

# Public Hearing for Surplus Property Disposition Legislation

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**March 10, 2025**

# Housekeeping

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- Please hold all question or comments until Public Comments portion
- In-Person: Please sign sheet to speak during Public Comments portion
- Online: Please send a note via Chat feature to speak during Public Comments portion

# AGENDA

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- Objectives
- County Code
- Surplus Process
- Notice of Public Hearing
- Approved Surplus Parcels
- Next Step: Contract Process for Public Bid
- Public Comments



# Objectives

Strengthening communities by focusing on intentional, sustainable, and collaborative opportunities to dispose of underutilized County-owned parcels



## CREATING GROWTH

Identifying County parcels ideal for development and using our team to solicit developer responses for partnerships and proposals



## DRIVING VALUE

Using improved data and new tools to intentionally focus on identifying economic development opportunities, activating vacant parcels and bringing them back into County tax rolls



## AGENCY COLLABORATION

Through strengthened collaboration, we'll utilize the expertise of our sister County agencies to determine highest & best uses that truly serve the interest of the County and its residents

# Section 2.111.01 of the County Code:

The County Executive shall be authorized to sell, lease, or otherwise dispose of any County-owned real property, when such property is no longer needed for County use or when the proposed disposition is in the furtherance of a public purpose....”



County Council  
approves surplus  
of property via  
legislation



County Executive  
has two (2) years  
to act on  
disposition



Priority given to  
Municipalities,  
M-NCPPC, WSSC,  
and State



General disposition  
method included  
within the  
legislation



Redevelopment  
Authority (RDA)  
administers the  
program

# Surplus Process

4 PHASES

OF THE SURPLUS  
PROPERTY PROCESS



## IDENTIFY POTENTIAL COUNTY-OWNED SITES FOR DISPOSITION

Collaborate with the public and County agencies to identify sites no longer needed for public use or strategically located for development opportunities



## SUBMIT SURPLUS LEGISLATION TO COUNCIL

Identified sites are submitted to County Council with a recommendation to introduce Legislation to designate parcels as “surplus property”



## PUBLIC HEARING AND SUBMISSION OF DISPOSITION PLAN FOR COUNCIL APPROVAL

A plan of disposition is prepared for each site and submitted to County Council for approval through resolution



## STRATEGICALLY DISPOSE OF SURPLUS SITES AS APPROVED

Fair market value public bids, RDA site retention, Agency transfers, etc.

# Notice of Public Hearing

The Redevelopment Authority of Prince George's County shall schedule a public hearing to receive comment from Preferred Government Entities, interested persons and persons lodging objections. The hearing shall be recorded and the record transferred to the County Council with in fifteen (15) days of conclusion of the hearing.



Shall advertise all properties approved as surplus once a week for three (3) consecutive weeks



The hearing shall be recorded and the record transferred to the County Council



After hearing The RDA shall determine which properties are for economic development, Preferred Government Entities or for public bid



