information

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---|---------------------|
| Land:              | 2,219,000  | 2,219,000                    |   |                     |
| Improvements       | 4,781,000  | 7,321,400                    |   |                     |
| Total:             | 7,000,000  | 9,540,400                    | 7,000,000                                   | 7,846,800           |
| Preferential Land: | 0          | 0                            |   |                     |

### Transfer Information

|                                       |                      |                    |
|---------------------------------------|----------------------|--------------------|
| Seller: FUCMS 1999 C1 BELCREST RD LLC | Date: 12/28/2015     | Price: \$6,510,001 |
| Type: NON-ARMS LENGTH OTHER           | Deed1: /37718/ 00018 | Deed2:             |
| Seller: PG METRO CENTER III INC       | Date: 08/23/2013     | Price: \$9,825,000 |
| Type: NON-ARMS LENGTH OTHER           | Deed1: /35120/ 00123 | Deed2:             |
| Seller:                               | Date:                | Price: \$0         |
| Type: NON-ARMS LENGTH OTHER           | Deed1: /12085/ 00627 | Deed2:             |

### Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 17 Account Identifier - 3834744

### Owner Information

Owner Name:

BE UTC RETAIL LLC

Use:

COMMERCIAL

Mailing Address:

BERMAN ENTPR STE 220  
5410 EDSON LN  
ROCKVILLE MD 20852-

Principal Residence:

NO

Deed Reference:

/48336/ 00121

### Location & Structure Information

Premises Address:

6500 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:

PAR U LOFTS 22 LEV  
1 RETAIL&COMM ELE  
(NPL 09 4021192)

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 217014 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| 0042 | 00A2  | 0000    | 10017.17      | 7017         |          |        |      | 2025             | Plat Ref: |        |

Town: HYATTSVILLE

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 2006                    | 277,190 SF              |                        | 2.5900 AC          | 005        |

| Stories | Basement | Type              | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|-------------------|----------|---------|----------------|--------|-----------------------------------|
|         |          | PARKING STRUCTURE | /        | C3      |                |        |                                   |

### Value Information

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---|---------------------|
| Land:              | 1,692,300  | 1,692,300                    |   |                     |
| Improvements       | 1,741,300  | 2,244,400                    |   |                     |
| Total:             | 3,433,600  | 3,936,700                    | 3,433,600                                   | 3,801,300           |
| Preferential Land: | 0          | 0                            |   |                     |

### Transfer Information

| Seller:                     | Date:                | Price:       |
|-----------------------------|----------------------|--------------|
| BE UTC GSA THEATRE LLC      | 11/30/2022           | \$0          |
| Type: NON-ARMS LENGTH OTHER | Deed1: /48336/ 00121 | Deed2:       |
| HYATTSVILLE PROP HLDNGS LLC | 06/13/2014           | \$25,100,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /36078/ 00001 | Deed2:       |
| HYATTSVILLE PROP HLDNGS LLC | 03/29/2012           | \$0          |
| Type: NON-ARMS LENGTH OTHER | Deed1: /33490/ 00378 | Deed2:       |

### Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
|-----------------------------|-------|------------|------------|
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

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No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 3834751

### Owner Information

Owner Name: VIE AT UNIVERSITY TOWERS LLC Use: APARTMENTS  
Mailing Address: STE 2000 Principal Residence: NO  
80 SW 8TH ST Deed Reference: /40531/ 00450  
MIAMI FL 33130-

### Location & Structure Information

Premises Address: 6515 BELCREST RD Legal Description: PRINCE GEORGE CENTER  
HYATTSVILLE 20782-0000 PARCEL T

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 217014 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| 0042 | 00A2  | 0000    | 10017.17      | 7017         |          |        |      | 2025             | Plat Ref: |        |

Town: HYATTSVILLE

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 2006                    | 369,030 SF              |                        | 1.4300 AC          | 004        |

| Stories | Basement | Type      | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|-----------|----------|---------|----------------|--------|-----------------------------------|
|         |          | APARTMENT | /        | C4      |                |        |                                   |

### Value Information

|                    | Base Value | Value      | Phase-In Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2025 | 07/01/2024           | 07/01/2025 |
| Land:              | 934,300    | 934,300    |                      |            |
| Improvements:      | 74,942,200 | 95,624,500 |                      |            |
| Total:             | 75,876,500 | 96,558,800 | 75,876,500           | 82,770,800 |
| Preferential Land: | 0          | 0          |                      |            |

