



THE MARYLAND-NATIONAL CAPITAL  
Park and Planning Commission

# COMMISSION MEETING

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**April 15, 2026**

10:00 a.m. – 12:00 p.m.

**Prince George's  
Parks and Recreation Administration**

*Auditorium*

6600 Kenilworth Avenue  
Riverdale, Maryland 20737

and via teleconference

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# MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Wednesday, April 15, 2026

10:00 am to 12:00 noon

## Prince George's County Department of Parks and Recreation Administration Auditorium

(V) Vote    (LD) Late Delivery    (H) Handout    (D) Discussion Only

### 1. Approval of Consent Agenda (10:00 a.m.)

- a) Approval of April 15, 2026, Commission Meeting Agenda (V) Page 1

### 2. Approval of Commission Minutes (10:05 a.m.)

- a) Special Open Session – March 12, 2026 (V) Page 3  
b) Open Session – March 18, 2026 (V) Page 5

### 3. General Announcements (10:05 a.m.)

- a) Financial Disclosure Filing Requirement Reminder – Due April 30

### 4. Committee and Board Reports (10:10 a.m.)

- a) Employees' Retirement System Board of Trustees Regular Meeting Minutes from March 3, 2025 (for Information Only) Page 11

Pursuant to the Maryland General Provisions Article of the Annotated Code of Maryland, Section 3-305(b)(9), a closed session is proposed to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

### 5. Closed Session (10:10 a.m.)

*Open session resumes*

### 6. Action and Presentation Items (10:10 a.m.)

- a) Resolution 26-02 Clarksburg Gateway Sector Plan (Zeigler) (V) Page 15  
b) Resolution 26-03 Montgomery County Bond Sale (Cohen) (V) Page 47  
c) Resolution 26-04 Prince George's County Bond Sale (Cohen) (V) Page 103  
d) Resolution 26-05 FY26 Wage Adjustments for MCGEO-represented Employees (Spencer) (V) Page 183  
e) Review of FY25 Personnel Management Review (King) Page 187

### 7. Officers' Reports (11:00 a.m.)

#### Executive Director's Report

- a) CIO Quarterly Report (for information only) Page 289  
b) Quarterly Late Evaluation Report (for information only) Page 293

#### Secretary-Treasurer's Report

*No report scheduled*

#### General Counsel

- c) Litigation Report (for information only) Page 297

Pursuant to Maryland Annotated Code, General Provisions Article, Section 3-305(b)(1), a closed session is proposed to discuss (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals.

Topic: Employment matter

Pursuant to Maryland Annotated Code, General Provisions Article, Sections 3-305(b)(7), a closed session is proposed to consult with counsel to obtain legal advice regarding pending or potential litigation.

Topic: Potential or pending litigation and possible options

**d) Closed Session**



Commission Special Meeting  
Open Session Minutes  
March 12, 2026

The Maryland-National Capital Park and Planning Commission met via videoconference. The meeting was broadcast by the Montgomery County Planning Department.

PRESENT

Prince George's County Commissioners

Darryl Barnes, Chairman  
Manuel Geraldo  
Billy Okoye

Montgomery County Commissioners

Artie Harris, Vice-Chair  
Shawn Bartley  
James Hedrick  
Josh Linden  
Mitra Pedoeem

Chairman Barnes called the meeting to order at 9:20 a.m.

Item 1. APPROVAL OF THE AGENDA

a) Approval of the March 12, 2026, Commission Special Meeting Agenda

ACTION: Motion of Vice Chair Harris to approve the March 12, 2026 agenda  
Seconded by Commissioner Hedrick  
8 approved the item

*A) Pursuant to Maryland Annotated Code, General Provisions Article, Section 3-305(b)(1), a closed session is proposed to discuss (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals.*

Topic: Personnel matter affecting one or more individuals.

*B) Pursuant to Maryland Annotated Code, General Provisions Article, Sections 3-305(b)(7), a closed session is proposed to consult with counsel to obtain legal advice regarding pending or potential litigation.*

Topic: Legal advice from Commission counsel related to outcomes and options for pending or potential litigation.

*C) Pursuant to Maryland Annotated Code, General Provisions Article, Sections 3-305(b)(8), a closed session is proposed to consult with staff, consultants, or other individuals about pending or potential litigation.*

Topic: Consultation with staff or others about issues related to potential or pending litigation.

Item 2. CLOSED SESSION

ACTION: Motion of Commissioner Geraldo to enter closed session  
Seconded by Hedrick

8 approved the items

Commissioners entered Closed session at 9:23 a.m.

The meeting adjourned at 11:55 a.m.



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Emily J. O'Neil, Principal Counsel acting for  
James J. Parsons, Senior Technical Writer



## **Commission Meeting Open Session Minutes March 18, 2026**

The Maryland-National Capital Park and Planning Commission met in a hybrid format in-person at the Wheaton Headquarters Building in Wheaton, MD, and via videoconference. The meeting was broadcast by the Montgomery County Planning Department.

### **Present**

Prince George's County Commissioners

Darryl Barnes, Chairman

Manuel Geraldo

Brittany Jenkins (joined at 10:12 a.m.)

Billy Okoye

Montgomery County Commissioners

Artie Harris, Vice-Chair

James Hedrick

Josh Linden

Mitra Pedoeem

### **Not Present**

Shawn Bartley

Chairman Barnes called the meeting to order at 10:10 p.m.

### **Item 1. Approval of the Commission Meeting Agenda**

- a) Approval of March 18, 2026, Commission Meeting Agenda

ACTION: Motion of Commissioner Geraldo to approve the meeting agenda

Seconded by Vice Chair Harris

7 approved the items

### **Item 2. Approval of Commission Minutes**

- a) Open Session – February 18, 2026

ACTION: Motion of Commissioner Geraldo to approve the February 18, 2026 minutes

Seconded by Vice Chair Harris

7 approved the item

**Item 3. General Announcements**

- a) Women’s History Month
- b) Financial Disclosure Filing Requirement April 30 (State and M-NCPPC Deadline)

**Item 4. Committee and Board Reports**

- a) Employees’ Retirement System Board of Trustees Regular Meeting Minutes from February 3, 2026 (for Information Only)

*Pursuant to the Maryland General Provisions Article of the Annotated Code of Maryland, Section 3-305(b)(9), a closed session is proposed to conduct collective bargaining negotiations or consider matters that relate to the negotiations.*

**Item 5. Closed Session**

ACTION: Motion of Commissioner Geraldo to enter closed session  
Seconded by Vice Chair Harris  
8 approved the item

Commissioners entered Closed session at 10:15 a.m. Open session resumed at 10:38 a.m. Chair Barnes noted that during Closed session, the Commission approved past Closed Session minutes. The Commission also received a briefing from the Acting Executive Director on Collective Bargaining with the Fraternal Order of Police. Commissioners provided input and direction.

*Open session resumed at 10:38 a.m.*

**Item 6. Action and Presentation Items**

- a) Recommendation for Appointment of New Investment Managers for the Employees’ Retirement System (Harris)

Employee Retirement System Executive Director Jaclyn Harris offered a briefing and recommended approval for the appointment of WCM Investment Management as a new investment manager for the ERS, as included and detailed in the packet. Director Harris noted that the ERS Board of Trustees met earlier in the month and approved a \$70 million investment in WCM’s Focused International Equity Fund to complement Earnest Partners in the ERS portfolio’s International Equity holdings for an 11 percent total target allocation in the portfolio.

ACTION: Motion of Vice Chair Harris to appoint new investment managers for ERS  
Seconded by Commissioner Geraldo  
8 approved the item

**Item 7. Officers’ Reports**

Executive Director’s Report

- a) Diversity Council Membership/Annual Report (Solomon)

Diversity Council Chair Rachel Solomon offered the Commissioners a review of the Diversity Council's 2025 achievements, as included and detailed in the packet. Ms. Solomon highlighted new initiatives, notable events and celebrations, and communication updates. Ms. Solomon thanked outgoing members Samantha Hays, Frederick Johnson, Atara Margolies, and Ilana Branda for their hard work over the past two years and welcomed incoming members Natalia Gomez Rojas, Bhavna Sivasubramanian, Angelica Deras-Penate, Hilary Covington, and Jason Busch.

Prince George's Parks and Recreation Director Darius Stanton thanked Ms. Solomon and the Diversity Council, offered support, and asked about new initiatives for 2026. Ms. Solomon responded that while work on 2026 new initiatives and efforts to translate written and video materials will continue, the Web Content Accessibility Guidelines, which take effect in April, will be a major focus for the Diversity Council in 2026.

Vice Chair Harris thanked the Diversity Council members for their hard work.

- b) Quarterly MFD Purchasing Statistics Report (for information only)
- c) Quarterly Budget Transfers Report (for information only)

#### Secretary-Treasurer's Report

- d) Annual Comprehensive Financial Report (ACFR) for FY25 ended June 30, 2025 (Cohen)

Following opening remarks by Secretary-Treasurer Cohen and Deputy Finance Director Lawrence, Chris Lehman from SB & Company LLC briefed the Commissioners on June 30, 2025, Financial Statement audit results, as included and detailed in the packet. Mr. Lehman noted that SB & Co. issued an unmodified opinion because no instances of fraud or material weakness were identified. However, one significant deficiency in the FY23 audit related to Construction in Progress was identified. Mr. Lehman added that no audit journal entries were noted. He then reviewed SB & Co.'s audit process and approach.

Mr. Lehman presented highlights from the 2025 ACFR.

Following Mr. Lehman's presentation, Director Stanton requested a more detailed presentation with the Department of Parks and Recreation finance team; Mr. Lehman agreed.

#### General Counsel's Report

- e) Litigation and Administrative Hearings Report (For information only)
- f) Legislative Update

Deputy General Counsel Aniton noted that while there were currently no legislative updates to discuss with the Full Commission, Senior Government Affairs Analyst, Jordan Baucum-Colbert, would provide relevant updates to both Planning Boards during their meetings tomorrow.

Commissioner Linden requested an update from General Counsel regarding State Senate Bill 1005, a bill that proposes significant changes to the structure of the M-NCPPC and was submitted late in the legislative session process. The proposed bill is now being discussed in the Senate Rules Committee.

In response, the Deputy General Counsel noted that there were no new updates, adding that Senior Analyst Baucum-Colbert has been working with the M-NCPPC's lobbyist and has been in contact with the delegations.

Commissioner Linden noted that the Montgomery County Planning Board voted to oppose SB 1005 during their March 12 meeting. He added that the Commissioners would not meet again until after the bill has been acted on and requested that the Commissioners discuss and vote on the bill.

In response, Chair Barnes stated that the Prince George's County Planning Board has two new Commissioners and has not taken up the bill for discussion but would receive a closed session briefing at their March 19 meeting. The Planning Board will then provide an update.

Commissioner Pedoeem stated that while she realizes that many of the Prince George's Commissioners are new, the potential for this bill to negatively impact upwards of 5,000 retirees and current employees, as well as residents of both counties, should not be taken lightly and noted her concern if anyone supports this bill.

Chair Barnes agreed to discuss the bill but reiterated his recommendation against holding a vote.

Commissioner Hedrick noted that both Planning Boards received information on the bill at the same time and thereby have had the same amount of time to review it. He added that Commissioner Jenkins could abstain from a vote and requested a briefing from the Deputy General Counsel followed by a vote to oppose the bill.

Commissioner Okoye supported Chair Barnes's recommendation for no vote on the bill. He also questioned the rush to vote, to which Commissioner Linden stated that the bill is currently in the Senate Rules Committee, which can often expedite a bill through the legislative session.

Vice Chair Harris concurred with Commissioner Linden's need for timeliness in this matter, requested a briefing from the Deputy General Counsel, and recommended that following tomorrow's Planning Board meeting, Prince George's Commissioners issue a statement regarding their stance on the bill.

Chair Barnes stated that the State Senate has not voted on the bill, and the cross-over of the bill to the House of Delegates is not until March 23, 2026, so there is no need to rush a vote. He added that Prince George's County Planning Board would issue a statement regarding its stance following tomorrow's meeting.

Commissioner Pedoeem noted her hope that whatever decision the Prince George's Planning Board makes is for the good of M-NCPPC retirees, current employees, and Prince George's and Montgomery County residents and is not politically motivated.

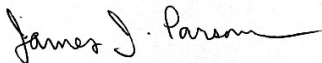
Deputy General Counsel Aniton briefed the Commissioners on the bill, noting that if passed, the bill will remove the requirement for the Commission to appoint a General Counsel, divesting that responsibility to each individual Planning Board, with each General Counsel serving at the pleasure of the Planning Board that appointed them. The Commission would then appoint one of the two Planning Board General Counsels as its legal representative. Each Planning Board would also have full and direct authority over its own Human Resources, Information Technology, and Procurement functions, effectively removing the authority from Central Administrative Services (CAS). He added that should the bill pass, there will be significant operational and fiscal impacts to the M-NCPPC, particularly for CAS.

Commissioner Linden noted that splitting CAS would also add millions of dollars of operational administrative costs to each county's yearly budget and seriously impact and hamper the administration of pension, retirement, and benefit funds, affecting thousands of retirees and current employees. He added that he was concerned that there have been no conversations between the M-NCPPC and the Maryland General Assembly prior to the bill's introduction or since.

Vice Chair Harris concurred with Commissioner Linden's assertions and concerns regarding the bill but recommended moving on from the topic.

Chairman Barnes adjourned the meeting at 11:43 a.m.

ACTION: Motion of Vice Chair Harris to adjourn the meeting  
Seconded by Commissioner Okoye  
8 approved the item



James J. Parsons, Senior Technical Writer



William Spencer, Acting Executive Director

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Maryland-National Capital Park and Planning Commission  
Employees' Retirement System

## Board of Trustees Meeting Minutes

Tuesday, March 3, 2026; 10:00 a.m.  
Kenilworth Office Building  
Riverdale, MD  
Virtual Meeting via Microsoft Teams

The Maryland-National Capital Park and Planning Commission "Commission" Employees' Retirement System "ERS" Board of Trustees "Board" met virtually via TEAMS on Tuesday, March 3, 2026. The meeting was called to order at 10:01 a.m. by Chairman Barnes.

### Board Members Present

Darryl Barnes, Chairman, Prince George's County Commissioner  
James Hedrick, Vice Chair, Montgomery County Commissioner  
William Spencer, M-NCPPC Acting Executive Director, Ex-Officio  
Gavin Cohen, M-NCPPC Secretary-Treasurer, Ex-Officio  
Sheila Morgan-Johnson, Prince George's County Public Member  
Pamela F. Gogol, Montgomery County Public Member  
Connor Klein, Prince George's County Open Trustee  
Elaine A. Stookey, Bi-County Open Trustee  
Caroline McCarthy, Montgomery County Open Trustee Sgt.  
Anton White, FOP Represented Trustee - Joined at 10:18 a.m.  
Lisa Blackwell-Brown, MCGEO Represented Trustee

### Employees' Retirement System Staff Present

Jaclyn Harris, Executive Director  
Leslie Harmon, Deputy Executive Director  
Alicia C. Stanford, Administrative Specialist

### Others Present

Michael "Wes" Aniton, Deputy General Counsel, M-NCPPC Office of the General Counsel

### Meeting Presenters

Meketa Investment Group

- Mary Mustard, Chartered Financial Analyst "CFA"
- Aaron Lally, Chartered Financial Analyst "CFA", Chartered Alternative Investment Analyst "CAIA", Certificate in Investment Performance Measurement "CIPM"
- Gloria Hazard, Chartered Financial Analyst "CFA"

## **Item 1. Approval of March 3, 2026 Consent Agenda**

**Action:** Mr. Spencer made a motion, seconded by Vice Chair Hedrick to Approve the Consent Agenda of March 3, 2026. The motion Passed 10-0. Motion # 26-08.

## **Item 2. Chairman's Items**

**Item 2.A. 2026 Training and Conference Summary –** No notable discussion from the Board.

## **Item 3. Consultant/Manager Presentations**

### **Item 3.A. Meketa Investment Group**

#### **Item 3.A.i. January 2026 Investment Performance Report**

Ms. Hazard reported that total assets were \$1.3 billion as of January 31, 2026. The Employees' Retirement System Total Fund return for the month was 1.6% (net of fees). For the year-to-date, three, and five-year periods ending January 31, 2026, the ERS Total Fund return stood at 11.7%, 8.3%, and 7.5%, respectively, compared to the Target Policy index returns of 14.1%, 11.1%, and 7.1%, respectively. Ms. Hazard explained that relative underperformance was largely attributable to temporary asset allocation effects related to the transition to the new policy allocation and the timing of cash flows.

## **Item 4. Committee Reports/Recommendations**

### **Item 4.A. Administration and Personnel Oversight Committee**

Mr. Cohen reported that at the February 17, 2026 meeting, the Committee reviewed the requested edits to the Travel Policy, which included clarification on travelers' utilization of rental cars and liability insurance coverage. The Committee came to a consensus to recommend the revised Travel Policy for Board Approval.

**Action:** Vice Chair Hedrick made a motion, seconded by Ms. McCarthy to Approve the Revised Travel Policy. Mr. White was absent from this vote. The motion Passed 10-0. Motion # 26-09.

## **Item 5. Executive Director's Report**

Ms. Harris reported to the Board that Cheiron calculated the Cost-of-Living Adjustment "COLA" based on changes in the Consumer Price Index All Items Annual Average, Urban Index for Major U.S. Cities for retirees and beneficiaries. Following Cheiron's calculation, staff recommended a COLA adjustment of 2.6% for Tier 1 Service and 2.5% for Tier 2 Service, effective July 1, 2026, for eligible retirees and beneficiaries.

**Action:** Vice Chair Hedrick made a motion, seconded by Mr. Spencer to Approve a Cost-

of-Living Adjustment of 2.6% for Tier 1 Service and a 2.5% for Tier 2 Service Effective July 1, 2026, for Eligible Retirees and Beneficiaries in Accordance with the Employees' Retirement System's Plan Document. Mr. White was absent from this vote. The motion Passed 10-0. Motion # 26-10.