Disposition plan method requires County Council approval

# Approved Surplus Parcels

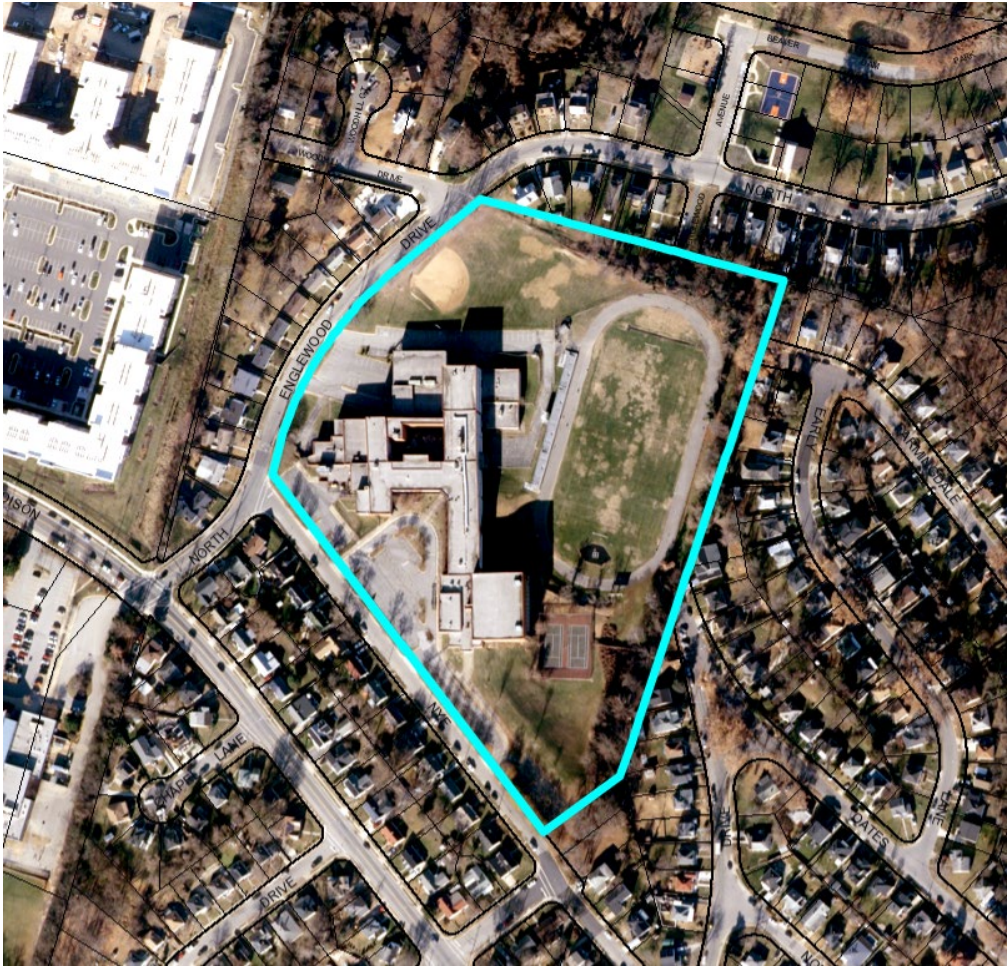
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**CB-106-2024 (adopted Nov. 2024)**



# District 5

# Surplus Properties



**TAX ID#:** 18-1992221

**ZONING:** RSF-65

**AREA LOCATOR:** 141 Nye Street, Capitol Heights, 20743

**AREA:** 14.90 acres

**ASSESSED VALUE:** \$7,362,967

**HIGHEST/BEST USE:** N/A

**COMMENTS:** Old Fairmont Heights High School – Currently Vacant

**DISPOSITION