### Transfer Information

| Seller:                        | Date:                | Price:              |
|--------------------------------|----------------------|---------------------|
| MLCFC 2007 8 BELCREST ROAD LLC | 02/02/2018           | \$69,500,000        |
| Type: ARMS LENGTH IMPROVED     | Deed1: /40531/ 00450 | Deed2:              |
| Seller: UTC HOUSING 1 LLC      | Date: 10/17/2012     | Price: \$39,150,000 |
| Type: NON-ARMS LENGTH OTHER    | Deed1: /34030/ 00013 | Deed2:              |
| Seller:                        | Date:                | Price: \$0          |
| Type: NON-ARMS LENGTH OTHER    | Deed1: /20005/ 00685 | Deed2:              |

### Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
|-----------------------------|-------|------------|------------|
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00/0.00  | 0.00/0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 3666716

### Owner Information

|                  |  |                      |               |
|------------------|--|----------------------|---------------|
| Owner Name:      | BE UTC RETAIL LLC  | Use:                 | COMMERCIAL    |
| Mailing Address: | STE 220 BERMAN ENTPR<br>5410 EDSON LN<br>ROCKVILLE MD 20852- | Principal Residence: | NO            |
|                  |  | Deed Reference:      | /48336/ 00121 |

### Location & Structure Information

|                       |   |                    |                        |
|-----------------------|---|--------------------|------------------------|
| Premises Address:     | 6450 AMERICA BLVD<br>HYATTSVILLE 20782-0000 | Legal Description: | PARCEL M               |
| Map: 0042             | Grid: 00A2                                  | Parcel: 0000       | Neighborhood: 10017.17 |
| Subdivision: 7016     | Section:                                    | Block:             | Lot:                   |
| Assessment Year: 2025 | Plat No: 205043                             | Plat Ref:          |                        |
| Town: HYATTSVILLE     |   |                    |                        |

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 2007                    | 12,143 SF               |                        | 24,784 SF          | 005        |

|         |          |            |          |         |                |        |                                   |
|---------|----------|------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type       | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | RESTAURANT | /        | C5      |                |        |                                   |

### Value Information

|                    | Base Value | Value      | Phase-In Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2025 | 07/01/2024           | 07/01/2025 |
| Land:              | 371,700    | 371,700    |                      |            |
| Improvements       | 1,175,000  | 1,949,300  |                      |            |
| Total:             | 1,546,700  | 2,321,000  | 1,546,700            | 1,804,800  |
| Preferential Land: | 0          | 0          |                      |            |

### Transfer Information

|                                     |                      |                     |
|-------------------------------------|----------------------|---------------------|
| Seller: BE UTC GSATHEATRE LLC       | Date: 11/30/2022     | Price: \$0          |
| Type: NON-ARMS LENGTH OTHER         | Deed1: /48336/ 00121 | Deed2:              |
| Seller: HYATTSVILLE PROP HLDNGS LLC | Date: 06/13/2014     | Price: \$25,100,000 |
| Type: NON-ARMS LENGTH OTHER         | Deed1: /36078/ 00001 | Deed2:              |
| Seller: UTC RETAIL II LLC           | Date: 11/18/2011     | Price: \$25,100,000 |
| Type: NON-ARMS LENGTH OTHER         | Deed1: /33119/ 00001 | Deed2:              |

### Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00/0.00  | 0.00/0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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|                          |   |   |
|--------------------------|---|---|
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|--------------------------|---|---|

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**Special Tax Recapture:** None

**Account Number:** District - 17 Account Identifier - 3886724

**Owner Information**

|                         |                                   |                               |
|-------------------------|-----------------------------------|-------------------------------|
| <b>Owner Name:</b>      | TDC GRIFFIN HYATTSVILLE OWNER LLC | Use: APARTMENTS               |
| <b>Mailing Address:</b> | STE 1000                          | Principal Residence: NO       |
|                         | 2000 K STREET NW                  | Deed Reference: /47928/ 00458 |
|                         | WASHINGTON DC 20008-              |                               |