## Item 6. Closed Session

**Action:** At 10:21 a.m., Vice Chair Hedrick made a motion, seconded by Ms. Stookey to go into closed session under authority of the General Provisions Article of the Annotated Code of Maryland Section 3-305(b)(5) to consider matters directly concerning the actual investment of public funds under the authority of this Board. The motion Passed 11-0. Motion # 26-11.

Board of Trustees in Closed Session: Chairman Darryl Barnes, Vice Chair James Hedrick, Sheila Morgan-Johnson, Connor Klein, Elaine Stookey, Caroline McCarthy, Pamela Gogol, Anton White, Gavin Cohen, Lisa Blackwell-Brown, and William Spencer.

Chairman Barnes ratified the action taken in Closed Session.

The Board meeting of March 3, 2026, adjourned at 10:30 a.m.

Respectfully,



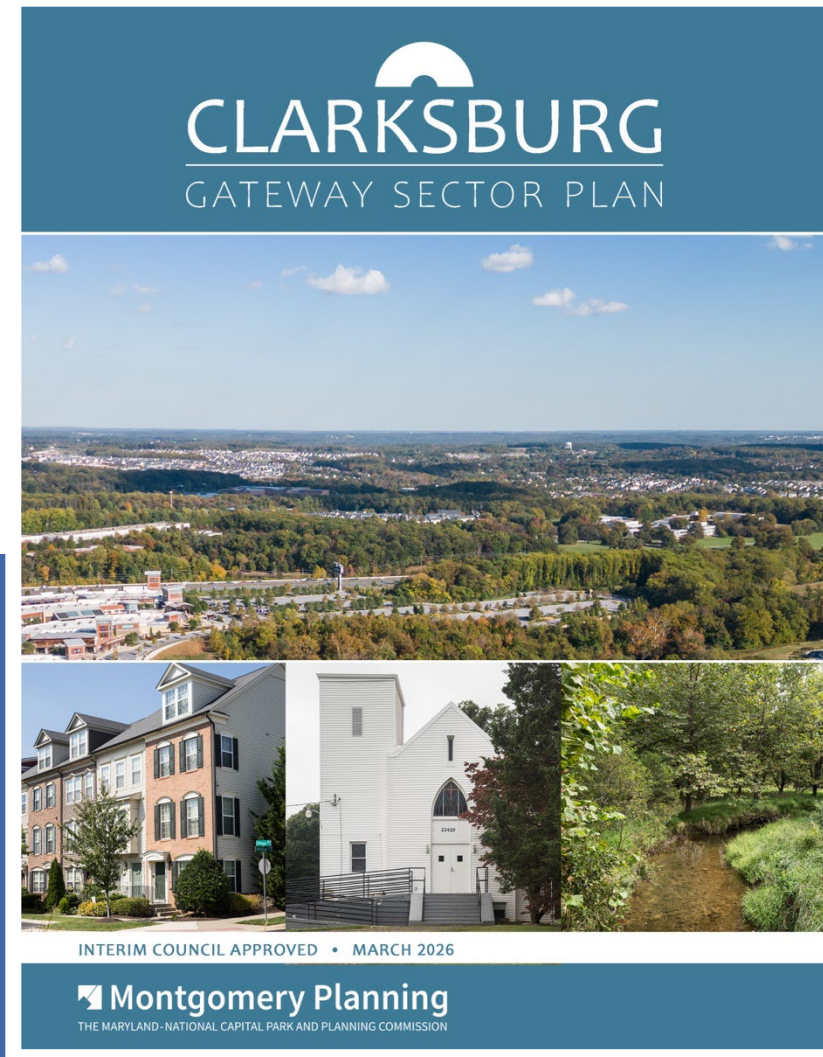
Jaclyn Harris — Executive Director



Alicia C. Stanford - Administrative Specialist

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## RESOLUTION OF ADOPTION FOR THE CLARKSBURG GATEWAY SECTOR PLAN



### Description

The Commission will receive the Montgomery Planning Board's approved Resolution of Adoption for the *Clarksburg Gateway Sector Plan* and consider final adoption of the Plan.

## Planning Staff

CL

Clark Larson, Lead Planner, Upcounty Planning Division,  
[Clark.Larson@montgomeryplanning.org](mailto:Clark.Larson@montgomeryplanning.org), 301-495-1331

DZ

Donnell Zeigler, Master Planning Supervisor, Upcounty Planning Division,  
[Donnell.Zeigler@montgomeryplanning.org](mailto:Donnell.Zeigler@montgomeryplanning.org), 301-495-4583

PB

Patrick Butler, Chief, Upcounty Planning Division,  
[Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

## SUMMARY

- The Montgomery County Council’s Planning, Housing, and Parks Committee held a work session to review the Planning Board Draft of the Clarksburg Gateway Sector Plan on February 2, 11, and 23, 2026, and made recommendations for revisions to the full Council.
- On March 3, 2026, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Montgomery County, reviewed the Planning Board Draft of the Clarksburg Gateway Sector Plan and the recommendations of the Planning, Housing, and Parks Committee. The County Council approved a Resolution of Approval for the Clarksburg Gateway Sector Plan, with revisions to the Planning Board Draft, on March 24, 2026. (see Attachment B).
- By Maryland State Law, following Council approval, master plans are forwarded to the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, sector plans and functional plans cited in the Commission’s adoption resolution.
- This report includes a list of major topics discussed and amended through the County Council review and approval process. The Council’s complete revisions are included in their Resolution of Approval, included within this report as Attachment B.

## MASTER PLAN INFORMATION

### Plan Phase

M-NCPPC Resolution of Adoption

### Lead Planner

Clark Larson, AICP

### Staff Contact

Clark.Larson@montgomeryplanning.org  
301-495-1331

### Report Date

April 7, 2026

### Planning Divisions

Upcounty Planning Division

### Commission Agenda Information

April 15, 2026

## BACKGROUND

The *Clarksburg Gateway Sector Plan* establishes a vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the natural environment. The Sector Plan contains the text, supporting maps and figures, and appendices for a comprehensive amendment to a portion of the Approved and Adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* (the 1994 Plan) and a portion of the 2014 *Ten Mile Creek Area Limited Amendment* (the 2014 Plan)

Since the Planning Board voted to recommend approval of the *Clarksburg Gateway Sector Plan* on December 4, 2025, and transmitted it to the Montgomery County Council on December 22, 2025, for their review and consideration of approval, the following actions have occurred:

- 1) The County Council held a public hearing on January 21, 2026.
- 2) The Planning, Housing, and Parks (PHP) Committee of the County Council held work sessions on February 2, 11, and 23, 2026, to review testimony received and identify possible plan revisions.
- 3) The full County Council held a work session on March 3, 2026, to review and vote on the PHP Committee's recommended revisions.
- 4) The full County Council voted unanimously on a resolution of approval for the *Clarksburg Gateway Sector Plan*, as amended, on March 24, 2026.

### **[View the Interim Council-approved Clarksburg Gateway Sector Plan](#)**

*Note: A final version will be prepared for print and online publication following adoption.*

- 5) The Montgomery Planning Board approved the Resolution of Adoption on April 9, 2026, for transmittal to the Maryland-National Capital Park and Planning Commission for final adoption of the *Clarksburg Gateway Sector Plan*.

The signed Montgomery County Planning Board Resolution of Adoption is included as *Attachment A*. The signed and certified Montgomery County Council Resolution of Approval is included as *Attachment B*.

## COUNTY COUNCIL PLAN REVISIONS

The following is a summary of the most substantial revisions the County Council discussed and approved to the Planning Board Draft of the *Clarksburg Gateway Sector Plan*. For a list of all revisions, see Attachment B: County Council Resolution of Approval.

### **1) Economic Development Priority**

The Council added a new Land Use goal and revised the Economic Development section of the Implementation chapter to reflect a plan vision that prioritizes the unique and significant economic development opportunities of the Plan Area, particularly the potential for major employers in strategic industries to locate on the COMSAT property. The revised Implementation section lists strategies and incentives for realizing the unique economic development potential of the Plan Area that the County may consider to help realize this vision.

### **2) Zoning Change**

The Council modified the recommended zoning of three properties near the intersection of Shawnee Lane and Observation Drive, from CRT-0.75 C-0.25 R-0.75 H-65 to CRT-1.0 C-0.25 R-1.0 H-65, in response to testimony to the Council and in recognition of planned higher-density residential development anticipated for these properties by the Montgomery County Housing Opportunities Commission.

### **3) Observation Drive Interim Travel Lane Design**

The Council revised text in several areas to modify and clarify how and when interim travel lanes should be designed and constructed in advance of the establishment of dedicated bus transit lanes as a final condition. Consideration of interim travel lanes as on-street parking was removed from the plan. MCDOT is now recommended to study whether dedicated bus lanes (and its related transit service) should be established during initial roadway design and construction, and that the interim design should be constructed to allow future dedicated bus lanes to be added with limited construction cost.

### **4) Consideration of Residential Setback from I-270 for any Tree Buffer Exception**

The Council added a caveat to the Environment recommendation (3.E.6) that recommends a minimum 50-foot tree and landscape buffer from I-270, such that, in granting an exception from the buffer where visibility from I-270 is requested or for other reasons deemed appropriate to a proposed development, the Planning Board should consider, “a 125-foot setback from the I-270 right-of-way for any residential use.”

**5) Green Cover Calculations**

The Council modified the Environment recommendation for a minimum of 35% green cover to establish the basis for calculating necessary green cover should be the tract area of a development, excluding environmental buffers and any land dedicated for I-270. Similarly, any green cover in environmental buffers and land dedicated to I-270 right-of-way would not count toward meeting the plan recommended minimum of 35%.

**6) Constellation Park(s) Overall Acreage Goal**

The Council added to the recommendation for Constellation Park(s) (3.F.12) that, during the development review process, the Planning Board should consider as part of their determination for the scale, form, location, and configuration of Constellation Park(s), “the ultimate goal of 8 acres of new parkland provided as a ‘constellation’ of parks across the Plan Area.”

**7) Community Recreation Center Location**

The Council added to recommendations for a Community Recreation Center in the Plan Area (3.F.16, 3.F.18, 3.H.9), consideration of the Linthicum East Elementary School Reservation Site as a potential location for the facility.

**8) Major Employer in the COMSAT Neighborhood**

Council revised the introduction to Section 4.B, COMSAT Neighborhood, to state that securing major institutional or commercial tenants for a portion of the COMSAT property should be a priority and integrating them in a mixed-use format along with housing, retail, amenities, parks and public spaces, transit and surrounding communities in a context-sensitive manner is a preferred goal of the plan. This priority is also added to COMSAT Neighborhood recommendation 4.B.3.

**STAFF RECOMMENDATION**

Approve the Montgomery Planning Board’s Resolution of Adoption for the *Clarksburg Gateway Sector Plan*.

**NEXT STEPS**

Following the Plan’s adoption, the Montgomery Planning Board and Montgomery County Council will consider approval of a Sectional Map Amendment to implement the plan’s zoning recommendations.

**ATTACHMENTS**

**Attachment A:** MCPB and M-NCPPC Draft Resolution

**Attachment B:** Montgomery County Council Resolution 20-1069

**MCPB NO. XX-XXX**

**M-NCPPC NO. 26-02**

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to *Thrive Montgomery 2050*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on September 25, 2025, on the Public Hearing Draft of the *Clarksburg Gateway Sector Plan*, being also a comprehensive amendment to portions of the following functional and master plans: the *Clarksburg Master Plan & Hyattstown Special Study Area* (1994); *Ten Mile Creek Area Limited Amendment* (2014); the *Master Plan for Historic Preservation* (1979); the *Master Plan of Highways and Transitways* (2025); the *Bicycle Master Plan* (2018); the *Corridor Forward: The I-270 Transit Plan* (2022); and the *Pedestrian Master Plan* (2023); and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on December 4, 2025, approved the Planning Board Draft of the *Clarksburg Gateway Sector Plan* and recommended that it be approved by the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying situate within Montgomery County (the “Montgomery County District Council”); and

WHEREAS, the Montgomery County Planning Board transmitted the Planning Board Draft of the *Clarksburg Gateway Sector Plan* to the Montgomery County Council on December 22, 2025, and forwarded it to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on Planning Board Draft of the *Clarksburg Gateway Sector Plan* and forwarded those recommendations and analysis to the Montgomery County District Council on January 21 and February 26, 2026; and

WHEREAS, the Montgomery County District Council held a duly noticed public hearing on January 21, 2026, wherein testimony was received concerning the Planning Board Draft of the *Clarksburg Gateway Sector Plan*; and

WHEREAS, the District Council, on March 24, 2026 approved the Planning Board Draft of the *Clarksburg Gateway Sector Plan* subject to the modifications and revisions set forth in District Council Resolution No. 20-1069.



Resolution No.: 20-1069  
Introduced: December 9, 2025  
Adopted: March 24, 2026

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: County Council

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**SUBJECT:** Approval of the *Clarksburg Gateway Sector Plan*

1. On December 19, 2025, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft of the *Clarksburg Gateway Sector Plan*.
2. The Planning Board Draft of the *Clarksburg Gateway Sector Plan* contains the text and supporting maps and figures for a comprehensive amendment to a portion of the approved and adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* (the 1994 Plan) and a portion of the 2014 *Ten Mile Creek Area Limited Amendment* (the 2014 Plan). It also amends *Thrive Montgomery 2050*, as amended; the 1979 *Master Plan for Historic Preservation*, as amended; the 2025 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2022 *Corridor Forward: The I-270 Transit Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended.
3. On January 21, 2026, the County Council held a public hearing on the Planning Board Draft of the *Clarksburg Gateway Sector Plan*; the Plan was referred to the Council's Planning, Housing and Parks Committee for review and recommendations.
4. On February 2, February 11, and February 23, 2026, the Planning, Housing and Parks Committee held a worksession to review the Planning Board Draft of the *Clarksburg Gateway Sector Plan*.
5. On March 3, 2026, the County Council, sitting as the District Council, reviewed the Planning Board Draft of the *Clarksburg Gateway Sector Plan* and the recommendations of the Planning, Housing and Parks Committee.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate in Montgomery County, Maryland, states as follows:

The Planning Board Draft of the *Clarksburg Gateway Sector Plan*, dated December 2025, is hereby approved with revisions. District Council revisions to the Planning Board Draft of the *Clarksburg Gateway Sector Plan* are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. Montgomery County Planning Department staff may make additional, non-substantive revisions to the Sector Plan before its adoption by The Maryland-National Capital Park & Planning Commission.

All page references in this section are consistent with the page numbering in the print version of the Planning Board Draft of the *Clarksburg Gateway Sector Plan*.

Page 10: Add an appendix reference to end of the second paragraph under *F. Community Engagement, Community Listening Sessions* as follows:

(See Appendix C: Community Feedback Report for a summary of feedback received during the community kickoff, door-to-door canvassing, and listening session phases. See Appendix M: Outreach and Engagement Summary for a comprehensive report on the Plan’s community engagement approach and its influence on plan recommendations.)

Page 13: Add an appendix reference to the end of the fifth paragraph under *G. Racial Equity and Social Justice* as follows:

([For details on the Sector Plan Team’s outreach and engagement efforts, see the Community Engagement section and] See Appendix C: Community Feedback Report for a summary of feedback received during the community kickoff, door-to-door canvassing, and listening session phases. See Appendix M: Outreach and Engagement Summary for a comprehensive report on the Plan’s community engagement approach and its influence on plan recommendations.)

Page 20: Amend the first bullet under *Section 2.B, Concept Framework Plan*, as follows:

- The **Community Center** is envisioned as a compact, medium-density, mixed-use activity center, with building heights between three and seven stories; safe, comfortable, and attractive streetscapes and pedestrian realms; and activated ground floors, parks, and open spaces. Structured and surface parking areas should be located to the side or rear of public streets and wrapped by storefronts or other building entryways, architectural or artistic treatments, and/or landscape screening, where [feasible]practicable.

Page 25: Amend the first sentence of the paragraph under *D. Maryland Planning Principles, Resilience* as follows:

This plan seeks to integrate resiliency measures that will minimize the impacts of rapid and unexpected natural- and human-caused threats to communities from global climate change by recommending that new development achieve the highest

practicable levels of green building, tree canopy coverage, stormwater best management practices, and [biophilic]nature-centered design.

Page 32: Add a fourth bullet under 3. *Plan-Wide Recommendations, Section A. Land Use Goals* as follows:

- Support economic development that provides increased employment opportunities particularly with respect to redevelopment of the COMSAT property.

Page 33: Revise *Figure 9: Recommended Zoning Map* to reflect the change in zoning from CRT-0.75 C-0.25 R-0.75 H-65 to CRT-1.0 C-0.25 R-1.0 H-65 for the properties at 22600 Observation Drive, 13101 Shawnee Lane, and 13099 Shawnee Lane.

Page 34: Amend Recommendation 4.e. under 3. *Plan-Wide Recommendations, Section A. Land Use Recommendations* as follows:

- e. Incorporate sustainable features into site design, such as [biophilic]nature-centered design, environmental site design techniques (including minimizing grading, maximizing on-site vegetation retention, and using green stormwater management techniques), enhanced green roof, bird-friendly design, pervious pavement materials, and adaptive reuse of an existing structure.

Page 35: Amend the second paragraph under 3. *Plan-Wide Recommendations, Section B. Transportation, Street Network* as follows:

The transportation recommendations in this plan support transit-oriented, compact growth by establishing street designs that address the needs of people who walk, bike, drive, or take transit (consistent with Complete Streets principles), anticipating the conversion of general-purpose travel lanes to dedicated transit lanes as part of a planned enhanced bus transit route on Observation Drive, and avoiding roads with four or more travel lanes where [feasible]practicable.

Page 41: Amend Recommendation 2. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Public Transportation* as follows:

2. MCDOT should study the feasibility of adding or re-routing a Ride On local or express service onto Observation Drive Extended in advance of the planned enhanced bus Clarksburg-Milestone Corridor Connector service with dedicated lanes. Bus service on Observation Drive should take advantage of new or existing park-and-ride facilities to allow riders to reach the service from surrounding neighborhoods. The results of this study may help determine if the interim design of Observation Drive includes dedicated bus lanes or if the outside lanes are used for another purpose in the interim condition (see recommendation #12). Either way, dedicated bus lanes are recommended for the final condition of Observation Drive.