PLAN:** Transferred to RDA for Economic Development Purposes

**MAP 5-A**



**TAX ID#:** 18-1992221; 18-2110765; 18-1991660; 18-2056471;  
18-2111383; 18-1993674; 18-2032118; 18-2032126;  
18-2013118; 18-2013324; 18-2066777

**ZONING:** RSF-65

**AREA LOCATOR:** 0 Huskwood Avenue and 5420 Farmingdale Place,  
Capitol Heights, 20743

**AREA:** 2.16 acres

**ASSESSED VALUE:** \$204,765

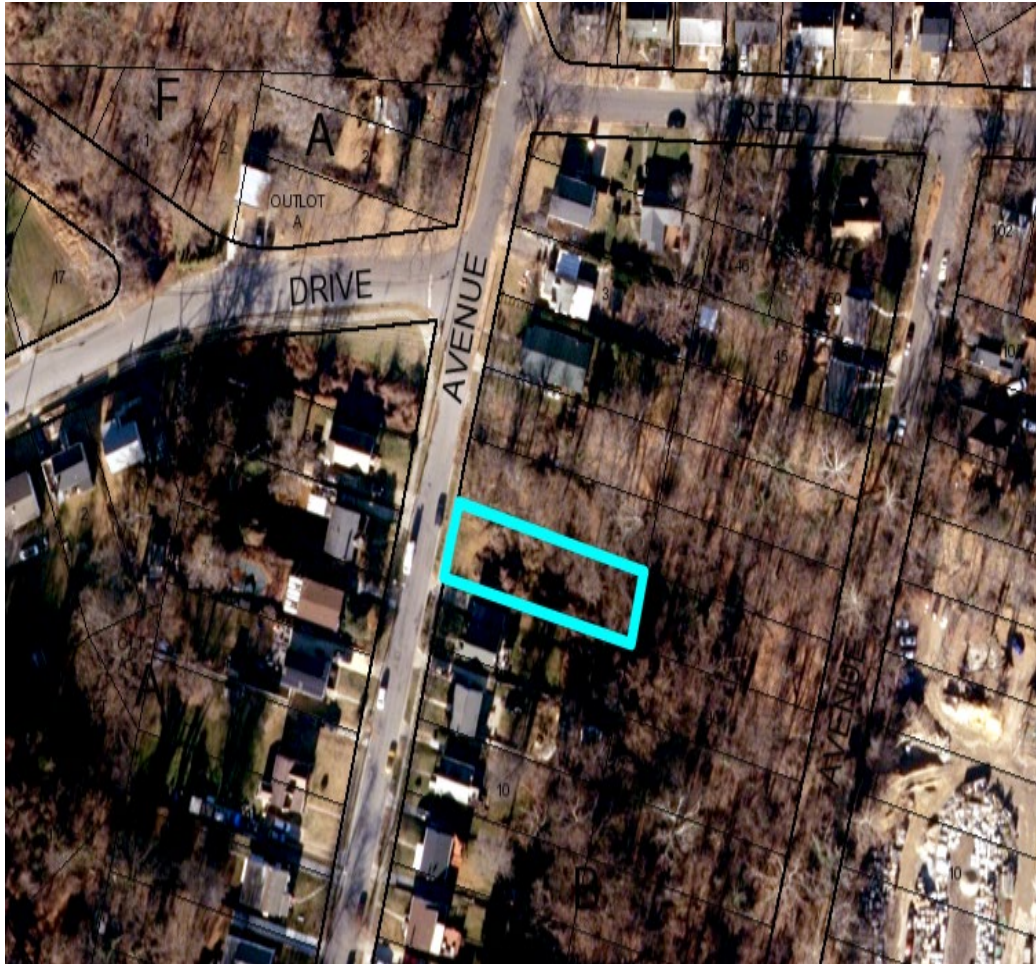
**HIGHEST/BEST USE:** Assemblage with surrounding  
privately owned parcels for single family development