**Location & Structure Information**

|                          |   |                             |
|--------------------------|---|-----------------------------|
| <b>Premises Address:</b> | 6400 AMERICA BLVD<br>HYATTSVILLE 20782-0000 | Legal Description: PARCEL 1 |
|--------------------------|---|-----------------------------|

|                  |                   |                     |                               |                          |                 |               |             |                              |                           |
|------------------|-------------------|---------------------|-------------------------------|--------------------------|-----------------|---------------|-------------|------------------------------|---------------------------|
| <b>Map:</b> 0042 | <b>Grid:</b> 00A2 | <b>Parcel:</b> 0000 | <b>Neighborhood:</b> 10017.17 | <b>Subdivision:</b> 0045 | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> 2025 | <b>Plat No:</b> 263007    |
|                  |                   |                     |                               |                          |                 |               |             |                              | <b>Plat Ref:</b> 263/ 007 |

**Town:** HYATTSVILLE

|                                |                                |                               |  |                          |
|--------------------------------|--------------------------------|-------------------------------|--|--------------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b><br>2.4215 AC | <b>County Use</b><br>005 |
|--------------------------------|--------------------------------|-------------------------------|--|--------------------------|

|                |                 |             |                 |                |                       |               |  |
|----------------|-----------------|-------------|-----------------|----------------|-----------------------|---------------|--|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b> | <b>Exterior</b> | <b>Quality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
|                |                 |             | /               |                |                       |               |  |

**Value Information**

|                           | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024      As of<br>07/01/2025 |            |
|---------------------------|------------|------------------------------|--|------------|
| <b>Land:</b>              | 1,898,600  | 8,858,100                    |  |            |
| <b>Improvements</b>       | 60,008,100 | 57,742,200                   |  |            |
| <b>Total:</b>             | 61,906,700 | 64,598,300                   | 61,906,700   | 62,803,900 |
| <b>Preferential Land:</b> | 0          | 0                            |  |            |

**Transfer Information**

|  |                      |                     |
|--|----------------------|---------------------|
| <b>Seller:</b> BE UTC PARCEL N LLC         | Date: 07/15/2022     | Price: \$5,900,000  |
| <b>Type:</b> ARMS LENGTH VACANT            | Deed1: /47928/ 00458 | Deed2:              |
| <b>Seller:</b> HYATTSVILLE PROP HLDNGS LLC | Date: 05/27/2014     | Price: \$700,000    |
| <b>Type:</b> NON-ARMS LENGTH OTHER         | Deed1: /36029/ 00586 | Deed2:              |
| <b>Seller:</b> UTC RETAIL III LLC          | Date: 11/18/2011     | Price: \$25,100,000 |
| <b>Type:</b> NON-ARMS LENGTH OTHER         | Deed1: /33119/ 00001 | Deed2:              |

**Exemption Information**

|                                    |              |            |            |
|------------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | 07/01/2024 | 07/01/2025 |
| <b>County:</b>                     | 000          | 0.00       |            |
| <b>State:</b>                      | 000          | 0.00       |            |
| <b>Municipal:</b>                  | 000          | 0.00/0.00  | 0.00/0.00  |

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

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**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application      **Date:**

Give Feedback

Real Property Data Search ( )  
Search Result for PRINCE GEORGE'S COUNTY

|                          |   |   |
|--------------------------|---|---|
| <a href="#">View Map</a> | <a href="#">No Ground Rent Redemption on File</a> | <a href="#">No Ground Rent Registration on File</a> |
|--------------------------|---|---|

---

**Special Tax Recapture:** None

**Account Number:** District - 17 Account Identifier - 5730921

**Owner Information**

|                         |  |                             |               |
|-------------------------|--|-----------------------------|---------------|
| <b>Owner Name:</b>      | BE UTC GSA THEATRE LLC   | <b>Use:</b>                 | COMMERCIAL    |
| <b>Mailing Address:</b> | BERMAN ENTERPRISES STE 220<br>5410 EDSON LN<br>ROCKVILLE MD 20852- | <b>Principal Residence:</b> | NO            |
|                         |  | <b>Deed Reference:</b>      | /48336/ 00121 |