Page 41: Amend the first sentence of Recommendation 3. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Public Transportation* as follows:

- 3. [~~Develop~~Consider] a Capital Improvements Program to make the following upgrades to existing local bus services:

Page 45: Amend the second sentence of Recommendation 8. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Street Network* as follows:

If an interchange is not [~~feasible~~practicable], the plan supports a bridge over I-270 at Little Seneca Parkway Extended.

Page 45: Amend the last sentence of Recommendation 8. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Street Network* as follows:

If a full movement interchange is not [~~feasible~~practicable], a limited movement interchange may be considered to serve anticipated primary I-270 traffic movements.

Page 51: Amend Recommendation 12. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Street Network* as follows:

- 12. Establish an interim lane configuration for Observation Drive Extended that allows for preservation of the full master planned right-of-way yet allows the street to be constructed ahead of the future enhanced bus service. The interim design should occupy the entirety of the master planned right-of-way width and include the full bridge section and bike and pedestrian facilities at the time of construction. The interim design [~~does~~may] not establish dedicated bus lanes at the time of construction if bus service is not anticipated to use the new roadway soon after construction is complete but reserves space between the curbs to more efficiently modify the roadway to accommodate dedicated bus lanes in the future. At the time of design or construction, the outer lanes may be designated as interim [parking,] bus lanes[,] or drive lanes, as appropriate, in advance of future dedicated bus lanes. The interim configuration should be designed to achieve a Target Speed of 25 miles per hour and include temporary medians to reduce interim travel lane width. Additionally, the interim design should be constructed to allow future dedicated bus lanes to be added with limited construction cost.

Page 51: Amend Recommendation 13a. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Street Network* as follows:

13. New local, non-master planned streets should be public streets that achieve the following design standards:
- a. Local roads serving mixed uses should largely conform to the Town Center Street typology. Separated bikeways are not recommended on these streets if a parallel or alternative bikeway is established on a nearby road unless planned density and land use would generate a level of traffic and bicycle activity that would warrant separated bike lanes.

Page 54: Amend Recommendation 23. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Active Transportation* as follows:

23. [Pursue capital funding to c]Complete missing sidewalk segments along both sides of Frederick Road (MD 355) within the Clarksburg Historic District and along Redgrave Place, with a preference for materials consistent with the historic character of the district.

Page 54: Delete Recommendation 25. under 3. *Plan-Wide Recommendations, Section B. Transportation Recommendations, Active Transportation* as follows:

- [25. Conduct a feasibility study to determine whether a separated sidepath could be accommodated within the existing West Old Baltimore Road/I-270 underpass, between Lakeridge Drive west of I-270 and the existing shared use path on the south side of West Old Baltimore Road east of I-270 (at Seneca Ayr Drive). Any necessary right-of-way expansion or shift in the roadway should be on the north side of West Old Baltimore Road to avoid encroachment on environmentally sensitive parkland in Black Hill Regional Park south of West Old Baltimore Road. (See also Parks, Open Spaces, and Recreation recommendations.)]

Page 61: Amend Strategy S3. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

- S3. Seek opportunities to add new streets to existing residential developments to increase connectivity within the Plan Area, where [feasible]practicable.

Page 61: Amend Strategy S4. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

- S4. All new Town Center Streets, Neighborhood Connectors, and Neighborhood Streets should accommodate on-street parking, where [feasible]practicable and appropriate to the context of the street character and adjacent land uses, to help provide short-term access to nearby businesses and residences.

Page 62: Amend Strategy K4. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

K4. To supplement the street network, establish an alley system within blocks of new developments to ensure that parking and services are located away from street frontages to the extent [feasible]practicable.

Page 62: Amend Strategy K4.b. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

K4.b. Off-street parking and alley entrances should be as narrow as [feasible]practicable, concealed by landscaping and/or site walls. In addition, the ends of alleys that do not extend to streets should be screened from the public realm.

Page 63: Amend Strategy O3. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

O3. Design publicly accessible open spaces and residential common areas as central features of new developments, framed by active frontages and streets, including community amenities. These spaces should provide shade through trees or structures to reduce heat, and where [feasible]practicable, incorporate compact stormwater management facilities to maximize land use while preserving functionality and appeal (see Figure 21 and Figure 22).

Page 65: Amend Strategy B8.b. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

b. In the case of front-loaded attached units, group front door entries where [feasible]practicable to allow for larger tree planting boxes.

Page 65: Amend Strategy B11. under 3. *Plan-Wide Recommendations, Section D. Community Design Recommendations* as follows:

B11. When [feasible]practicable, building utilities (e.g., air conditioning units, meters, electrical boxes) should be grouped or ganged and placed in a location that allows for landscape screening while not impeding pedestrian travel or alley experience. (See also Community Facilities, Public Facilities recommendations for guidance on public utility placements.)

Page 71: Amend Recommendation 2.d. under 3. *Plan-wide Recommendations, Section E. Environment, Environmental Site Design* as follows:

d. Minimize the extent of impervious surfaces. Where hardscapes are necessary, use pervious surfaces if appropriate. In addition, use compact and/or clustered site design and building forms where [feasible]practicable to minimize impervious land cover.

Page 71: Amend Recommendation 3. under *3. Plan-wide Recommendations, Section E. Environment, Environmental Site Design* as follows:

3. Use structured, tuck-under, or underground parking as an alternative to surface parking lots, where [feasible]practicable, to limit impervious surfaces and achieve compact development.

Page 72: Amend Recommendation 6. under *3. Plan-wide Recommendations, Section E. Environment, Environmental Site Design* as follows:

6. Preserve or plant a native tree and landscape buffer at least 50 feet in width between new development and I-270, or between any solid screening or soundwall and new development, to allow adequate width to support a viable forest stand and to provide air pollution mitigation, heat impact reduction, and a visual buffer from the highway. The Planning Board may approve exceptions or variations to this buffer where visibility from I-270 is requested, or for other reasons deemed appropriate to proposed development. In granting the exception, the Planning Board should consider a 125-foot setback from the I-270 right-of-way for any residential use.

Page 72: Amend Recommendation 9. under *3. Plan-wide Recommendations, Section E. Environment, Natural Resource Protection and Enhancement* as follows:

9. All new street and landscape tree plantings should provide at least the minimum soil volume per tree, consistent with applicable zoning, forest conservation ordinances, and Green Streets recommendations in the *Complete Streets Design Guide*. Plantings should exceed these standards where [feasible]practicable.

Page 73: Amend Recommendation 11. under *3. Plan-wide Recommendations, Section E. Environment, Climate Change Resilience and Sustainability* as follows:

11. New development should provide a minimum of 35% green cover over a property's [total developed area, calculated on a net tract area basis]tract area, excluding [roadway dedication areas and]environmental buffers and any land dedicated for I-270. This green cover area is intended to ensure adequate green and/or shaded areas within the built environment for the health and enjoyment of people. Green coverage may include the following areas, either individually or in combination. These areas may be located on private property, parkland, or on land dedicated to public rights-of-way [or parkland](with the exception of right-of-way dedicated for I-270):
  - a. Intensive green roof (6 inches or deeper; must be built in place—tray systems are not allowed).
  - b. Tree canopy cover (excluding environmental buffers).

- c. Vegetative cover or landscaped areas deeper than 6 inches.
- d. Rain gardens, bioswales, and other pervious stormwater management areas.
- [e. Landscaped parkland, Privately-Owned Public Spaces (POPS), and other open space and recreation areas.]

Page 73: Amend Recommendation 12. under 3. *Plan-wide Recommendations, Section E. Environment, Climate Change Resilience and Sustainability* as follows:

- 12. New development and improvements to existing development should plant shade trees and use highly reflective materials on buildings and hardscapes, such as “cool” roofs, green roofs, and “cool” pavements, where [feasible]practicable, to reduce Universal Thermal Climate Index and to cool summer stormwater flowing into streams.

Page 73: Amend Recommendation 13. under 3. *Plan-wide Recommendations, Section E. Environment, Climate Change Resilience and Sustainability* as follows:

- 13. Site designs and building locations and orientations should be optimized to take advantage of seasonal solar angles and prevailing wind directions, where [feasible]practicable, to maximize energy efficiency, energy conservation, and solar access and energy generation.

Page 74: Amend the second bullet of Recommendation 14. under 3. *Plan-wide Recommendations, Section E. Environment, Climate Change Resilience and Sustainability* as follows:

- [Encourage]Support adaptable use buildings for unique, large, or architecturally outstanding buildings instead of complete demolition and reconstruction. Adaptable building modifies and repurposes a building, allowing it to adapt to changing needs and market conditions rather than doing major demolition and reconstruction. Essentially it extends the building’s lifespan and promotes sustainability by minimizing resource consumption.

Page 78: Amend Recommendation 9. under 3. *Plan-wide Recommendations, Section F. Parks, Open Spaces, and Recreation, Existing M-NCPPC Parks, Black Hills Regional Park* as follows:

- 9. Montgomery Parks should investigate potential appropriate uses such as active recreation, natural-surface trail, conservation use, and stormwater management for the small portion of parkland east of I-270, especially as adjacent properties develop or redevelop.

Page 79: Amend Recommendation 12. under 3. *Plan-wide Recommendations, Section F. Parks, Open Spaces, and Recreation, Recommended M-NCPPC Parks, Constellation Park* as follows:

12. In response to the community's input on parks and in accordance with the 2022 PROS Plan, this Sector Plan recommends creating Constellation Park(s) to serve the growing Clarksburg community. Establishing new public parkland and recreation amenities will meet community needs by contributing to a high-quality, community-defining set of facilities and spaces. These amenities should be designed to integrate with and contribute to the successful redevelopment of the Plan Area.
- a. Design. The new recreation amenities may be implemented as either a single public park or as a network of connected public parks with distinct uses that achieve the goals described in this chapter of the Plan.
- The park(s) should be centrally located in the Plan area, along or near the new alignment of Observation Drive, and to the extent possible should be proximate to residential development.
  - Alternative configurations may be approved by the Parks Department and Planning Board.
  - Park elements should be configured to complement the Plan's goals for public and private development. They should be connected to one another and the surrounding community, readily accessible by people walking, biking, and rolling, and give the feeling of a truly integrated park experience.
  - The recreation elements should include a variety of amenities that encourage physical activity and social interaction, as described in the following Amenities and Implementation Process sections.
- b. Amenities. The delivery of adequate park amenities will be crucial to the overall success of new development in the Plan Area. The most important measure of success for the park(s) recommended in this Plan is the delivery of high-quality active amenities and experiences.
- Recreation amenities within the Constellation Park(s) should be connected to each other and adjacent neighborhoods by high-quality and attractive multi-use paths. Navigation into and between park amenities should be both intuitive and inviting to visitors from the surrounding community.
  - At a minimum, the following amenities should be included [in the new park, or] across the network of connected parks, to ensure that sufficient park amenities are provided to serve the community, and the park areas [must be] are large enough to accommodate these amenities. These elements may be modified by Parks staff at the time of the development review process.
    - A medium or large dog park
    - Pickleball courts
    - Basketball courts
    - One or more playgrounds for differing age groups
    - A skate park or adventure park

- Community garden
  - Walkways or paths
  - In addition to these amenities, supporting elements such as lighting, signage, drinking fountains, shelters/shade structures, seating, restrooms, and parking should be included as part of the overall park plan.
- c. Implementation. The scale, form, location, and configuration of Constellation Park(s) will be determined by the Planning Board during the development review process with the ultimate goal of 8 acres of new parkland provided as a “constellation” of parks across the Plan Area. [Likewise, t]The final design and location of the parkland will depend on the intensity and mix of uses ultimately approved in the Plan Area as part of any new development.
- The manner of implementation envisioned through this Plan for parkland and park amenities listed above includes some combination of land dedication/conveyance, construction of park infrastructure, and/or installation of park amenities by private developers, as determined by the Planning Board during the development review process.
  - The complete network of park(s) and amenities on each development site must be designed and incorporated with the first regulatory plan for proposed development on the site.
  - The design should prioritize delivering parks during the early phases of the projects’ development. Each property owner within the centrally located area along or near the future Observation Drive within the Plan Area must provide a proportional contribution toward new parkland and amenities as part of their development projects.

Page 84: Amend the note following Recommendation 15.c. under 3. *Plan-wide Recommendations, Section F. Parks, Open Spaces, and Recreation, Roadway Impacts to Existing and Recommended Parks, Wildlife Crossings* as follows:

*Note: Where bridges are not [feasible]practicable, culverts should be large, with a minimum height of eight feet and an openness ratio of at least 1.0 when the following formula is applied: width of opening \* height of opening / length of culvert. Open-bottom culverts with natural substrate should be utilized.*

Page 84: Amend Recommendation 15.d. under 3. *Plan-wide Recommendations, Section F. Parks, Open Spaces, and Recreation, Roadway Impacts to Existing and Recommended Parks, I-270 Crossings* as follows:

- d. [A new passage over the bridge, at the planned extension of Little Seneca Parkway over I-270.]With the recommended I-270 interchange at Little Seneca

Parkway Extended or an alternative overpass design, provide wildlife passage under or over I-270, as practicable.

Page 86: Amend Recommendation 16. under 3. *Plan-wide Recommendations, Section F. Parks, Open Spaces, and Recreation, Recreation Facilities, Community Recreation Center* as follows:

16. This plan supports the development of a recreation center in or near the Plan Area. The Linthicum East Elementary School Reservation Site at 21830 Seneca Ayr Drive, which is currently owned by M-NCPPC, should be considered as a potential location for this facility. [Relevant] In addition, relevant county departments should be consulted about the viability of such a facility as part of the development review process for any proposed development within the Plan Area.

Page 86: Amend Recommendation 18. under 3. *Plan-wide Recommendations, Section F. Parks, Open Spaces, and Recreation, Recreation Facilities, Public School Facilities* as follows:

18. MCPS, the Montgomery County Department of Recreation, and Montgomery Parks should coordinate to consider temporary uses for the Linthicum East Elementary School Reservation Site that could provide public use and enjoyment prior to building [a school] on the site, depending on the anticipated need and timing [for constructing school uses] of new construction.

Page 91: Amend the second paragraph under 3. *Plan-wide Recommendations, Section G. Historic Preservation, New Sites and Districts Evaluated for Historic Designation, Community of Faith United Methodist Church and Cemetery Site (22420)* as follows:

The Historic Preservation Commission and the Planning Board find the Community of Faith United Methodist Church and Cemetery site meets three of the designation criteria as listed in §24A-3(b), Historic Resources Preservation, Montgomery County Code. For more information, see Appendix G: Clarksburg Heights and Community of Faith United Methodist Church and Cemetery Staff Report to Historic Preservation Commission and Appendix I: Community of Faith Master Plan Historic Site Designation Form.

Page 91: Delete Recommendation 6. under 3. *Plan-wide Recommendations, Section G. Historic Preservation, New Sites and Districts Evaluated for Historic Designation, Community of Faith United Methodist Church and Cemetery Site (22420)* as follows:

[6. Find that the Community of Faith United Methodist Church and Cemetery site meets three of the designation criteria as listed in §24A-3(b), Historic Resources Preservation, Montgomery County Code.]

Page 92: Amend the third paragraph under 3. *Plan-wide Recommendations, Section G. Historic Preservation, New Sites and Districts Evaluated for Historic Designation, Clarksburg Heights District (12700-12712 Running Brook Drive)* as follows

The Historic Preservation Commission and the Planning Board find that the Clarksburg Heights District meets three of the designation criteria as listed in §24A-3(b), Historic Resources Preservation, Montgomery County Code. For more information, see Appendix G: Clarksburg Heights and Community of Faith United Methodist Church and Cemetery Staff Report to Historic Preservation Commission and Appendix H: Clarksburg Heights Master Plan Historic District Designation Form.

Page 92: Delete Recommendation 9. under 3. *Plan-wide Recommendations, Section G. Historic Preservation, New Sites and Districts Evaluated for Historic Designation, Clarksburg Heights District (12700-12712 Running Brook Drive)* as follows:

[9. Find that the Clarksburg Heights District meets three of the designation criteria as listed in §24A-3(b), Historic Resources Preservation, Montgomery County Code.]

Page 92: Amend the fourth paragraph under 3. *Plan-wide Recommendations, Section G. Historic Preservation, New Sites and Districts Evaluated for Historic Designation, COMSAT Laboratories (22300 Comsat Drive)* as follows:

In acknowledgment of the historic significance of COMSAT Laboratories, Montgomery Planning [coordinated] is working with the property owner to establish appropriate mitigation for the anticipated demolition of the resource, which will be recorded in a binding agreement. [ Prior to the adoption of the Sector Plan, the property owner and M-NCPPC will execute a binding agreement recording mitigation obligations.] (See Appendix E: COMSAT Adaptive Reuse Feasibility Report and Appendix F: COMSAT Laboratories Staff Report to the Historic Preservation Commission for more information.)

Page 93: Delete Recommendation 12. under 3. *Plan-wide Recommendations, Section G. Historic Preservation, New Sites and Districts Evaluated for Historic Designation, COMSAT Laboratories (22300 Comsat Drive)* as follows:

[12. Find that the former COMSAT Laboratories building and property meet six of the designation criteria as listed in §24A-3(b), Historic Resources Preservation, Montgomery County Code.]

Page 100: Amend Recommendation 9. under 3. *Plan-wide Recommendations, Section H. Community Facilities, Community Facilities Recommendations, Community Facilities* as follows:

9. Consider developing a recreation center in or near the Plan Area. [Consult] The Linthicum East Elementary School Reservation Site at 21830 Seneca Ayr Drive, which is currently owned by M-NCPPC, should be considered as a potential location for this facility. In addition, relevant county departments should be consulted about the viability of such a facility as part of the development review process for any proposed development within the Plan area. (See also Parks, Open Spaces, and Recreation recommendations.)