**COMMENTS:** N/A

**DISPOSITION PLAN:** First priority to owner of adjacent parcels to  
assemble; For sale at fair market value

**MAP 5-B**





**TAX ID#:** 18-2023422

**ZONING:** RSF-65

**AREA LOCATOR:** 1523 Jutewood Avenue, Landover, 20785

**AREA:** 8,787 square feet

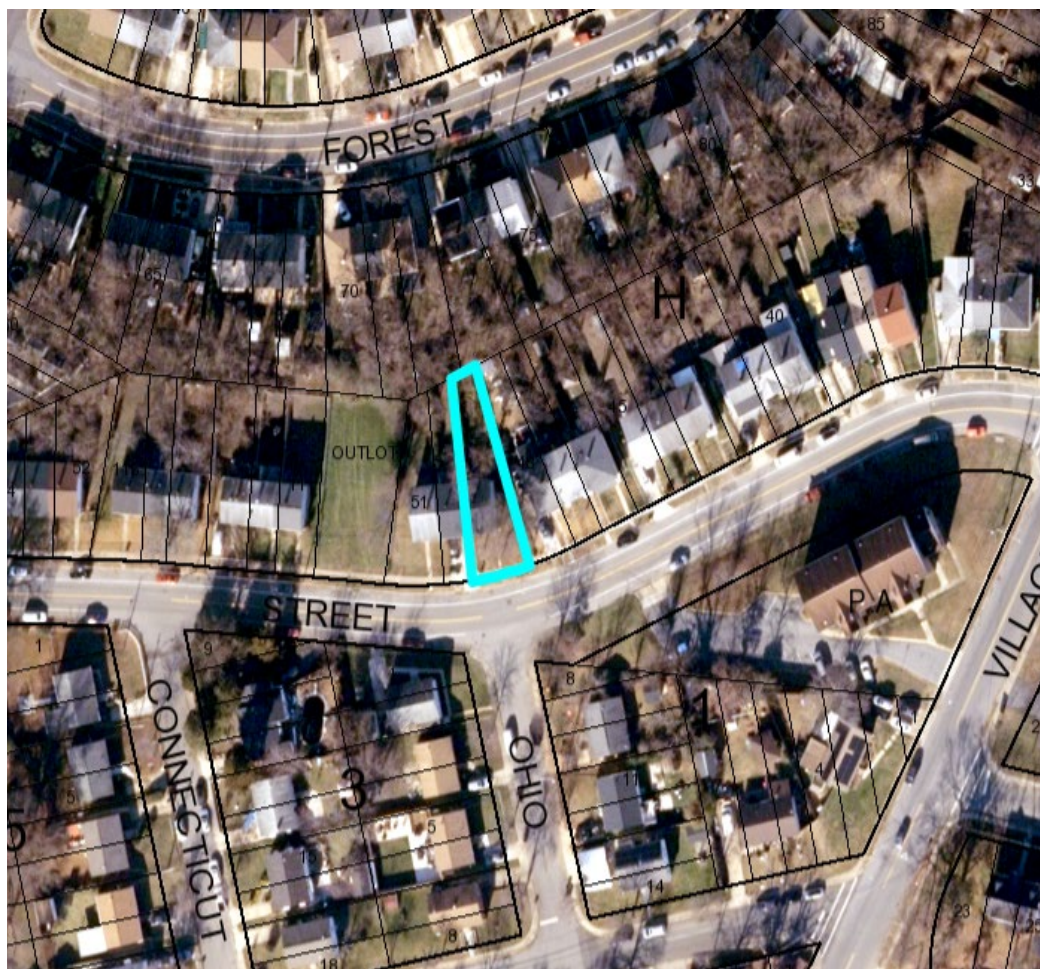
**ASSESSED VALUE:** \$53,567

**HIGHEST/BEST USE:** Single Family Home  
Development

**COMMENTS:** N/A

**DISPOSITION PLAN:** Transferred to RDA for DHCD housing initiatives

**MAP 5-C**



**TAX ID#:** 13-1550151

**ZONING:** RSF-65

**AREA LOCATOR:** 6832 Flagstaff Street, Landover, 20785

**AREA:** 4,134 square feet

**ASSESSED VALUE:** \$224,233

**HIGHEST/BEST USE:** Rehab opportunity of existing vacant semi-detached home with ARV est. at \$305K

**COMMENTS:** Vacant townhome obtained by County via 2023 tax foreclosure

**DISPOSITION PLAN:** Sale at fair market value

**MAP 5-D**





**TAX ID#:** 18-2080935; 18-2080943; 18-2080950

**ZONING:** RSF-95

**AREA LOCATOR:** 108, 110 and 112 Jonquil Avenue, Landover 20785

**AREA:** 35,683 square feet

**ASSESSED VALUE:** \$131,600

**HIGHEST/BEST USE:** Single-family home development

**COMMENTS:** Individual Lot Values:

1. 108 Jonquil Avenue; 10,240 sq. ft.; \$49,100
2. 110 Jonquil Avenue; 10,650 sq. ft.; \$43,667
3. 112 Jonquil Avenue; 14,793 sq. ft.; \$38,833

**DISPOSITION PLAN:** Transferred to RDA for DHCD housing initiatives

**MAP 5-E**

# District 7

# Surplus Properties





**TAX ID#:** 18-2063253

**ZONING:** RSF-65

**AREA LOCATOR:** 0 Southern Avenue, Capitol Heights, 20743

**AREA:** 4,000 square feet

**ASSESSED VALUE:** \$52,667

**HIGHEST/BEST USE:** Ideal lot for assemblage with adjacent privately owned parcels for residential development

**COMMENTS:** N/A

**DISPOSITION PLAN:** First priority to owner of adjacent parcels to assemble; For sale at fair market value

**MAP 7-A**





**TAX ID#:** 18-2033694

**ZONING:** RSF-A

**AREA LOCATOR:** 0 Chamber Avenue, Capitol Heights, 20743

**AREA:** 4,000 square feet

**ASSESSED VALUE:** \$52,667

**HIGHEST/BEST USE:** Single-family home development or assemblage with adjacent owner

**COMMENTS:** N/A

**DISPOSITION PLAN:** First priority to owner of adjacent parcels to assemble; For sale at fair market value

**MAP 7-B**



**TAX ID#:** 18-2115822

**ZONING:** RSF-65

**AREA LOCATOR:** 0 Mentor Avenue, Capitol Heights, 20743

**AREA:** 16,000 square feet

**ASSESSED VALUE:** \$100,267

**HIGHEST/BEST USE:** Residential development or opportunity to assemble with Greater Capitol Heights Vol. Fire Station site

**COMMENTS:** Served as surface lot to service the nearby Greater Capitol Heights Vol. Fire Dept. on 1234 Larchmont Avenue – Now vacant