**Location & Structure Information**

|                          |   |                           |                       |
|--------------------------|---|---------------------------|-----------------------|
| <b>Premises Address:</b> | 6501 AMERICA BLVD<br>HYATTSVILLE 20782-0000 | <b>Legal Description:</b> | UNIT 1<br>PT PARCEL P |
|--------------------------|---|---------------------------|-----------------------|

|             |              |                |                      |                     |                 |               |             |                         |                  |         |
|-------------|--------------|----------------|----------------------|---------------------|-----------------|---------------|-------------|-------------------------|------------------|---------|
| <b>Map:</b> | <b>Grid:</b> | <b>Parcel:</b> | <b>Neighborhood:</b> | <b>Subdivision:</b> | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b>  | 261094  |
| 0042        | 00A2         | 0000           | 10017.17             | 1818                |                 |               |             | 2025                    | <b>Plat Ref:</b> | 261/084 |

**Town:** HYATTSVILLE

|                                |                                |                               |                           |                   |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 2009                           | 58,442 SF                      |                               | 2.6900AC                  | 005               |

|                |                 |                 |                 |                |                       |               |  |
|----------------|-----------------|-----------------|-----------------|----------------|-----------------------|---------------|--|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>     | <b>Exterior</b> | <b>Quality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
|                |                 | OFFICE BUILDING | FRAME/          | C5             |                       |               |  |

**Value Information**

|                           |                   |              |                             |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-In Assessments</b> |            |
|                           |                   | As of        | As of                       | As of      |
|                           |                   | 01/01/2025   | 07/01/2024                  | 07/01/2025 |
| <b>Land:</b>              | 2,860,600         | 2,818,000    |                             |            |
| <b>Improvements</b>       | 6,208,100         | 6,106,800    |                             |            |
| <b>Total:</b>             | 8,868,700         | 8,728,800    | 8,868,700                   | 8,726,800  |
| <b>Preferential Land:</b> | 0                 | 0            |                             |            |

**Transfer Information**

|                                       |                             |                   |
|---------------------------------------|-----------------------------|-------------------|
| <b>Seller:</b> BE UTC GSA THEATRE LLC | <b>Date:</b> 11/30/2022     | <b>Price:</b> \$0 |
| <b>Type:</b> NON-ARMS LENGTH OTHER    | <b>Deed1:</b> /48336/ 00121 | <b>Deed2:</b>     |
| <b>Seller:</b>                        | <b>Date:</b>                | <b>Price:</b>     |
| <b>Type:</b>                          | <b>Deed1:</b>               | <b>Deed2:</b>     |
| <b>Seller:</b>                        | <b>Date:</b>                | <b>Price:</b>     |
| <b>Type:</b>                          | <b>Deed1:</b>               | <b>Deed2:</b>     |

**Exemption Information**

|                                    |              |                   |                   |
|------------------------------------|--------------|-------------------|-------------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | <b>07/01/2024</b> | <b>07/01/2025</b> |
| <b>County:</b>                     | 000          | 0.00              |                   |
| <b>State:</b>                      | 000          | 0.00              |                   |
| <b>Municipal:</b>                  | 000          | 0.00 0.00         | 0.00 0.00         |

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

Give Feedback

Real Property Data Search ( )  
Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 17 Account Identifier - 5730910

### Owner Information

|                  |  |                      |               |
|------------------|--|----------------------|---------------|
| Owner Name:      | BE UTC RETAIL LLC  | Use:                 | COMMERCIAL    |
| Mailing Address: | STE 220 BERMAN ENTPR<br>5410 EDSON LN<br>ROCKVILLE MD 20852- | Principal Residence: | NO            |
|                  |  | Deed Reference:      | /48336/ 00121 |

### Location & Structure Information

|                    |   |                    |   |
|--------------------|---|--------------------|---|
| Premises Address:  | 6501 AMERICA BLVD<br>HYATTSVILLE 20782-0000 | Legal Description: | UNIT 2  |
| Map: Grid: Parcel: | Neighborhood:                               | Subdivision:       | Section: Block: Lot: Assessment Year: Plat No: 261094 |
| 0042 00A2 0000     | 10017.17                                    | 1818               | 2025 Plat Ref: 261/084                                |

Town: HYATTSVILLE

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 2009                    | 92,531 SF               |                        | 1 SF               | 005        |

|         |          |            |          |         |                |        |                                   |
|---------|----------|------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type       | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|         |          | RESTAURANT | /        | C5      |                |        |                                   |

### Value Information

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---|---------------------|
| Land:              | 2,913,800  | 8,531,900                    |   |                     |
| Improvements       | 6,799,000  | 4,537,300                    |   |                     |
| Total:             | 9,712,800  | 11,069,200                   | 9,712,800                                   | 10,164,933          |
| Preferential Land: | 0          | 0                            |   |                     |