Page 100: Amend Recommendation 10. under 3. *Plan-wide Recommendations, Section H. Community Facilities, Community Facilities Recommendations, Public Utilities* as follows:

10. Design and install new water or sewer connections in a way that minimizes environmental impacts. New connections should follow street rights-of-way, connect to nearby existing pipelines where [feasible] practicable, and avoid crossing or running along streams, stream valleys, forested or natural areas, and other sensitive environmental areas. Pursue alternatives to gravity sewer connections to avoid environmental impacts where necessary.

Page 100 Amend Recommendation 12. under 3. *Plan-wide Recommendations, Section H. Community Facilities, Community Facilities Recommendations, Public Utilities* as follows:

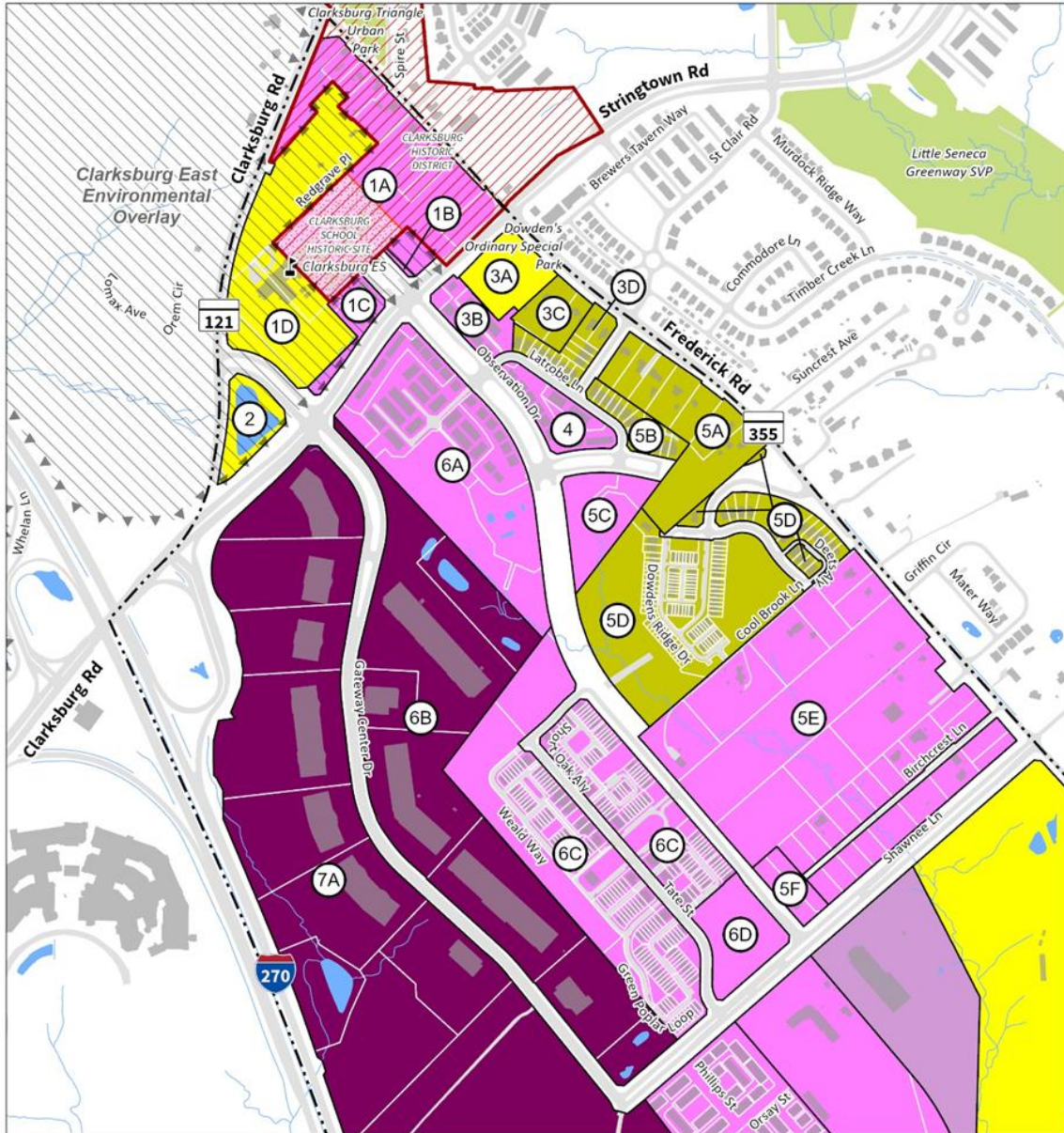
12. While all new utilities are undergrounded where practicable, any existing and/or relocated aboveground utilities (e.g., power, telecommunications, internet) should also be undergrounded, where [feasible] practicable, and placed toward the rear of the property, along alleys, or in a location that does not conflict with stormwater facilities, trees and landscaped areas, and other necessary streetscape elements.

Page 101: Insert the following after the first paragraph under 4. *Neighborhood Recommendations*:

In addition, zoning recommendations (as shown in Figure 36: Zoning Recommendations – Map Detail A and Figure 37: Zoning Recommendations – Map Detail B, and Table 4: Zoning Recommendations – Map Detail A and Table 5: Zoning Recommendations – Map Detail B) are provided by neighborhood. The zoning recommendations for properties within the Plan Area not covered by one of the four neighborhoods are provided in a final section of this chapter.

Page 101: Insert Figure 36: Zoning Recommendations – Map Detail A and Table 4: Zoning Recommendations – Map Detail A after Figure 35, as follows:

**Figure 36: Zoning Recommendations – Map Detail A**



- |                                    |                                 |                                 |
|------------------------------------|---------------------------------|---------------------------------|
| --- Clarksburg Gateway Sector Plan | Master Plan Historic Sites      | EOF Office                      |
| Public School                      | Map Number                      | CRT Commercial-Residential Town |
| Parkland                           | R-200 Single-Family Residential | CR Commercial-Residential       |
| Overlay Zone                       | TLD Townhouse Residential       |                                 |
| Master Plan Historic Districts     | R-30 Multi-Family Residential   |                                 |

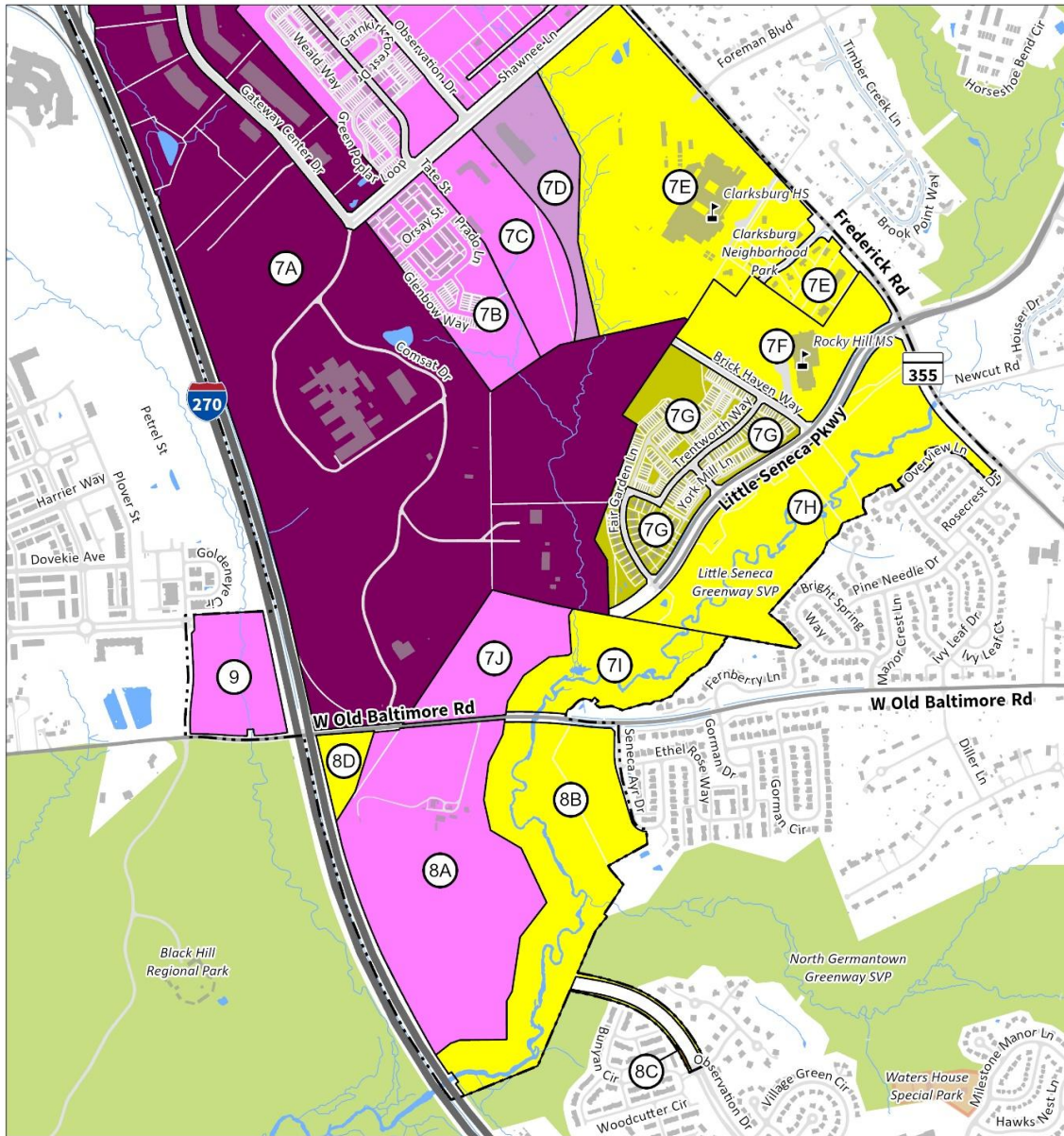


**Table 4: Zoning Recommendations – Map Detail A**

<b>Map Number</b>	<b>Existing Zoning</b>	<b>Recommended Zoning</b>
1A	CRT-0.5 C-0.5 R-0.5 H-45	CRT-0.5 C-0.5 R-0.5 H-45
1B	R-200	CRT-0.5 C-0.5 R-0.5 H-45
1C	R-200-TDR	CRT-0.5 C-0.5 R-0.5 H-45
1D	R-200	R-200
2	R-200	R-200
3A	R-200-TDR	R-200
3B	R-200	CRT-0.75 C-0.25 R-0.75 H-65
3C	R-200	TLD
3D	R-200-TDR	TLD
4	R-200-TDR	CRT-0.75 C-0.25 R-0.75 H-65
5A	R-200	TLD
5B	R-200-TDR	TLD
5C	R-200-TDR	CRT-0.75 C-0.25 R-0.75 H-65
5D	PD-4	TLD
5E	R-200	CRT-0.75 C-0.25 R-0.75 H-65
5F	R-200	CRT-1.0 C-0.25 R-1.0 H-65
6A	R-200-TDR	CRT-0.75 C-0.25 R-0.75 H-65
6B	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100
6C	PD-11	CRT-0.75 C-0.25 R-0.75 H-65
6D	PD-11	CRT-1.0 C-0.25 R-1.0 H-65
7A	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100

Page 101: Insert Figure 37: Zoning Recommendations – Map Detail B and Table 5: Zoning Recommendations – Map Detail B after Table 4, as follows:

**Figure 37: Zoning Recommendations – Map Detail B**



- |                                    |                                 |                                 |
|------------------------------------|---------------------------------|---------------------------------|
| --- Clarksburg Gateway Sector Plan | Master Plan Historic Sites      | EOF Office                      |
| Public School                      | Map Number                      | CRT Commercial-Residential Town |
| Parkland                           | R-200 Single-Family Residential | CR Commercial-Residential       |
| Overlay Zone                       | TLD Townhouse Residential       |                                 |
| Master Plan Historic Districts     | R-30 Multi-Family Residential   |                                 |

**Table 5: Zoning Recommendations – Map Detail B**

Map Number	Existing Zoning	Recommended Zoning
7A	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100
7B	PD-11	CRT-0.75 C-0.25 R-0.75 H-65
7C	R-200	CRT-0.75 C-0.25 R-0.75 H-65
7D	EOF-0.75 H-100 T	EOF-0.75 H-100
7E	R-200	R-200
7F	R-200-TDR	R-200
7G	R-200-TDR	TLD
7H	R-200-TDR	R-200
7I	R-200	R-200
7J	IL-1.0 H-50	CRT-1.0 C-0.25 R-1.0 H-100
8A	IL-1.0 H-50	CRT-1.0 C-0.25 R-1.0 H-100
8B	R-200	R-200
8C	R-30	R-30
8D	RE-2	RE-2
9	CRT-0.5 C-0.25 R-0.25 H-130 T	CRT-0.5 C-0.25 R-0.25 H-65

Page 102: After Recommendation 4. under 4. *Neighborhood Recommendations, Section A. Gateway Center Neighborhood*, insert the following:

The zoning blocks associated with the Gateway Center Neighborhood are 6A and 7B. The zoning recommended for both blocks is the CR-1.0 C-1.0 R-1.0 H-100 zone.

Page 103: Amend the first paragraph under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

The Sector Plan anticipates a range of development types on the former COMSAT Laboratories property, with a portion of the property occupied primarily by residential uses, [ and] a portion occupied by a compact, mixed-use activity center with a variety of residential, [ commercial,] retail, and recreational uses, and a portion occupied by professional office, manufacturing, and/or life science uses for major employers in strategic industries that could be supported by the possibility of an interchange. [The location and configuration of these development types is flexible, yet the activity center should be established in proximity to a planned enhanced bus transit station along Observation Drive Extended.]The location of the activity center should be established in proximity to a planned enhanced bus rapid transit station along Observation Drive extended. To the extent possible, office and professional uses should be integrated with the activity center and transit infrastructure.

Page 103: Amend the second paragraph under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

As one of the last remaining large, undeveloped sites along the I-270 corridor in Montgomery County, the approximately 200-acre COMSAT property could attract a major institutional or commercial tenant(s), such as a life sciences company, research and development facility, or corporate headquarters. [Should such a tenant express interest in this location, this plan supports this type of development in a mixed-use format along with housing, retail, amenities, parks and public spaces, and transit, integrated with surrounding communities in a context-sensitive manner, consistent with *Thrive Montgomery 2050*.]Securing major institutional or commercial tenants for a portion of the COMSAT property should be a priority and integrating them in a mixed-use format along with housing, retail, amenities, parks and public spaces, transit and surrounding communities in a context-sensitive manner, consistent with *Thrive Montgomery 2050*, is a preferred goal of the plan.

Page 103: Amend Recommendation 3. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

3. New development is encouraged to establish a compact, mixed-use activity center, with multiple uses and building densities. Housing, shopping, employment, entertainment, and cultural opportunities are recommended, along with ample open space and other recreational amenities. The Plan [also supports]prioritizes life sciences, biotech, research and development, and other corporate opportunities on the property as either a campus or mixed-use development.

Page 103: Amend Recommendation 4. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

4. Taller buildings and buildings for major employers should be concentrated along the I-270 western frontage of the property, as practicable, to help provide a sound and visual buffer from the highway to lower-scale residential uses to the east, and to help support visibility of major employers on the property to the extent that is desired by potential commercial tenants.

Page 103: Amend Recommendation 6. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

6. To [help establish]create an active and attractive [pedestrian]public realm [along the planned central “main street,” orient]within the mixed-use activity center, new buildings [to front onto this]should be placed close to the street, with active store fronts and building entries, enhanced streetscapes, and [higher]varying building heights and densities[than other streets in the neighborhood]. Surface parking lots should be placed away from public view, lined with development, or adequately buffered and screened. They may be

considered an interim condition to structured parking or future infill development and designed to facilitate potential future redevelopment. (See also Community Design Recommendations for Blocks.)

Page 103: Amend Recommendation 7. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

7. Concentrate commercial uses, particularly retail uses, along the planned “main street” and near the intersection of the planned Observation Drive extension with Little Seneca Parkway, in proximity to the planned enhanced bus station, either as part of stand-alone or mixed-use development.

Page 104: Amend Recommendation 8. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

8. Proposed development on the former COMSAT Laboratories property should [establish]seek to create compatible development blocks and a connected grid of public streets [with the adjacent Linthicum Family property]that connect to Observation Drive Extended. The alignment of Observation Drive Extended should be established generally along the property line [of these]that divides the COMSAT and Linthicum properties, between Little Seneca Parkway Extended and West Old Baltimore Road.

Page 104: Amend Recommendation 9. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

9. New local streets proposed in this neighborhood should be public streets that include sidewalks, street trees, and on-street parking, with a preference for rear-loaded parking for new attached and multi-unit development, accessed from secondary service alleys, where [feasible]practicable.

Page 104: Amend Recommendation 10. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

10. Locate new recreational amenities [for the]as recommended for Constellation Park(s)[in this neighborhood as either a single public park or as a network of connected public parks]. The park(s) should be centrally located in the Plan Area, along or near the new alignment of Observation Drive, and to the extent possible should be proximate to residential development. (See also Parks, Open Spaces, and Recreation recommendation for Constellation Park(s).)

Page 104: Amend Recommendation 11. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

11. New development of public spaces should [provide]create opportunities for “third places,” publicly accessible open space available for community gatherings, events, and activities, such as a farmers or artisans’ market, outdoor movie screenings, group exercise classes, small dance and music performances, and other community gatherings. These spaces may serve multiple purposes, such as providing opportunities for active recreation, commemoration of local history, and a place for social gathering. These should also be incorporated into major employment uses so they may also serve to create opportunities that allow employees to have spontaneous and informal interactions that support innovation and a vibrant employment center.

Page 104: Amend Recommendation 12. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood* as follows:

12. Strive to [P]preserve existing open space, topography, mature shade trees, and forest stands as part of the planned development in this neighborhood where practicable and consistent with applicable regulatory guidance.