**DISPOSITION PLAN:** Transferred to RDA for assemblage with existing fire station

**MAP 7-C**





**TAX ID#:** 18-2068815

**ZONING:** RSF-65

**AREA LOCATOR:** 427 Nova Avenue, Capitol Heights, 20743

**AREA:** 2,000 square feet

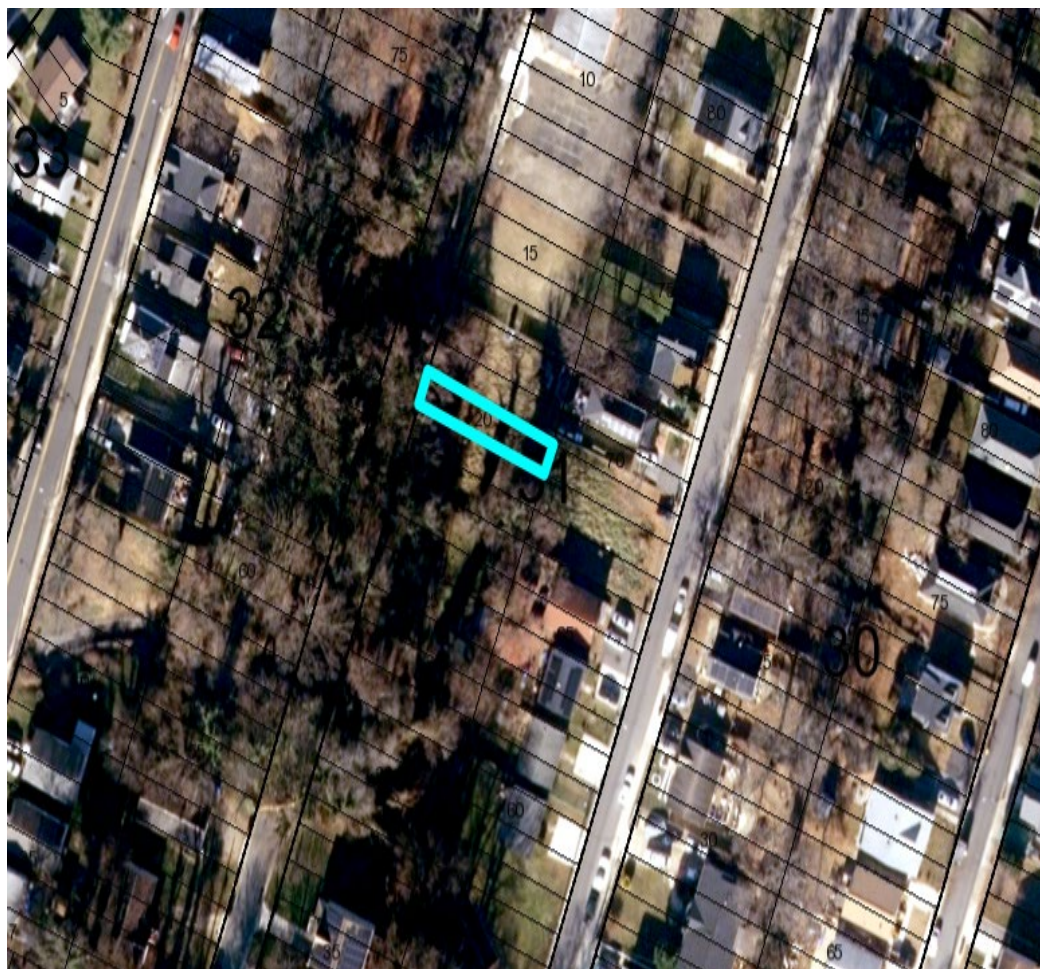
**ASSESSED VALUE:** \$400

**HIGHEST/BEST USE:** Assemblage with surrounding privately owned parcels for residential development

**COMMENTS:** 427 Nova and 418 Mentor should be sold to same buyer due to proximity to make new build feasible

**DISPOSITION PLAN:** First priority to owner of adjacent parcel; For sale at fair market value

**MAP 7-D**



**TAX ID#:** 18-2068823

**ZONING:** RSF-65

**AREA LOCATOR:** 418 Mentor Avenue, Capitol Heights, 20743

**AREA:** 2,000 square feet

**ASSESSED VALUE:** \$400

**HIGHEST/BEST USE:** Assemblage with surrounding privately owned parcels for residential development

**COMMENTS:** 427 Nova and 418 Mentor should be sold to same buyer due to proximity to make new build feasible

**DISPOSITION PLAN:** First priority to owner of adjacent parcel; For sale at fair market value

**MAP 7-E**

# District 9

# Surplus Properties





**TAX ID#:** 09-0916981

**ZONING:** RSF-95

**AREA LOCATOR:** 9533 Badger Avenue, Clinton, 20735

**AREA:** 20,650 square feet

**ASSESSED VALUE:** \$103,300

**HIGHEST/BEST USE:** Single family development

**COMMENTS:** Clean lot selection; potential infill opportunity to stabilize block; meets requirement of R-55 zoning based on date of subject lot recording; recent County tax foreclosure

**DISPOSITION PLAN:** Transferred to RDA for DHCD housing initiatives

**MAP 9-A**

# Next Step:

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# Contract Process for Public Bid

# Next Step:

## Contract Process for Public Bid





# Public Comments

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# Contact Info

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Redevelopment  
Authority  
of Prince George's County

