

PGCPB No. 2025-084/MNCPPC 25-24

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission (“Commission”) is authorized under the Annotated Code of Maryland, Land Use Article § 17-205, to dispose of land that it determines not to be needed for park purposes; and

WHEREAS, the Commission is the owner of certain property known as Nalley Road Park (Q16); and

WHEREAS, Nalley Road Park includes Tax Map 66, Grid F-1, Parcel 13, Election District 13 (27.85± acres) (Tax Account No. 1539352) which the Commission acquired in 1994 using Program Open Space (“POS”) funds from the Maryland Department of Natural Resources (“DNR”); and

WHEREAS, Prince George’s County Public Schools (“PGCPS”) sought to construct Cora L. Rice Elementary School, G. James Gholson Middle School, and JA Finance Park on an eight (8) acre portion (the “Commission Property”) of the above-referenced parcel; and

WHEREAS, such use required approval by DNR of a POS conversion; and

WHEREAS, in 2002, the Commission PGCPS agreed that the Commission would, subject to approval by DNR of a POS conversion, deed the Commission Property to PGCPS and PGCPS would deed to Commission substitute land, acceptable to DNR, on which the Commission would record POS covenants; and

WHEREAS, in 2018, DNR approved the POS conversion of the Commission Property; and

WHEREAS, in 2002, PGCPS conveyed to the Commission 10.01 acres of land approximately 0.75 miles south on Nalley Road (Tax Map 66, Grid F-3, Parcel 18) (such replacement property now known as Commission’s Willow Hills Park (P75)), and in 2019 the Commission burdened that land with a POS covenant; and

WHEREAS, to complete its obligations pursuant to the 2002 agreement, the Commission now wishes to convey the Commission Property to PGCPS; and

WHEREAS, the Commission Property is no longer needed for park purposes because the Commission already received Willow Hills Park.

NOW, THEREFORE BE IT RESOLVED that the Commission may convey the Commission Property to Prince George’s County Public Schools (subject to a finding by full Commission that the Commission Property is not needed for park purposes and is eligible for disposal); and

BE IT FURTHER RESOLVED, that in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such agreements, certificates, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes



of the foregoing resolutions, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Barnes, Washington, and Geraldo voting in favor of the motion, during open session, at its regularly held meeting on Thursday, September 18, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of October 2025.

Darryl Barnes
Chairman

APPROVED AS TO LEGAL SUFFICIENCY

Heather D. Mansueti
M-NCPPC Legal Department

Date 10/17/25

Jessica Jones

By: Jessica Jones
Planning Board Administrator

This is to certify that the foregoing is a true and correct copy of Resolution #25-24, taken by The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Vice Chair Harris with Commissioners Barnes, Bartley, Geraldo, Harris, Okoye and Pedoeem voting in favor of the motion, and Commissioners Hedrick and Linden being absent for the vote during its regular meeting on Wednesday, November 19, 2025, held virtually and in person at the Wheaton Headquarters Auditorium in Wheaton, Maryland.

William Spencer
William Spencer, Acting Executive Director, M-NCPPC