Page 104: After Recommendation 12. under 4. *Neighborhood Recommendations, Section B. COMSAT Neighborhood*, insert the following:

The zoning block associated with COMSAT Neighborhood is 7A. The zoning recommended for block 7A is the CR-1.0 C-1.0 R-1.0 H-100 zone.

Page 105: Amend Recommendation 4. under 4. *Neighborhood Recommendations, Section C. Linthicum Neighborhood* as follows:

4. Proposed development on the Linthicum Family property should [establish]seek to create compatible development blocks [that consider adjacent development ]and a coordinated grid of public streets [with the adjacent former COMSAT Laboratories property]that connect to Observation Drive Extended. The alignment of Observation Drive Extended should be established generally along the property line [of these] that divides the COMSAT and Linthicum properties, between Little Seneca Parkway Extended and West Old Baltimore Road.

Page 105: Amend Recommendation 5. under 4. *Neighborhood Recommendations, Section C. Linthicum Neighborhood* as follows:

5. New local streets proposed in this neighborhood should be public streets that include sidewalks, street trees, and on-street parking, with a preference for rear-loaded parking for new attached and multi-unit development, accessed from secondary service alleys, where [feasible]practicable.

Page 105: Amend Recommendation 6. under 4. *Neighborhood Recommendations, Section C. Linthicum Neighborhood* as follows:

6. Public open space required as part of new development should include a [one or more]larger privately owned public space[s] or park[s] that [are]is part of the recommended Constellation Park network as well as smaller open spaces throughout the neighborhood. As part of the Constellation network, consider providing an active park space by expanding existing parkland located just south of West Old Baltimore Road, between I-270 and the future Observation Drive Extended. [These areas]Open spaces should be welcoming and foster opportunities for social connection, exposure to nature, and recreation. They should include neighborhood-serving amenities, such as community gardens, playgrounds, benches, and picnic shelters. (See also Parks, Open Spaces, and Recreation recommendation for Constellation Park(s).)

Page 105: After Recommendation 7. under 4. *Neighborhood Recommendations, Section C. Linthicum Neighborhood*, insert the following:

The zoning blocks associated with the Linthicum Neighborhood are 8A and 7J. The zoning recommended for both blocks is the CRT-1.0 C-0.25 R-1.0 H-100 zone.

Page 106: Amend Recommendation 5. under 4. *Neighborhood Recommendations, Section D. Upper Coolbrook Neighborhood* as follows:

5. New local streets proposed in this neighborhood should be public streets that provide for sidewalks, street trees, and on-street parking, with a preference for rear-loaded parking for new attached and multi-unit development, accessed from secondary service alleys, where [feasible]practicable.

Page 106: After Recommendation 5. under 4. *Neighborhood Recommendations, Section D. Upper Coolbrook Neighborhood*, insert the following:

The zoning block associated with the Upper Coolbrook Neighborhood is 5E. The zoning recommended for zoning block E5 is the CRT-0.75 C-0.25 R-0.75 H-65 zone.

Page 106: Under 4. *Neighborhood Recommendations*, after *Section D. Upper Coolbrook Neighborhood*, insert the following:

E. Remaining Plan-Area Properties

Properties not included in the Plan's identified neighborhoods are recommended for the following changes in zoning (Table 6):

**Table 6:**

Map Number	Existing Zoning	Recommended Zoning
1A	CRT-0.5 C-0.5 R-0.5 H-45	CRT-0.5 C-0.5 R-0.5 H-45
1B	R-200	CRT-0.5 C-0.5 R-0.5 H-45
1C	R-200-TDR	CRT-0.5 C-0.5 R-0.5 H-45
1D	R-200	R-200
2	R-200	R-200
3A	R-200-TDR	R-200
3B	R-200	CRT-0.75 C-0.25 R-0.75 H-65
3C	R-200	TLD
3D	R-200-TDR	TLD
4	R-200-TDR	CRT-0.75 C-0.25 R-0.75 H-65
5A	R-200	TLD
5B	R-200-TDR	TLD
5C	R-200-TDR	CRT-0.75 C-0.25 R-0.75 H-65
5D	PD-4	TLD
5F	R-200	CRT-1.0 C-0.25 R-1.0 H-65
6A	R-200-TDR	CRT-0.75 C-0.25 R-0.75 H-65
6B	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100
6C	PD-11	CRT-0.75 C-0.25 R-0.75 H-65
6D	PD-11	CRT-1.0 C-0.25 R-1.0 H-65
7B	PD-11	CRT-0.75 C-0.25 R-0.75 H-65
7C	R-200	CRT-0.75 C-0.25 R-0.75 H-65
7D	EOF-0.75 H-100 T	EOF-0.75 H-100
7E	R-200	R-200
7F	R-200-TDR	R-200
7G	R-200-TDR	TLD
7H	R-200-TDR	R-200
7I	R-200	R-200
8B	R-200	R-200
8C	R-30	R-30
8D	RE-2	RE-2
9	CRT-0.5 C-0.25 R-0.25 H-130 T	CRT-0.5 C-0.25 R-0.25 H-65

Page 108: Amend the fourth bullet under 5. *Implementation, B. Zoning, Optional Method Public Benefits* as follows:

- For any project type, incorporate sustainable features into the site design, such as [biophilic]nature-centered design, environmental site design techniques (including minimizing grading, maximizing on-site vegetation retention, and using green stormwater management techniques), enhanced green roof, bird-friendly design, pervious pavement materials, and adaptive reuse of the existing structure.

Page 109: Amend the text under 5. *Implementation, C. Economic Development* as follows:

[In support of this plan’s vision to establish a vibrant, mixed-use activity center in the Plan Area, with opportunities for new employment development, the Sector Plan highlights economic development opportunities that are available for new and relocating businesses in Montgomery County. These county programs and opportunities include the following:

1. To attract potential new businesses
  - o MOVE Grant Program
  - o Job Creation Grant Program
  - o Discretionary Economic
  - o Development Fund Grant & Loan Program
  - o County tax credit programs
  - o Other state programs
2. To incentivize developers and/or property owners to develop a site for employment uses
  - o Consider establishing a new Tax Increment Financing district, which could be an effective tool to support development at the COMSAT site to help prepare it for a prospective end user.
  - o Energy-efficient property tax credits
  - o Potential use of Economic Development Revenue Bonds for specific projects

Additional opportunities include public infrastructure funding for roads, a recreation center, utilities, etc. to support non-residential development, possibly a public-private partnership with private developers of a site to ensure that necessary infrastructure is in place for prospective businesses.]

This plan’s vision prioritizes the unique and significant economic development opportunities of the Plan Area, particularly the potential for major employers in strategic industries to locate on the COMSAT property. The County can consider strategies and incentives for realizing the unique economic development potential of the Plan Area. Such strategies may include:

1. Considering targeted land use, zoning and permitting reforms that reduce development timelines, enhance regulatory predictability, and ensure coordination between County agencies, improving the attractiveness of the Plan Area for major employers.
2. Providing targeted capital investments in the Plan Area, in partnership with the property owner, to support land development and new or upgraded infrastructure on portions of the site where a major employer in a strategic industry may locate.
3. Creating targeted financial tools that motivate a property owner to develop portions of a site for employment uses as a priority. Such incentives can have clear and specific guidelines for how they are used, allowing such tools to focus directly on the needs of major employers or industries that have been identified and have articulated specific

infrastructure requirements, such as new or upgraded transportation, water, sewer, gas, and/or electrical needs.

Page 110: Delete the following row in Table 4. Capital Improvements Program Priorities under 5. *Implementation, D. Capital Improvements Program*:

<b>Project Name</b>	<b>Plan Reference</b>	<b>Category</b>	<b>Lead and (Coordinating) Agency</b>
[Conduct a West Old Baltimore Road sidepath extension feasibility study]	[3.B.25, 3.B.26, 3.F.8.a]	[Active Transportation and Parks Access]	[MCDOT (Montgomery Planning)]

**General**

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft of the *Clarksburg Gateway Sector Plan*, dated December 2025. The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual information, and to convey the actions of the District Council. Graphics and tables will be revised and re-numbered, where necessary, to be consistent with the text and titles.

This is a correct copy of Council action.



Sara R. Tenenbaum  
Clerk of the Council

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**RESOLUTION NO. 26-03**

**\$12,000,000  
Montgomery County  
General Obligation  
Park Acquisition and Development Project Bonds,  
Series MC-2026A**

**RECITALS**

The Maryland-National Capital Park and Planning Commission (the “Commission”) has determined to authorize the issuance of one or more series of its Montgomery County General Obligation Park Acquisition and Development Project Bonds, Series MC-2026A in an aggregate principal amount not to exceed \$12,000,000 (collectively, the “Bonds”), pursuant to Sections 18-201 through 18-211, inclusive, of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”), to be sold via negotiated sale or public sale. The Commission is authorizing the issuance of the Bonds (1) to finance and refinance the cost of certain park acquisition and development projects in Montgomery County, Maryland as further described on Exhibit A (collectively, the “Projects”) and (2) to pay the costs of issuance related to the Bonds.

The Bonds may be issued in the form of serial bonds, term bonds, commercial paper, variable rate demand bonds or such other form as the Commission or its authorized designee may determine is advisable in consultation with the financial advisor to the Commission and its bond counsel.

**BE IT RESOLVED BY THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION:**

**Section 1: Authorization of Bonds.** Acting pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article, the Commission hereby authorizes the borrowing of a sum not to exceed \$12,000,000 and the evidencing of such borrowing by the issuance of one or more series of its Bonds, to be designated “Montgomery County General

Obligation Park Acquisition and Development Project Bonds, Series MC-2026A”, or as may be designated by the Secretary-Treasurer. The Bonds are being issued in order to provide funds (i) to pay the costs of the Projects and (ii) to pay, at the discretion of the Secretary-Treasurer, all or a portion of the costs of issuance of the Bonds. The types of projects for which the Bonds will be issued are set forth in Exhibit A. The Secretary-Treasurer of the Commission is authorized to make changes to such Projects set forth in Exhibit A as the Secretary-Treasurer of the Commission determines to be in the best interest of the Commission.

**Section 2: Terms of the Bonds.**

(a) General Provisions. The Bonds shall be issued as fully registered bonds. The Commission hereby authorizes the Secretary-Treasurer of the Commission, in consultation with its bond counsel and financial advisor, to determine and approve on behalf of the Commission the denominations, the form, terms and conditions, the method of determining the interest rates (variable or fixed), the method of sale of the Bonds, the aggregate principal amount of the Bonds to be issued, the maturity schedule, the redemption provisions, if any, the amount of the good faith deposit, if any, the dates and the terms and conditions of the sale and delivery of the Bonds, and all other terms, conditions and provisions relating to the issuance, sale and delivery of the Bonds, in accordance with the provisions of this Resolution.

The Bonds shall be numbered from No. R-1 and upward, if more than one Bond shall be issued, shall be dated and mature (subject to the right of prior redemption, if any) as determined by the Secretary-Treasurer, in the principal amount or amounts approved by the Secretary-Treasurer of the Commission, at or prior to the sale of the Bonds; provided however, that in no event shall the Bonds mature later than 50 years from the date of issue as required by Section 18-203(e) of the Land Use Article.

(b) Book-Entry. The Bonds, if publicly issued, shall initially be maintained under a book-entry system with The Depository Trust Company, New York, New York, or other securities depository, and shall be registered in the name of the nominee of such securities depository, all as more fully set forth in an official statement or offering memorandum with respect to the issuance and sale of the Bonds, *provided* the Secretary-Treasurer does not determine that it is in the best interest of the Commission to initially maintain the Bonds under a system other than the book-entry system. The Secretary-Treasurer is hereby authorized to take all action necessary or appropriate to provide for the issuance of the Bonds in book-entry form, including (without limitation) execution of letters of representations with The Depository Trust Company, or such other securities depository. If, in the judgment of the Secretary-Treasurer, it is in the best interests of the Commission to maintain the Bonds or any series of the Bonds under a system other than the book-entry system or to discontinue the maintenance of the Bonds or any series of the Bonds under a book-entry system, the Secretary-Treasurer is hereby authorized to provide for the termination of the book-entry system, if necessary, and the delivery of printed certificates for such Bonds in lieu thereof. The Secretary-Treasurer may designate a different securities depository.

(c) County Guaranty. The Bonds shall be guaranteed as to payment of principal and interest by Montgomery County, Maryland (“Montgomery County”), as required by Section 18-204(d) of the Land Use Article, and such guaranty shall be endorsed on each bond certificate in the manner hereinafter provided as required by Section 18-204(d) of the Land Use Article. The Secretary-Treasurer is hereby authorized and directed to arrange with the County Executive of Montgomery County for the endorsement on the Bonds of the guarantee of the payment of the principal thereof and interest thereon, as herein outlined and as required by law. The Bonds shall not be delivered until after the endorsement of such guaranty thereon.

(d) Interest Provisions. The Secretary-Treasurer shall determine and approve the method for setting the rate or rates of interest for the Bonds. The rate or rates of interest for the Bonds shall be as determined and approved by the Secretary-Treasurer to be in the best interest of the Commission. If the Bonds are competitively sold, the Bonds shall bear interest at the rate or rates for each maturity named by the successful bidder for the Bonds, in accordance with the terms of the Notice of Sale hereinafter adopted. Interest shall be payable on the dates (each, an “Interest Payment Date”) and in the manner determined by the Secretary-Treasurer. The Bonds shall bear interest from the most recent Interest Payment Date to which interest has been paid or duly provided for, or from their issue date if no interest has been paid on the Bonds.

(e) Redemption and Prepayment Provisions. The Bonds may be subject to redemption or prepayment, as applicable, at the times, upon the terms and conditions and at the redemption prices or prepayment price approved by the Secretary-Treasurer in consultation with the Commission’s financial advisor and bond counsel, at the time of or prior to the sale and issuance of the Bonds.

**Section 3: Execution.** The Bonds shall be signed by the manual or facsimile signature of the Chair of the Commission and shall be attested by the manual or facsimile signature of the Secretary-Treasurer of the Commission. There shall be printed on each of the Bonds a facsimile of the seal of the Commission. In case any officer of the Commission whose manual or facsimile signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, or in the case that any such officer shall take office subsequent to the date of issue of the Bonds, such signature or facsimile shall nevertheless be valid and sufficient for the purposes herein intended.

**Section 4: Authentication.** No Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication of such Bond substantially in the form hereinafter adopted shall have been duly executed by the Registrar (hereinafter defined), and such executed certificate of the Registrar on such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Resolution. The Registrar's certificate of authentication on any Bond shall be deemed to have been executed by it if signed by an authorized officer or signatory of the Registrar. It shall not be necessary that the same officer or signatory of the Registrar sign the certificate of authentication for all the Bonds issued hereunder.

**Section 5: Payment of Bonds.** The principal of, premium, if any, and interest on the Bonds shall be payable in lawful money of the United States of America at the time of payment. So long as the Bonds or any series of the Bonds are maintained under a book-entry system with The Depository Trust Company, principal of and premium, if any, and interest on such Bonds shall be payable to Cede & Co., as nominee of The Depository Trust Company, all as described in an official statement or offering memorandum related to such Bonds. If the book-entry system for the Bonds or any series of the Bonds shall be discontinued in accordance with this Resolution, the principal of and premium, if any, on such Bonds shall be payable upon presentation thereof at a designated corporate trust office of a bank or other entity hereafter to be determined by the Secretary-Treasurer, which bank or other entity, or any successor thereof, shall be designated as paying agent for such Bonds (the "Paying Agent"). Interest on such Bonds shall be payable by wire transfer, check or draft mailed by the Paying Agent to the registered owners thereof as of the record date immediately preceding each Interest Payment Date (the "Record Date") at their addresses as they appear on the Bond Register (hereinafter defined) or to such other address as is

furnished to the Paying Agent by a registered owner. The Secretary-Treasurer may determine that the Office of the Secretary-Treasurer of the Commission will act as the Paying Agent or designate a Paying Agent as provided in this Resolution. Such designation by the Secretary-Treasurer may be done at any time and from time to time.

When there is no existing default in the payment of interest on the Bonds, the person in whose name any Bond is registered on the Record Date with respect to an Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date (unless such Bond has been called for redemption on a redemption date which is prior to such Interest Payment Date) notwithstanding the cancellation of such Bond upon any registration of transfer or exchange thereof subsequent to such Record Date and prior to such Interest Payment Date.

Any interest on any Bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the registered owner of the Bond on the relevant Record Date by virtue of having been such owner, and such Defaulted Interest shall be paid by the Paying Agent to the person in whose name the Bond is registered at the close of business on a date (the "Special Record Date") which shall be fixed by the Secretary-Treasurer in consultation with the Paying Agent and bond counsel. Defaulted Interest shall be paid to the persons in whose names the Bonds are registered on such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered under this Resolution upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

**Section 6: Registration, Transfer or Exchange of Bonds.** The Commission shall cause to be kept at a designated corporate trust office of a bank or another designated entity

hereafter to be determined by the Secretary-Treasurer, which shall be appointed the Registrar for the Bonds (the “Registrar”), a register (the “Bond Register”) for the registration of the transfer or exchange of the Bonds. The Secretary-Treasurer may determine that the Office of the Secretary-Treasurer of the Commission will serve as the Registrar or the Secretary-Treasurer may appoint a Registrar as provided in this Resolution. Such designation by the Secretary-Treasurer may be done at any time and from time to time. Each Bond shall be registered and transferred or exchanged in accordance with the terms and conditions with respect thereto set forth in such Bond, the form of which is hereinafter adopted.

**Section 7: Cancellation of Bonds.** The Bonds paid at maturity or upon prior redemption shall be canceled and destroyed by the Registrar in accordance with practices that are commonly used in the marketplace at that time and certificates of such action shall be transmitted to the Commission.