### Transfer Information

|                               |                      |            |
|-------------------------------|----------------------|------------|
| Seller: BE UTC GSATHEATRE LLC | Date: 11/30/2022     | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER   | Deed1: /48336/ 00121 | Deed2:     |
| Seller:                       | Date:                | Price:     |
| Type:                         | Deed1:               | Deed2:     |
| Seller:                       | Date:                | Price:     |
| Type:                         | Deed1:               | Deed2:     |

### Exemption Information

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00/0.00  | 0.00/0.00  |

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-343-FY25

5/19/2025

11.a.

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Submitted by: Laura Reams  
Submitting Department: Administration  
Agenda Section: Discussion

**Item Title:**

**Acquisition of Property from Werrlein WSSC, LLC: Lower Lot, Suffrage Point**

**Suggested Action:**

Council Discussion

**Summary Background:**

In 2024, Werrlein Properties submitted a letter requesting the City to consider acquiring the lower lot property of the Suffrage Point development for a purchase price of \$10,750,000.00. Currently this land is slated for development and is located in the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District Sector Plan and SMA. The lot was previously zone O-S (Open Space). It was rezoned R-55 through the approval of CSP-18002.

Staff have conducted a preliminary assessment of the site, including zoning, maintenance, environmental constraints, and alignment with the Driskell Park Master Plan and City strategic priorities. Relevant city departments including planning, public works, and finance have been consulted for input on suitability and constraints. Staff held preliminary conversations with Werrlein to confirm their interest in selling, negotiate price, and outline the high-level acquisition terms. The anticipated purchase price is up to \$7.5M.

Acquiring this property is aligned with the City's strategic goals to protect and preserve green, open space. This acquisition will also preserve land within a critical floodplain, offering long-term environmental and flood protection benefits. Additionally, the acquisition of this property represents the only opportunity to expand Driskell Park to meet growing community needs for recreational, green, space.

The agreement of sale includes two parcels.

- Outparcel 1 (Lower Lot): 4.66 acres
- Parcel A2 (The tip): 11,061 sf

An additional parcel, Parcel A1 is also under consideration for inclusion in the sales agreement. Parcel A1 is 17,671 sf. This area includes a pavilion, patio, and gas grills. Werrlein Properties, on behalf of the Suffrage Point HOA, is requesting the City consider conveyance of this area. City staff have a meeting scheduled with the HOA and property owners on May 20 to discuss this item.

The proposed terms of sale are detailed in the presentation. The proposed terms may be open to further negotiation. Final acceptance of these terms is contingent upon approval by the City Council and review by the City Attorney for legal sufficiency.

**Next Steps:**

Council discussion. Approval of the Agreement of Sale is tentatively scheduled for action on June 2, 2025 at the 12 PM

meeting. The BANs ordinance is tentatively scheduled for a First Reading on June 2 at 12 PM, with Adoption on July 21, 2025.

**Fiscal Impact:**

The property acquisition will not exceed \$7.5M. Additional funding to support site stabilization and stormwater management will not exceed \$1M. The City has been awarded \$3.5M from the State to support the acquisition of the property.

**City Administrator Comments:**

For Council consideration and discussion.

**Community Engagement:**

A community meeting with Suffrage Point HOA is scheduled for May 20 to discuss Parcel A1. The community will be given opportunities to provide input and feedback on the future plans for the property.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

Pending



**Acquisition of Property from  
Werrlein WSSC, LLC  
Lower Lot, Suffrage Point  
Council Discussion**

**May 19, 2025**







# Background Info

---

- In 2024, Werrlein Properties submitted a letter requesting the City to consider acquiring the lower lot property of the Suffrage Point development for a purchase price of \$10,750,000.
- Currently this land is slated for development and is located in the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District Sector Plan and SMA.
- The lot was previously zoned O-S (Open Space). It was rezoned R-55 through the approval of CSP-18002. The Preliminary Plan of Subdivision for the lower lot was approved by the Planning Board on June 16, 2022.