**Section 8: Form of Bonds.** The Bonds hereby authorized shall be in substantially the form attached hereto as Exhibit B-1 if such Bonds are sold by public competitive sale or Exhibit B-2 if such Bonds are sold by private negotiated sale (including a private placement with a banking institution), with appropriate insertions as therein set forth, which is hereby adopted by the Commission as the approved form of the obligations to be incurred by it, and all the covenants, conditions and representations contained in said form are hereby declared to be binding on the Commission and to constitute contracts between the Commission and the holders from time to time of the Bonds, said contracts to become binding when the Bonds are executed and delivered as herein authorized. Such form may be modified by the Secretary-Treasurer in accordance with the provisions of this Resolution, including but not limited to, modifications for the issuance of bonds in the form of serial bonds, term bonds, commercial paper, variable rate demand bonds or

such other form as the Secretary-Treasurer may determine advisable in consultation with the financial advisor to the Commission and its bond counsel, modifications to reflect the maintenance of the Bonds under a book-entry system or the termination of a book-entry system as provided herein and modifications to reflect the terms of any Bond Purchase Agreement, if sold by negotiated sale.

**Section 9: Negotiated Sale.** The Secretary-Treasurer is hereby authorized to sell the Bonds or any series of the Bonds by private negotiated sale (including a private placement with a banking institution) on behalf of the Commission as authorized by Section 18-203(f) of the Land Use Article upon a determination by the Secretary-Treasurer that such a sale is in the best interests of the Commission. The Chair or Vice Chair and the Secretary-Treasurer of the Commission, in consultation with bond counsel and the financial advisor to the Commission, are hereby authorized to determine on behalf of the Commission the method for conducting such private negotiated sale. The Secretary-Treasurer is hereby authorized to solicit and accept proposals for the sale of such Bonds on a private, negotiated basis. The Secretary-Treasurer of the Commission is hereby authorized to negotiate an agreement for the purchase of such Bonds (the “Bond Purchase Agreement”), to be approved by the Secretary-Treasurer, in accordance with the limitations set forth in this Resolution. All actions taken by the Secretary-Treasurer to solicit proposals for the sale of the Bonds by negotiated sale are hereby ratified and approved.

**Section 10: Public Sale; Notice of Sale.** Alternatively, the Secretary-Treasurer is hereby authorized to sell the Bonds or any series of the Bonds by public, competitive sale on behalf of the Commission as authorized by Section 18-203(f) of the Land Use Article upon a determination by the Secretary-Treasurer that such a sale is in the best interests of the Commission. In the event of a public sale, the Secretary-Treasurer is hereby authorized to advertise such sale by

any electronic medium or financial journal or to publish a notice of sale or a summary thereof calling for bids for such Bonds in such other manner as the Secretary-Treasurer shall deem appropriate. The Secretary-Treasurer is authorized to offer the Bonds or any series of the Bonds for sale by competitive bid and accept bids, including but not limited to electronic bids via such service provider as the Secretary-Treasurer deems appropriate upon the advice of the financial advisor to the Commission. Said notice of sale shall be substantially in the form of Exhibit C attached hereto, subject to such changes, insertions (including without limitation the insertion of the appropriate amounts and dates in the respective spaces provided therefor in such form) and amendments as the Secretary-Treasurer deems necessary and approves upon the advice of bond counsel and the financial advisor to the Commission, the Secretary-Treasurer's publication of such notice to constitute conclusive evidence of the approval of the Secretary-Treasurer of all changes from the form set forth in Exhibit C. In lieu of publishing the entire notice of sale as set forth in Exhibit C in a financial journal or by electronic medium as above-specified, the Secretary-Treasurer, upon the advice of bond counsel and the financial advisor to the Commission, may determine to publish a summary of said notice of sale.

**Section 11: Official Statement.**

(a) The Secretary-Treasurer may prepare a private placement memorandum, a preliminary official statement, a final official statement or another form of offering document (collectively, the "Official Statement") and a notice of sale with respect to the issuance and sale of any series of the Bonds, including any financial and other information about the Commission and Montgomery County deemed appropriate by the Secretary-Treasurer.

(b) The Secretary-Treasurer is hereby authorized and directed to make all arrangements for the printing, execution and delivery of the Official Statement, if so prepared, and certificates for any series of the Bonds.

**Section 12: Use of Bond Proceeds.** The proceeds of the sale of the Bonds (i) shall be used to pay the costs of the Projects, (ii) may be used to reimburse the Commission for expenditures related to the Projects originally paid not earlier than 60 days prior to the date of adoption of this Resolution, and (iii) may be used to pay all or a portion of the issuance costs of the Bonds.

**Section 13: Tax Pledge.** The Commission hereby pledges its full faith and credit and the proceeds of the taxes required to be levied and collected for the Commission by Montgomery County under Section 18-304 of the Land Use Article, to the payment of the principal of and premium and interest on the Bonds as they become due.

The Commission covenants with each and every holder, from time to time, of the Bonds issued hereunder to allocate the proceeds of said taxes, as received, *pari passu*, to debt service on all outstanding bonds and notes issued by it, including the Bonds, payable from said taxes, subject only to the prior rights of the holders of bonds of the Commission which are secured by a pledge of a specific portion of said tax. The Commission further covenants not to issue any additional bonds or notes payable from said taxes in excess of the limits prescribed, from time to time, by Section 18-203(d) of the Land Use Article.

With respect to the Bonds hereby authorized, the Commission covenants with the holders thereof annually to submit to Montgomery County a budget requesting the imposition of said taxes to produce the revenues to pay the debt service to which the revenues from said taxes is pledged hereby and to take all action it legally can take to compel Montgomery County to impose taxes at

rates sufficient for the purpose and to fulfill and perform its guarantee of the payment, when due, of the principal of and interest on the Bonds.

**Section 14: Tax and Arbitrage Covenants.** The Secretary-Treasurer shall be the officer of the Commission responsible for the issuance of the Bonds within the meaning of the Arbitrage Regulations (defined herein). The Secretary-Treasurer shall also be the officer of the Commission responsible for the execution and delivery (on the date of issuance of the Bonds) of a certificate of the Commission (the “Section 148 Certificate”) which complies with the requirements of Section 148 of the Internal Revenue Code of 1986, as amended (“Section 148”), and the applicable regulations promulgated thereunder (the “Arbitrage Regulations”), and such official is hereby directed to execute the Section 148 Certificate and to deliver the same to bond counsel on the date of the issuance of the Bonds.

The Commission shall set forth in the Section 148 Certificate its reasonable expectations as to relevant facts, estimates and circumstances relating to the use of the proceeds of the Bonds or of any moneys, securities or other obligations to the credit of any account of the Commission which may be deemed to be proceeds of the Bonds pursuant to Section 148 or the Arbitrage Regulations (collectively, “Bond Proceeds”). The Commission covenants that the facts, estimates and circumstances set forth in the Section 148 Certificate will be based on the Commission’s reasonable expectations on the date of issuance of the Bonds and will be, to the best of the certifying official’s knowledge, true and correct as of that date.

The Commission covenants and agrees with each of the holders of any of the Bonds that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use of the Bond Proceeds which would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 and the Arbitrage Regulations. The Commission further covenants that it will comply

with Section 148 and the Arbitrage Regulations applicable to the Bonds on the date of issuance of the Bonds and which may subsequently lawfully be made applicable to the Bonds.

The Commission further covenants that it shall make such use of the proceeds of the Bonds, regulate the investment of the proceeds thereof and take such other and further actions as may be required to maintain the excludability from gross income for federal income tax purposes of interest on the Bonds. All officers, employees and agents of the Commission are hereby authorized and directed to take such actions, and to provide such certifications of facts and estimates regarding the amount and use of the proceeds of the Bonds, as may be necessary or appropriate from time to time to comply with, or to evidence the Commission's compliance with, the covenants set forth in this Section.

The Secretary-Treasurer, on behalf of the Commission, may make such covenants or agreements in connection with the issuance of the Bonds as such official shall deem advisable in order to assure the registered owners of the Bonds that interest thereon shall be and remain excludable from gross income for federal income tax purposes, and such covenants or agreements shall be binding on the Commission so long as the observance by the Commission of any such covenants or agreements is necessary in connection with the maintenance of the excludability of the interest on the Bonds from gross income for federal income tax purposes. The foregoing covenants and agreements may include such covenants or agreements on behalf of the Commission regarding compliance with the provisions of the Internal Revenue Code of 1986, as amended, as the Chair or Vice Chair and the Secretary-Treasurer shall deem advisable in order to assure the registered owners of the Bonds that the interest thereon shall be and remain excludable from gross income for federal income tax purposes, including (without limitation) covenants or agreements relating to the investment of the proceeds of the Bonds, the payment of rebate (or payments in lieu

of rebate) to the United States, limitations on the times within which, and the purpose for which, such proceeds may be expended, or the use of specified procedures for accounting for and segregating such proceeds.

**Section 15: Appointment of Trustee and other Service Providers.** The Secretary-Treasurer is hereby authorized to engage the services of a trustee, a registrar, a paying agent, a credit facility provider, a broker-dealer, a placement agent, a remarketing agent, an underwriter, a liquidity facility provider and such other service providers as the Secretary-Treasurer deems appropriate from time to time with respect to the Bonds.

**Section 16: Approval, Execution and Delivery of Documents.** The Secretary-Treasurer may prepare, as appropriate and shall submit for the approval of the Chair or the Vice Chair any agreement with a registrar, a paying agent, a trustee, credit facility provider, a placement agent, a broker-dealer, a remarketing agent, an underwriter, a liquidity facility provider and such other service providers as the Secretary-Treasurer deems appropriate from time to time with respect to the Bonds or any series of the Bonds (collectively, the “Transaction Documents”). The Chair or Vice Chair is hereby authorized to execute and deliver, as appropriate, such Transaction Documents. The Chair, Vice Chair, Secretary-Treasurer and all other authorized officers of the Commission are hereby authorized to execute and deliver such other and further documents, certifications and forms as may be necessary, appropriate or advisable in order to effectuate the transaction authorized by this Resolution.

**Section 17: Continuing Disclosure Agreement.** The Secretary-Treasurer is expressly authorized to approve the form of, and execute and deliver on behalf of the Commission, a continuing disclosure agreement or certificate to assist bidders and/or underwriters in complying with the requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under

the Securities Exchange Act of 1934, as the same may be amended from time to time, if such rule is determined by bond counsel to be applicable to any sale of the Bonds.

**Section 18: Award of Bonds.** The Chair or the Vice Chair or the Secretary-Treasurer are hereby authorized with respect to the Bonds or any series of the Bonds to accept the best bid in a public competitive sale or the best proposal in a private negotiated sale for such Bonds, reject all other bids for such Bonds, set the interest rates of such Bonds and set the maturity schedules and terms of redemption of such Bonds, in accordance with the limitations set forth in this Resolution.

**Section 19: Effective Date.** This Resolution shall take effect from the date of its passage.

[Remainder of Page Left Blank Intentionally]

I, GAVIN COHEN, the duly appointed, qualified and acting Secretary-Treasurer of The Maryland-National Capital Park and Planning Commission, do hereby certify that the foregoing is a true copy of Resolution No. 26-03, adopted by said Commission at a regular meeting thereof duly called and held on April 15, 2026.

I do further certify that Commissioners [Barnes, Geraldo, Okoye, Jenkins, Matthews, Harris, Bartley, Hedrick, Linden and Pedoeem] were present. A motion to adopt was made and seconded. The Resolution was adopted unanimously.

I do further certify that said Resolution has not been amended and is still in force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of The Maryland-National Capital Park and Planning Commission, this \_\_\_ day of \_\_\_\_\_, 2026.

---

Gavin Cohen, Secretary-Treasurer

Approved for Legal Sufficiency  
/s/ Debra Borden, General Counsel  
M-NCPPC  
\_\_\_\_\_, 2026

#### CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 26-03 adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner [\_\_\_\_], seconded by Commissioner [\_\_\_\_], with Commissioners [Barnes, Geraldo, Okoye, Jenkins, Matthews, Harris, Bartley, Hedrick, Linden and Pedoeem] voting in favor of the motion, [with Commissioners [\_\_\_\_] and [\_\_\_\_] being absent from the vote,] at its meeting held on April 15, 2026, at the Wheaton Headquarters Building in Wheaton, Maryland.

---

William Spencer, Acting Executive Director

Projects

PDF#	PDF Title	Project	Estimated Total Cost*	Financed from Bond Proceeds	Expenditure Date	Est. Completion Date	
128701	ADA Compliance	ADA Compliance	\$ 1,451,000	\$ 1,451,000	Fall 2025	Fall 2026	
138701	Elm Street Urban Park	Elm Street Urban Park	670,000	241,000	Winter 2025	Fall 2026	
998710	Energy Conservation		550,000	550,000	Spring 2026	Fall 2026	
78704	Germantown Town Center UP	Germantown Town Center UP	200,000	200,000	Spring 2026	Fall 2026	
18710	Legacy Open Space	Legacy Open Space	350,000	350,000	Winter 2025	Winter 2025	
872104	Legacy Urban Space	Legacy Urban Space	430,000	430,000	Spring 2026	Spring 2026	
998799	Minor New Construction - Local	South Silverspring Park	2,000,000	923,000	Spring 2025	Spring 2026	
871902	Park Refreshers	Carroll Knolls LP	2,900,000	1,000,000	Winter 2025	Spring 2027	
998704	PLAR L: Tennis/MUC	PLAR L: Tennis/MUC	226,000	226,000	Spring 2026	Fall 2026	
998702	PLAR LP Minor Renovations	Rosemary Hills	1,000,000	470,000	Summer 2026	Spring 2027	
998705	PLAR:LP Park Building Renovations	PLAR:LP Park Building Renovations	916,000	916,000	Spring 2026	Spring 2027	
871540	Urban Park Elements	Bottleworks Park and Ellsworth UP	2,000,000	1,643,000	Fall 2025	Winter 2026	
872503	PLAR Local	Maplewood Alta-Vista	1,200,000	1,000,000	Summer/Fall 2025	Summer/Fall 2026	
872503	PLAR Local	Laytonsville LP	1,000,000	1,000,000	Spring 2026	Summer 2027	
872503	PLAR Local	Merrimac	1,000,000	1,000,000	Spring/Summer 2026	Summer 2026	
872503	PLAR Local	Courts Renovation Program	600,000	600,000	Summer 2026	Summer 2027	
		<b>Total</b>	<b>\$ 16,493,000</b>	<b>\$ 12,000,000</b>			
		*Estimated Total Cost includes other sources of funding including federal and state grants, and pay-as-you-go financing.					

UNITED STATES OF AMERICA  
STATE OF MARYLAND

No. R- \_\_\_\_\_ \$ \_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\$ \_\_\_\_\_  
Montgomery County  
General Obligation  
Park Acquisition and Development Project Bond,  
Series MC-2026A

Dated Date                      Interest Rate                      Maturity Date                      CUSIP  
\_\_\_\_\_, 2026                      % per annum                      \_\_\_, 20\_\_                      \_\_\_\_\_

Registered Owner:    Cede & Co.

Principal Amount:                      \_\_\_\_\_ DOLLARS

The Maryland-National Capital Park and Planning Commission (the “Commission”), a public body corporate, organized and existing under the laws of the State of Maryland, hereby acknowledges itself indebted for value received and, upon presentation and surrender hereof, promises to pay to the Registered Owner shown above, or its registered assigns, on the Maturity Date shown above, unless this bond shall have been called for prior redemption and payment of the redemption price made or provided for, the Principal Amount shown above, and to pay interest on the outstanding principal amount hereof from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, or, if no interest has been paid on this bond, from the Dated Date of this bond, at the annual rate of interest set forth above, payable semi-annually on \_\_\_\_\_ 1/15 and \_\_\_\_\_ 1/15 each year, beginning \_\_\_\_\_ 1/15, 20\_\_ (each an “Interest Payment Date”) until payment of such Principal Amount shall be discharged as provided in the Resolution (hereinafter defined), by wire transfer

or check mailed by the Commission or a banking institution or other entity designated as paying agent by the Commission (the “Paying Agent”), or any successor thereto, to the person in whose name this bond is registered on the registration books maintained by the Registrar (identified herein) at the close of business on the [fifteenth day of the month immediately preceding such Interest Payment Date] [first day of the month in which such Interest Payment Date occurs] (the “Record Date”). Notwithstanding the preceding sentence, interest on this bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date shall forthwith cease to be payable to the owner of this Bond on the relevant Record Date by virtue of having been such owner and such interest shall be paid by the Paying Agent to the person in whose name this bond is registered at the close of business on a Special Record Date for the payment of such interest, which shall be fixed as provided in the Resolution (hereinafter defined). Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Principal of, premium, if any, and interest on this bond are payable in lawful money of the United States of America, at the time of payment. Principal and premium, if any, hereon will be payable upon presentation and surrender of this bond by the registered owner hereof in person or by his duly authorized attorney, at the designated office of the Paying Agent.

This bond is a general obligation of the Commission and of Montgomery County, Maryland (the “County”), to the payment, in accordance with its terms, of the principal of and interest on which the Commission and the County hereby each pledge their respective full faith and credit and taxing power.

The principal of and premium, if any, and interest on this bond are payable in the first instance from mandatory limited annual ad valorem property taxes which the County is required by Section 18-304 of the Land Use Article of the Annotated Code of Maryland, as amended (the

“Land Use Article”) to impose at a fixed rate against all property assessed for the purposes of county taxation in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County. Section 18-209 of the Land Use Article provides that, if said mandatory tax is insufficient to pay the principal of and interest on this bond, the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency. By the guaranty endorsed hereon, the full faith and credit of the County is pledged to the payment, when due, of the principal of and interest on this bond.

This bond is one of an issue of bonds (the “Bonds”) each of a par value of \$5,000 or an integral multiple thereof in the aggregate principal amount of \$ \_\_\_\_\_, numbered from No. R-1 upwards, all dated as of the Dated Date and all known as: “The Maryland-National Capital Park and Planning Commission Montgomery County General Obligation Park Acquisition and Development Project Bonds, Series MC-2026A”. Unless previously redeemed as herein provided, the Bonds mature and are payable in consecutive annual installments on \_\_\_\_\_ 1/15 in each of the years 20\_\_ through 20\_\_, and bear interest payable on each Interest Payment Date until their respective maturities or prior redemption. The Bonds are issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article and in accordance with Resolution No. 26-03 of the Commission duly adopted on [\_\_\_\_\_] , 2026 (the “Resolution”).

[The Bonds which mature on or after \_\_\_\_\_ 1/15, 20\_\_, are subject to redemption prior to their respective maturities, at the option of the Commission, in whole or in part in any

order of their maturities, at any time on or after \_\_\_\_\_ 1/15, 20\_\_, at a redemption price equal to the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

If less than all of the Bonds are called for redemption, the particular maturities to be redeemed shall be selected by the Commission. If less than all of the Bonds of any one maturity are called for redemption, the particular Bonds to be redeemed from such maturity shall be selected by lot or other random means by the Paying Agent in such manner as the Paying Agent in its discretion may determine, provided that each \$5,000 of the principal amount of any Bond shall be treated as a separate Bond for this purpose.

Notice of call for redemption shall be delivered to the Depository (as defined herein) prior to the date fixed for redemption in accordance with the Depository's procedures. If the book-entry system is discontinued for the Bonds, a notice calling for redemption of the Bonds to be redeemed shall be mailed by the Commission as Paying Agent, postage prepaid, at least thirty (30) days prior to the date fixed for redemption (the "Redemption Date"), to all registered owners of Bonds to be redeemed, at their last addresses appearing on the registration books kept by the Registrar. Failure to deliver or mail any such notice, or any defect in such notice, or in the delivery or mailing thereof, shall not affect the validity of any redemption proceedings. Such notice shall specify the issue, the numbers and the maturities of the Bonds to be redeemed, which statement of numbers may be from one number to another, inclusive, the Redemption Date and the redemption price, any conditions to such redemption, and shall further state that on such date the Bonds called for redemption will be due and become payable at the offices of the Paying Agent, and that, from and after such date, interest thereon shall cease to accrue.

From and after the date fixed for redemption, if notice has been given as herein provided, and the funds sufficient for payment of the redemption price and accrued interest shall be available therefore on such date, the Bonds so designated for redemption shall cease to bear interest. Upon presentation and surrender in compliance with such notice, the Bonds so called for redemption shall be paid by the Paying Agent at the redemption price. If not so paid on presentation thereof, such Bonds so called shall continue to bear interest at the rates expressed therein until paid.]

This bond shall be registered as to principal and interest in the owner's name on the registration books kept for that purpose at the office of the Secretary-Treasurer or a designated office of the banking institution or other entity, or any successor thereto, designated by the Secretary-Treasurer (the "Registrar").

The transfer of this bond is registerable by the registered owner hereof in person or by his attorney or legal representative at a principal office of the Registrar upon surrender and cancellation of this bond together with a duly executed assignment in the form attached hereto and satisfactory to the Registrar. Upon any such registration of transfer, the Registrar shall authenticate and deliver in exchange for this bond a registered Bond or Bonds registered in the name of the transferee of authorized denomination or denominations, in the aggregate principal amount equal to the principal amount of this bond or the unredeemed portion hereof, of the same maturity and bearing interest at the same rate. Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, bearing interest at the same rate, of other authorized denominations, at a principal office of the Registrar. The Commission and the Registrar may make a charge for every such exchange or transfer sufficient to reimburse it for any tax, fee, or other governmental charge, shipping charges and insurance required to be paid with respect to such exchange or transfer, and in addition, may charge a sum sufficient to reimburse them for expenses incurred in

connection with such exchange or transfer. All Bonds surrendered in such exchange or registration of transfer shall forthwith be canceled by the Registrar. The Registrar shall not be required to register the transfer of this bond or make any such exchange of this bond after the mailing of notice calling this bond or any portion hereof for redemption.

So long as all of the Bonds shall be maintained in Book-Entry Form with The Depository Trust Company or another securities depository (the “Depository”): (1) in the event that fewer than all Bonds of any one maturity shall be called for redemption, the Depository, and not the Registrar, will select the particular accounts from which Bonds or portions thereof will be redeemed in accordance with the Depository’s standard procedures for redemption of obligations such as the Bonds; (2) in the event that part, but not all, of this bond shall be called for redemption, the holder of this bond may elect not to surrender this bond in exchange for a new bond in accordance with the provisions hereof and in such event shall make a notation indicating the principal amount of such redemption and the date thereof on the Payment Grid attached hereto; and (3) payments of principal or redemption price of and interest on this bond shall be payable to the Depository or its assigns in accordance with the provisions of the Resolution. For all purposes, the principal amount of this bond outstanding at any time shall be equal to the lesser of (A) the principal amount shown on the face hereof and (B) such principal amount reduced by the principal amount of any partial redemption of this bond following which the holder of this bond has elected not to surrender this bond in accordance with the provisions hereof. The failure of the holder hereof to note the principal amount of any partial redemption on the Payment Grid attached hereto, or any inaccuracy therein, shall not affect the payment obligation of the Commission hereunder. THEREFORE, IT CANNOT BE DETERMINED FROM THE FACE OF THIS BOND WHETHER A PART OF THE PRINCIPAL OF THIS BOND HAS BEEN PAID.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this bond, does exist, has been done, has happened and has been performed, in full and strict compliance with the Constitution and laws of the State of Maryland and the proceedings of the Commission and of the County, and that the issue of bonds of which this bond is one, together with all other indebtedness of said Commission, and of the County, is within every debt and other limit prescribed by the Constitution and laws of said State.

IN WITNESS WHEREOF, The Maryland-National Capital Park and Planning Commission, in the State of Maryland, has caused this bond to be signed in its name by the signature of its Chair and attested by the signature of its Secretary-Treasurer and has caused the facsimile of its corporate seal to be imprinted hereon, all as of Dated Date set forth above.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

\_\_\_\_\_  
Secretary-Treasurer

By: \_\_\_\_\_  
Chair

(CORPORATE SEAL)

GUARANTY

The payment of interest when due, and of the principal on maturity, is guaranteed by Montgomery County, Maryland.

ATTEST:

MONTGOMERY COUNTY, MARYLAND

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
County Executive

(COUNTY SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds issued under the provisions of and described in the within mentioned Resolution of The Maryland-National Capital Park and Planning Commission.

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

Registrar

By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_, 2026

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Please Insert Social Security or Other Identifying Number of Assignee) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Print or Type Name and Address, Including Zip Code of Assignee)

the within bond and all rights thereunder, and does hereby constitute and appoint attorney to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

\_\_\_\_\_

\_\_\_\_\_  
(Signature of registered owner)

NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.



UNITED STATES OF AMERICA

STATE OF MARYLAND

No. R-\_\_\_\_\_ \$\_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\$\_\_\_\_\_
Montgomery County
General Obligation
Park Acquisition and Development Project Bond,
Series MC-2026A

Dated Date Interest Rate Final Maturity Date
\_\_\_\_\_, 2026 .\_% per annum \_\_\_\_\_, 20\_\_

Registered Owner: \_\_\_\_\_
Principal Amount: \_\_\_\_\_

The Maryland-National Capital Park and Planning Commission (the "Commission"), a public body corporate, organized and existing under the laws of the State of Maryland, hereby acknowledges itself indebted for value received and, upon presentation and surrender hereof, promises to pay to the Registered Owner shown above, or its registered assigns, the Principal Amount shown above in installments on the dates and in the amounts set forth herein, and to pay interest on the outstanding principal amount hereof from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, or, if no interest has been paid on this bond, from the Dated Date of this bond, at the annual rate of interest set forth above, payable semi-annually on \_\_\_\_\_ 1/15 and \_\_\_\_\_ 1/15 each year, beginning \_\_\_\_\_ 1/15, 20\_\_ (each an "Interest Payment Date") until payment of such Principal

Amount shall be discharged as provided in the Resolution (hereinafter defined), by wire transfer (or other form of electronic payment in accordance with written instructions provided by the Registered Owner) or check mailed by the Commission or a banking institution or other entity designated as paying agent by the Commission (the “Paying Agent”), or any successor thereto, to the person in whose name this bond is registered on the registration books maintained by the Registrar (identified herein) at the close of business on the [fifteenth day of the month immediately preceding such Interest Payment Date] [first day of the month in which such Interest Payment Date occurs] (the “Record Date”). Notwithstanding the preceding sentence, interest on this bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date shall forthwith cease to be payable to the owner of this bond on the relevant Record Date by virtue of having been such owner, and such interest shall be paid by the Paying Agent to the person in whose name this bond is registered at the close of business on a Special Record Date for the payment of such interest, which shall be fixed as provided in the Resolution.

Principal of, premium, if any, and interest on this bond are payable in lawful money of the United States of America, at the time of payment. The final installment of principal hereof will be payable upon presentation and surrender of this bond by the registered owner hereof in person or by his duly authorized attorney, at the designated office of the Paying Agent. Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

This bond is a general obligation of the Commission and of Montgomery County, Maryland (the “County”), to the payment, in accordance with its terms, of the principal of and interest on which the Commission and the County hereby each pledge their respective full faith and credit and taxing power, and this bond is on parity without preference to all existing and future general obligations of the Commission and the County. This bond is issued pursuant to the authority of

Sections 18-201 through 18-211, inclusive, of the Land Use Article (hereinafter defined) and in accordance with Resolution No. 26-03 of the Commission duly adopted on April 15, 2026 (the “Resolution”).

The principal of and premium, if any, and interest on this bond are payable in the first instance from mandatory limited annual ad valorem property taxes which the County is required by Section 18-304 of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”) to impose at a fixed rate against all property assessed for the purposes of county taxation in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County. Section 18-209 of the Land Use Article provides that, if said mandatory tax is insufficient to pay the principal of and interest on this bond, the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency. By the guaranty endorsed hereon, the full faith and credit of the County is pledged to the payment, when due, of the principal of and interest on this bond.

Principal installments shall be paid to the Registered Owner on \_\_\_\_\_ 1/15 in each of the years 20\_\_ through 20\_\_, inclusive, as set forth on Schedule A attached hereto and made a part hereof.

The following defined terms shall have the following meanings in this bond:

“Business Day” means a day on which banking business is transacted, but not including a Saturday, Sunday, legal holiday or any other day on which banking institutions are authorized by law to close in the State of Maryland.

“Default Rate” means a per annum rate equal to \_\_. \_\_% plus the Prime Rate, but in no event shall such the Default Rate exceed the maximum rate permitted by law.

“Event of Default” means any of the following: (a) failure of the Commission to pay principal of or interest on this bond when the same becomes due and payable and the continuation of such failure for five Business Days after written notice is received from the Registered Owner, (b) default in the observance or performance of any other covenant, condition or agreement on the part of the Commission under this bond, the Resolution or with respect to any other undertaking with respect this bond and such failure continues for thirty (30) days after the occurrence thereof, (c) if any warranty, representation or other statement by Commission contained in or pursuant to this bond, the Resolution or in any document, agreement or instrument furnished in compliance with, relating to, or in reference to this bond, is false, erroneous, or misleading in any material respect when made, or (d) making by the Commission of a general assignment for the benefit of creditors, or admission in writing of its inability to pay its debts as they become due, or filing by the Commission of a petition in bankruptcy, or its adjudication as a bankrupt or insolvent, or filing by the Commission of a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, or filing by the Commission of an answer admitting or not contesting the material allegations of the petition against it in any such proceeding, or seeking by the Commission of or consenting to or acquiescence in the appointment of any trustee, receiver or liquidator of the Commission or any material part of its properties.

“Prime Rate” means the rate per annum from time to time established by the Bank as its prime rate and made available by the Bank at its main office or, in the discretion of the Bank, the

base, reference or other rate then designated by the Bank for general commercial loan reference purposes, it being understood that such rate is a reference rate, not necessarily the lowest, established from time to time, which serves as the basis upon which effective interest rates are calculated for loans making reference thereto.

Notwithstanding the Interest Rate set forth above, upon the occurrence of an Event of Default and for so long as the Event of Default is continuing, the Interest Rate on this bond shall be converted to the Default Rate.

If the date on which any payment is due with respect to this bond is not a Business Day, the payment shall be made on the next succeeding Business Day.

[This bond may be prepaid in whole or in part at any time upon thirty (30) days prior written notice to the Registered Owner, at a prepayment price equal to 100% of the principal amount to be prepaid plus accrued interest on such amount to the prepayment date.]

Any partial redemption will be credited to the principal installments due hereunder in inverse order of the payment schedule.

This bond shall be registered as to principal and interest in the owner's name on the registration books kept for that purpose at the office of the Secretary-Treasurer or a designated office of the banking institution or other entity, or any successor thereto, designated by the Secretary-Treasurer (the "Registrar").

The transfer of this bond is registerable by the registered owner hereof in person or by his attorney or legal representative at a principal office of the Registrar upon surrender and cancellation of this bond together with a duly executed assignment in the form attached hereto and satisfactory to the Registrar. Upon any such registration of transfer, the Registrar shall authenticate and deliver in exchange for this bond a bond registered in the name of the transferee, in the

aggregate principal amount equal to the principal amount of this bond or the unredeemed portion hereof, of the same maturity and bearing interest at the same rate. The Commission and the Registrar may make a charge for every such transfer sufficient to reimburse it for any tax, fee, or other governmental charge, shipping charges and insurance required to be paid with respect to such exchange or transfer, and in addition, may charge a sum sufficient to reimburse them for expenses incurred in connection with such exchange or transfer. Transfer of this bond is limited to (a) an affiliate of the Registered Owner or (b) one or more banks, insurance companies or other financial institutions.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this bond, does exist, has been done, has happened and has been performed, in full and strict compliance with the Constitution and laws of the State of Maryland and the proceedings of the Commission and of the County, and this bond, together with all other indebtedness of said Commission, and of the County, is within every debt and other limit prescribed by the Constitution and laws of said State.

IN WITNESS WHEREOF, The Maryland-National Capital Park and Planning Commission, in the State of Maryland, has caused this bond to be signed in its name by the signature of its Chair and attested by the signature of its Secretary-Treasurer and has caused its corporate seal to be impressed or otherwise reproduced hereon, all as of Dated Date set forth above.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

\_\_\_\_\_  
Secretary-Treasurer

By: \_\_\_\_\_  
Chair

(CORPORATE SEAL)

GUARANTY

The payment of interest when due and of the principal on maturity is guaranteed by Montgomery County, Maryland.

ATTEST:

MONTGOMERY COUNTY, MARYLAND

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
County Executive

(COUNTY SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is issued under the provisions of and described in the within mentioned Resolution of The Maryland-National Capital Park and Planning Commission.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Registrar

By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_, 2026

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Please Insert Social Security or Other Identifying Number of Assignee) \_\_\_\_\_

\_\_\_\_\_ (Print or Type Name and Address, Including Zip Code of Assignee)

\_\_\_\_\_  
\_\_\_\_\_

the within bond and all rights thereunder, and does hereby constitute and appoint \_\_\_\_\_ attorney to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

\_\_\_\_\_  
NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

\_\_\_\_\_  
(Signature of registered owner)  
NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

SCHEDULE A  
MATURITY SCHEDULE

**Exhibit C**

**NOTICE OF SALE**

\$ \_\_\_\_\_\*

**The Maryland-National Capital Park and Planning Commission  
Montgomery County  
General Obligation  
Park Acquisition and Development Project Bonds,  
Series MC-2026A**

**Electronic Bids only will be received until \_\_:\_\_ a.m.,  
Local Baltimore, Maryland Time, on \_\_\_\_\_, 2026**

by The Maryland-National Capital Park and Planning Commission (the “Commission”), for the purchase of the above-named issue of bonds (the “Bonds”) of the Commission, to be dated as of the date of their delivery and to be issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”), and a Resolution of the Commission adopted on \_\_\_\_\_, 2026. The Bonds will bear interest from the date of delivery payable semiannually on each \_\_\_\_\_ 1/15 and \_\_\_\_\_ 1/15, commencing \_\_\_\_\_ 1/15, 20\_\_ until maturity or prior redemption.

The payment of the principal of and interest on all of the Bonds will be unconditionally guaranteed by Montgomery County, Maryland (the “County”).

**Maturities:** The Bonds will be separately numbered from No. R-1 upward, and will mature, subject to prior redemption, in consecutive annual installments on \_\_\_\_\_ 1/15 in the years and amounts set forth in the following table:

**MATURITY SCHEDULE**

<u>Year of Maturity</u>	<u>Principal Amount</u>	<u>Year of Maturity</u>	<u>Principal Amount</u>
	\$		\$

**Adjustments:** The aggregate principal amount and the principal amount of each maturity of the Bonds are subject to reduction by the Commission after the receipt of bids for their purchase. The final aggregate principal amount and maturity schedule for the Bonds will be communicated to the successful bidder by 5:00 p.m. local Baltimore, Maryland time on the date of sale and will

\* Preliminary, subject to change.

not reduce the aggregate principal amount of the Bonds by more than the premium bid by the successful bidder. The dollar amount bid for principal by the successful bidder will be adjusted to reflect any reduction in the aggregate principal amount of the Bonds, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

**Book-Entry System:** The Bonds shall be issued only in fully registered form without coupons. One bond certificate representing each maturity will be issued to and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), as registered owner of the Bonds and each bond certificate shall be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof. Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased. The successful bidder, as a condition to delivery of the Bonds, will be required to deposit the bond certificates representing each maturity with DTC.

**Registrar and Paying Agent:** The Commission will act as Registrar and Paying Agent for the Bonds.

**Security:** All of the Bonds will be general obligations of the Commission and of the County for the payment, in accordance with their terms, of the principal of and interest on which the Commission and the County will each pledge their respective full faith and credit and taxing power.

The Bonds will be payable as to both principal and interest first from limited ad valorem property taxes which the County is required by law to impose in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County and remit to the Commission. By its guarantee of the Bonds, the full faith and credit of the County is pledged, as required by law, for the payment of the principal thereof and interest thereon. To the extent that the aforesaid taxes imposed for the benefit of the Commission are inadequate in any year to pay such principal and interest, Section 18-209 of the Land Use Article provides that the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency.