## Steps Taken to Date:

- Staff conducted a preliminary assessment of the site, including zoning, maintenance, environmental constraints, and alignment with the Driskell Park Master Plan and City strategic priorities.
- Relevant municipal departments, including Planning, Public Works, and Finance, were consulted for input on suitability and constraints.
- Preliminary conversations with Werrlein were conducted to confirm interest in selling, negotiate price, and outline high-level terms.
- The anticipated purchase price for the lot is up to \$7.5M.



# Why Consider this Purchase?

.....

## Long Term Community Value, Green Space Preservation, & Park Expansion

Acquisition of this property:

- Secures permanent protection of valuable green, open space for current and future generations of Hyattsville residents.
- Preserves land within a critical floodplain and watershed, offering long-term environmental and flood protection benefits.
- Represents the only opportunity to expand Driskell Park and meet growing community needs for recreational space.
- Prevents development on the site, protecting the land from irreversible change.

The acquisition of the lower lot is a rare, once in a generation chance to preserve and enhance public green space in the City's flagship park.



# Terms of Sale

.....

The proposed terms of sale are outlined below and may be open to further negotiation. Final acceptance of these terms is contingent upon approval by the City Council and review by the City Attorney for legal sufficiency.

## Purchase Price

- Up to \$7.5 million purchase price "AS IS"
  - \$750,000 deposit due within 14 days of signed agreement.
    - The deposit will be applicable to the purchase price at closing.
  - \$5.5 million due at closing
  - \$1.0 million payment Q1 of FY 2027 (No interest)
  - \$1.0 million payment Q1 of FY 2028 (No interest)

## Parcels Included:

- Outparcel (Lower Lot): 4.66 acres
- Parcel A2 aka "The tip": 11,061 sf
- Parcel A1 aka "Common Area": 17,671 sf (under consideration, see slide 6)

## Study Period

- Upon execution of the agreement of sale, the City will have sixty (60) days to inspect the Property. This inspection may include site survey and evaluation and soil /core testing to ensure the Property will meet the City's needs.
- At any time during the study period, the City may terminate the agreement with written notice and be refunded the deposit amount.



# Property Description: Outparcel 1

- The subject site is located between 40th Place and Driskell Park, in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, in Planning area 68 and Council District 2.
- Outparcel 1 aka 'The Lower Lot' is 4.66 acres
  - Includes Existing Compensatory Storage Area
- The lot is currently being utilized as a staging area for construction materials.
  - These materials include stormwater conveyance structures, which may be utilized by the City to address stormwater management issues on the site and upgrade the stormwater pipe running under Gallatin Street.



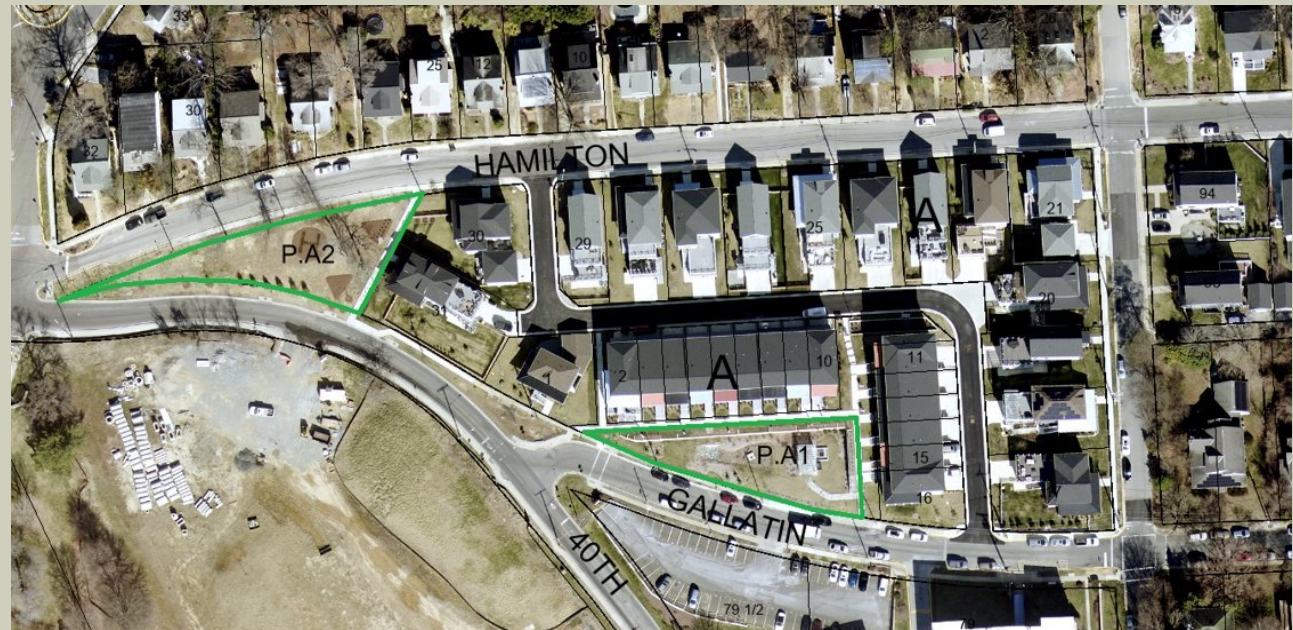
**Lower Lot / Outparcel 1**



# Property Description: Parcel A1 & A2



- Parcel A2 aka "The tip" is 11,061 sf.
- Werrlein Properties, on behalf of the Suffrage Point HOA, is also requesting that the City Council consider the conveyance of the area described as Parcel A1. This area is 17,671 sf and includes a pavilion, patio, and gas grills.
- A meeting with the HOA and members of the community is scheduled for May 22 at 6pm.



**Parcels A1 and A2**

# Post Acquisition Site Work & Costs



The City will acquire the property "as-is" and will be responsible for completing essential stormwater management and site stabilization work, including:

1. Installation of the connecting upgraded storm water management piping system.
2. Removing the temporary storm water sediment trap, located in the southeast quadrant of the lot.
3. Removing the temporary berm between the lot and park.
4. Seed, straw, and stabilization of the lot, as needed.

Estimated Expenditure: \$500K - \$1M

Estimated Project Timeline: Approximately 2 Years



While the acquisition preserves this green space permanently, any future enhancements beyond basic stabilization will require external (grant) funding.

# Project Financing: BANs



## Bond Anticipation Notes to Finance Purchase of Werrlein Property

### Funding Recommendation

- The City issue \$8.5 million of bond anticipation notes (BANs) to fund the purchase of this property, in-lieu of drawing down cash that is used to pay for daily city operations.
  - \$7.5 acquisition cost
  - \$1M site stabilization and stormwater management
- The (BANs) are limited to 1-year maturity.

### Benefits

- The City can borrow these funds and stay within current debt capacity of \$33,636,337(a) and would be approximately a ratio of .88%(b) of debt to assessable base.
- The debt service requirement for these 1-year (BANs) is interest only, and market rates are currently between 3.5% - 4%.
- The City will be reimbursed by the State for \$3.5 million of the purchase price.
- Once the City receives the State reimbursement, the remaining balance of approximately \$5 million will be converted to long-term bond financing. Terms could be 10, 20 or 30 years.

### Footnotes

(a) & (b) Updated to reflect latest assessable base and defeasance (pay-off) of recent debt.

# Project Financing: BANs Schedule

.....



**City of Hyattsville, MD**

**Land Acquisition Bond Anticipation Notes, BANs Series 2025**

## Proposed Council Actions and Dates for BANs Activity

- Monday, June 2, 2025: Introduce Authorizing note ordinance to Council.
- Monday, July 21, 2025: City Council adoption of ordinance authorizing BANs.



# Project Financing: Grant Funding



## State Earmark

- The District 22 Legislative Team successfully secured a \$3.5M state earmark through the Greenspace Equity Program to support the City's acquisition of parkland.
- Funded through Program Open Space, the Greenspace Equity Program supports projects that enhance community health and livability by preserving and expanding public greenspace.

## Ongoing Funding Efforts

- City staff are actively seeking additional grants funding and/or investment partners to support future improvements to the lot for public use.

## Pending Grant Application

- The City submitted a request for \$8.6M in FY26 Community Project Funding through Congressman Ivey's Office.
- The application is under review by the House Appropriations Committee as part of the FY26 federal budget process.
- The City will receive notification of status in late summer or early fall.



# Next Steps

.....

## June 2 (12 PM) Council Meeting

- Sale Agreement Authorization scheduled for Action on June 2nd (12 PM meeting)
- The ordinance to authorize a BANs note is scheduled for Action on June 2 (12 PM meeting)

## July 21 Council Meeting

- Second reading and adoption of BANs note ordinance



# Questions & Council Discussion

.....