**Redemption:** The Bonds which mature on or after \_\_\_\_\_ 1/15, 20\_\_, are subject to redemption prior to their respective maturities at any time on or after \_\_\_\_\_ 1/15, 20\_\_, at the option of the Commission, in whole or in part, in any order of maturities, at a redemption price equal to the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

**Electronic Bids:** Notice is hereby given that electronic proposals will be received via *PARITY*, in the manner described below, until \_\_\_:\_\_\_ a.m., local Baltimore, Maryland time, on \_\_\_\_\_, 2026.

Bids may be submitted electronically pursuant to this Notice until \_\_:\_\_ a.m., local Baltimore, Maryland time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in *PARITY* conflict with this Notice, the terms of this Notice shall control. For further information about *PARITY*, potential bidders may contact *PARITY* at (212) 849-5021.

**Disclaimer:** Each prospective electronic bidder shall be solely responsible to submit its bid via *PARITY* as described above. Each prospective electronic bidder shall be solely responsible to make necessary arrangements to access *PARITY* for the purpose of submitting its bid in a timely manner and in compliance with the requirements of the Notice of Sale. Neither the Commission nor *PARITY* shall have any duty or obligation to provide or assure access to *PARITY* to any prospective bidder, and neither the Commission nor *PARITY* shall be responsible for proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, *PARITY*. The Commission is using *PARITY* as a communication mechanism, and not as the Commission's agent, to conduct the electronic bidding for the Bonds. The Commission is not bound by any advice and determination of *PARITY* to the effect that any particular bid complies with the terms of this Notice of Sale and in particular the "Bid Specifications" hereinafter set forth. All costs and expenses incurred by prospective bidders in connection with their submission of bids via *PARITY* are the sole responsibility of the bidders; and the Commission is not responsible, directly or indirectly, for any of such costs or expenses. If a prospective bidder encounters any difficulty in submitting, modifying, or withdrawing a bid for the Bonds, the prospective bidder should telephone *PARITY* at (212) 849-5021 and notify the Commission's Financial Advisor, Davenport & Company LLC, by facsimile at (866) 932-6660 and by telephone at (410) 296-9426.

**Electronic Bidding Procedures:** Electronic bids must be submitted for the purchase of the Bonds (all or none) via *PARITY*. Bids will be communicated electronically to the Commission at \_\_:\_\_ a.m. local Baltimore, Maryland time, on \_\_\_\_\_, 2026. Prior to that time, a prospective bidder may (1) submit the proposed terms of its bid via *PARITY*, (2) modify the proposed terms of its bid, in which event the proposed terms as last modified will (unless the bid is withdrawn as described herein) constitute its bid for the Bonds or (3) withdraw its proposed bid. Once the bids are communicated electronically via *PARITY* to the Commission, each bid will constitute an irrevocable offer to purchase the Bonds on the terms therein provided. For purposes of the electronic bidding process, the time as maintained on *PARITY* shall constitute the official time.

**Designation of Term Bonds:** Bidders may designate in their bid two or more consecutive serial maturities as a term bond which matures on the maturity date of the last serial maturity of the sequence. More than one such sequence of serial maturities may be designated as a term bond. Any term bond so designated shall be subject to mandatory redemption in each year on the principal payment date and in the entire amount of each serial maturity designated for inclusion in such term bond.

**Bid Specifications:** Proposals for purchase of the Bonds must be for all of the Bonds herein described and must be submitted electronically pursuant to this Notice of Sale until \_\_:\_\_ a.m. local Baltimore, Maryland time on \_\_\_\_\_, 2026. Bidders must pay not less than par and not more than 115% of par. In their proposals, bidders are requested to specify the annual rate or rates of interest to be borne by the Bonds. Bidders are requested to name the interest rate or rates

in multiples of 1/8 or 1/20 of 1%. Bidders may specify more than one rate of interest to be borne by the Bonds, but all Bonds maturing on the same date must bear interest at the same rate. Bonds on successive maturity dates may bear the same interest rate. No Bond shall bear more than one rate of interest, which rate shall be uniform for the life of the Bond, and no interest rate may be named that exceeds 5.00%. The difference between the highest and lowest interest rates may not exceed three percent (3.00%).

**Award of Bonds:** The successful bidder will be determined based on the lowest interest cost to the Commission. The lowest interest cost shall be determined in accordance with the true interest cost (“TIC”) method by doubling the semi-annual interest rate, compounded semi-annually, necessary to discount the debt service payments from the payment dates to the date of the Bonds, and to the price bid. Where the proposals of two or more bidders result in the same lowest interest cost, the Bonds may be apportioned between such bidders, but if this shall not be acceptable, the Commission shall have the right to award all of the Bonds to one bidder. The Commission reserves the right to reject any or all proposals and to waive any irregularities in any of the proposals. The Secretary-Treasurer’s judgment shall be final and binding upon all bidders with respect to the form and adequacy of any proposal received and as to its conformity to the terms of this Notice of Sale. Any award of the Bonds may be made as late as 4:00 p.m. local Baltimore, Maryland time on the sale date. All bids shall remain firm until an award is made.

**Good Faith Deposit:** The successful bidder is required to submit a good faith deposit in the amount of \$\_\_\_\_\_ (the “Good Faith Deposit”) payable to the order of the Commission in the form of a wire transfer in federal funds as instructed by the Commission. The successful bidder shall submit the Good Faith Deposit not more than two hours after the verbal award is made. The successful bidder should provide as quickly as it is available, evidence of wire transfer by providing the Commission the federal funds reference number. If the Good Faith Deposit is not received in the time allotted, the bid of the successful bidder may be rejected and the Commission may direct the next lowest bidder to submit a Good Faith Deposit and thereafter may award the sale of the Bonds to such bidder. If the successful bidder fails to comply with the Good Faith Deposit requirement as described herein, that bidder is nonetheless obligated to pay to the Commission the sum of \$\_\_\_\_\_ as liquidated damages due to the failure of the successful bidder to timely deposit the Good Faith Deposit.

***Submission of a bid to purchase the Bonds serves as acknowledgement and acceptance of the terms of the Good Faith Deposit requirement.***

The Good Faith Deposit so wired will be retained by the Commission until the delivery of the Bonds, at which time the Good Faith Deposit will be applied against the purchase price of the Bonds or the Good Faith Deposit will be retained by the Commission as partial liquidated damages in the event of the failure of the successful bidder to take up and pay for such Bonds in compliance with the terms of this Notice of Sale and of its bid. No interest on the Good Faith Deposit will be paid by the Commission. The balance of the purchase price must be wired in federal funds to the account detailed in the closing memorandum, simultaneously with delivery of the Bonds.

**Establishment of Issue Price:** The successful bidder shall assist the Commission in establishing the issue price of the Bonds and shall execute and deliver to the Commission at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to

the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A-1 or Exhibit A-2, as applicable, with such modifications as may be appropriate or necessary, in the reasonable judgment of the successful bidder, the Commission and Bond Counsel. All actions to be taken by the Commission under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the Commission by the Commission's financial advisor identified herein and any notice or report to be provided to the Commission may be provided to the Commission's financial advisor.

The Commission intends that the provisions of Treasury Regulation Section 1.148-1 (f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

- (1) the Commission shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Commission may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the Commission anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

By submitting a bid, each bidder (i) confirms that its bid is a firm offer for the purchase of the Bonds identified in this Notice of Sale, on the terms set forth in its bid and this Notice of Sale, except as permitted by this Notice of Sale and (ii) represents that it has an established industry reputation for underwriting new issuances of municipal bonds.

In the event that the competitive sale requirements are not satisfied, the Commission shall so advise the successful bidder. The Commission may determine to treat (i) the first price at which 10% of a maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The successful bidder shall advise the Commission if any maturity of the Bonds satisfies the 10% test as of the date and time of the award of the Bonds. The Commission shall promptly advise the successful bidder, at or before the time of award of the Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event that the Commission determines to apply the hold-the-offering-price rule to any maturity of the Bonds. Bidders should prepare their bids on the assumption that some or all of the maturities of the Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Bonds.

By submitting a bid, the successful bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the successful bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The successful bidder shall promptly advise the Commission when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the Bonds, the successful bidder agrees to promptly report to the Commission the prices at which the unsold Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold.

The Commission acknowledges that, in making the representation set forth above, the successful bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The Commission further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as

applicable, to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the successful bidder that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the successful bidder or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Commission (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date that the Bonds are awarded by the Commission to the successful bidder.

**CUSIP Numbers; Expenses of the Bidder:** CUSIP identification numbers will be applied for by the Commission’s Financial Advisor with respect to the Bonds, and paid for by the Commission, but the Commission will assume no obligation for the assignment or printing of such numbers on the Bonds or the correctness of such numbers. Neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder to accept delivery of and pay for the Bonds in accordance with the terms of this Notice of Sale.

All charges of DTC and all other expenses of the successful bidder will be the responsibility of the successful bidder for the Bonds.

**Official Statement:** Not later than seven (7) business days after the date of sale, the Commission will deliver to the successful bidder an Official Statement, which is expected to be substantially in the form of the Preliminary Official Statement referred to below. If so requested by the successful bidder for the Bonds at or before the close of business on the date of the sale, the Commission will include in the Official Statement such pricing and other information with respect to the terms of the reoffering of the Bonds of such issue by the successful bidder therefor, if any, as may be specified and furnished in writing by such bidder (the “Reoffering Information”). If no such information is specified and furnished by the successful bidder, the Official Statement will include the interest rate or rates on the Bonds resulting from the bid of such successful bidder. The successful bidder shall be responsible to the Commission and its officials for such Reoffering Information furnished by such bidder, and for all decisions made by such bidder with respect to the use or omission of the Reoffering Information in any reoffering of the Bonds. The successful bidder will also be furnished, without cost, with a reasonable number of copies of the Official Statement as determined by the Secretary-Treasurer (and any amendments or supplements thereto).

**Legal Opinion:** The Bonds described above will be issued and sold subject to approval as to legality by McGuireWoods LLP, Bond Counsel, whose approving opinion will be delivered, upon request, to the successful bidder for the Bonds without charge. Such opinion will be substantially in the form included in Appendix \_\_\_ to the Preliminary Official Statement referred to below.

**Continuing Disclosure:** In order to assist bidders in complying with SEC Rule 15c2-12, the Commission will execute and deliver a continuing disclosure certificate on or before the date of issuance of the Bonds, pursuant to which the Commission will undertake to provide certain information annually and notices of certain events. A description of this certificate is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

**Delivery and Payment:** It shall be a condition of the obligation of the successful bidder to accept delivery of and pay for the Bonds that, simultaneously with or before delivery and payment for the Bonds, said bidder shall be furnished, without cost, with a certificate of the Secretary-Treasurer of the Commission to the effect that, to the best of his knowledge, the Official Statement and any amendment or supplement thereto (except for the Reoffering Information provided by the successful bidder, as to which no view will be expressed) does not contain, as of the date of sale and as of the date of delivery of the Bonds, any untrue statement of a material fact, required to be stated or necessary to be stated, to make such statements, in light of the circumstances under which they were made, not misleading.

Delivery of the Bonds, at the Commission’s expense, will be made by the Commission to the purchaser on \_\_\_\_\_, 2026, or as soon as practicable thereafter, through the facilities of DTC in New York, New York, and, thereupon, said purchaser will be required to accept delivery of the Bonds purchased and pay the balance of the purchase price thereon in federal or other immediately available funds. The Bonds will be accompanied by the customary closing documents including a no-litigation certificate effective as of the date of delivery.

**Contacts:** A preliminary official statement, which is in form “deemed final” as of its date by the Commission for purposes of SEC Rule 15c2-12 (the “Preliminary Official Statement”) but is subject to revision, amendment and completion in the final official statement (the “Official Statement”), together with this Notice of Sale, may be obtained from Gavin Cohen, Secretary-Treasurer, The Maryland-National Capital Park and Planning Commission, 6611 Kenilworth Avenue, Riverdale, Maryland 20737, (301) 454-1540 or Davenport & Company LLC, 8600 LaSalle Road, The Oxford Building, Suite 618, Towson, Maryland 21286, (410) 296-9426.

**Right to Change Notice of Sale and Postpone Offering:** The Commission reserves the right to change the Notice of Sale and to postpone, from time to time, the date established for the receipt of bids. In the event of a postponement, the new date and time of sale will be announced via BiDCOMP/Parity®/www.i-dealprospectus.com or TM3 News Service at least 24 hours prior to the time proposals are to be submitted. On any such alternative sale date, bidders may submit electronic bids for the purchase of the Bonds in conformity with the provision of this Notice of Sale, except for any changes to this Notice of Sale, the change of the date of sale and the changes described in the next sentence. If the date fixed for receipt of bids is postponed, the expected date of delivery of the Bonds also may be postponed. Such changes, if any, will be announced via BiDCOMP/Parity®/www.i-dealprospectus.com or TM3 News Service at the time any alternative sale date is announced.

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

\$ \_\_\_\_\_  
**Montgomery County  
General Obligation  
Park Acquisition and Development Project Bonds,  
Series MC-2026A**

**ISSUE PRICE CERTIFICATE**  
**(Qualified Competitive Bid)**

The undersigned, on behalf of [NAME OF PURCHASER] (the “Purchaser”), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the “Bonds”).

1. ***Reasonably Expected Initial Offering Price.***

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Purchaser are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Bonds used by the Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by the Purchaser to purchase the Bonds.

(b) The Purchaser was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the Purchaser constituted a firm offer to purchase the Bonds.

2. ***Defined Terms.***

(a) “*Issuer*” means The Maryland-National Capital Park and Planning Commission.

(b) “*Maturity*” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) “*Public*” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) “*Sale Date*” means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is \_\_\_\_\_, 2026.

(e) “*Underwriter*” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Non-Arbitrage Certificate and Tax Covenants and with respect to compliance with the Federal income tax rules affecting the Bonds, and by McGuireWoods LLP, as bond counsel to the Issuer, in connection with rendering its opinion that the interest on the Bonds is excludable from gross income for Federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other Federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[NAME OF PURCHASER], as Purchaser

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2026

SCHEDULE A  
Expected Offering Prices of the Bonds

SCHEDULE B  
Copy of Bid

§ \_\_\_\_\_  
**Montgomery County  
General Obligation  
Park Acquisition and Development Project Bonds,  
Series MC-2026A**

**ISSUE PRICE CERTIFICATE**  
**(Nonqualified Competitive Bid)**

The undersigned, on behalf of [NAME OF PURCHASER] (the “Purchaser”), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. ***Sale of the 10% Maturities.*** As of the date of this Certificate, for each Maturity of the 10% Maturities Bonds, the first price at which a Substantial Amount of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Undersold Maturities.***

(a) Each Underwriter offered the Undersold Maturities to the Public for purchase at the respective initial offering prices listed in Schedule B (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this Certificate as Schedule C.

(b) As set forth in the Notice of Sale and bid award, each Underwriter has agreed in writing that, (i) for each Maturity of the Undersold Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Offering Period for such Maturity, nor would it permit a related party to do so (the “hold-the-price rule”) and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-price rule. Pursuant to such agreement, no Underwriter has offered or sold any Maturity of the Undersold Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Offering Period.

3. ***Defined Terms.***

(a) “10% Maturities” means those Maturities of the Bonds shown in Schedule A hereto as the “10% Maturities.”

(b) “Issuer” means The Maryland-National Capital Park and Planning Commission.

(c) “*Maturity*” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) “*Offering Period*” means, with respect to an Undersold Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (\_\_\_\_\_, 2026), or (ii) the date on which the Purchaser has sold a Substantial Amount of such Undersold Maturity to the Public at a price that is no higher than the Initial Offering Price for such Undersold Maturity.

(e) “*Public*” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) “*Sale Date*” means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is \_\_\_\_\_, 2026.

(g) “*Substantial Amount*” means ten percent (10%).

(h) “*Undersold Maturities*” means those Maturities of the Bonds shown in Schedule B hereto as the “Undersold Maturities.”

(i) “*Underwriter*” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Non-Arbitrage Certificate and Tax Covenants and with respect to compliance with the Federal income tax rules affecting the Bonds, and by McGuireWoods LLP, as bond counsel to the Issuer, in connection with rendering its opinion that the interest on the Bonds is excludable from gross income for Federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other Federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

[NAME OF PURCHASER], as Purchaser

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2026

SCHEDULE A  
Sale Prices of the 10% Maturities

SCHEDULE B  
Initial Offering Prices of the Undersold Maturities

SCHEDULE C  
Pricing Wire

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**RESOLUTION NO. 26-04**

**The Maryland-National Capital Park and Planning Commission  
Prince George's County  
General Obligation**

**\$51,300,000**  
**Park Acquisition and Development**  
**Project Bonds,**  
**Series PGC-2026A**

**\$12,500,000**  
**Park Acquisition and Development**  
**Refunding Bonds,**  
**Series PGC-2026B**

**RECITALS**

The Maryland-National Capital Park and Planning Commission (the “Commission”) has determined to authorize the issuance of one or more series of its (a) Prince George’s County General Obligation Park Acquisition and Development Project Bonds in an aggregate principal amount not to exceed \$51,300,000 and (b) Prince George’s County General Obligation Park Acquisition and Development Refunding Bonds in an aggregate principal amount not to exceed \$12,500,000 (collectively, the “Bonds”), pursuant to Sections 18-201 through 18-211, inclusive, of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”), to be sold via negotiated sale or public sale. The Commission is authorizing the issuance of the Bonds (1) to finance and refinance the cost of certain park acquisition and development projects in Prince George’s County, Maryland, as further described on Exhibit A (collectively, the “Projects”), (2) to refund all or a portion of certain outstanding principal maturities of its outstanding Prince George’s County General Obligation Park Acquisition and Development Project and Refunding Bonds, Series PGC-2015A as described in Exhibit C to this Resolution (the “Refunded Bonds”), for the purpose of refinancing the cost of certain park acquisition and development projects in Prince George’s County, Maryland, and (3) to pay the costs of issuance related to the Bonds.

The Commission has determined that the interest rates for municipal obligations are currently favorable and that there is the potential to realize a savings on the cost of borrowing to the Commission by refunding the Refunded Bonds with proceeds of the Series PGC-2026B Bonds (as defined herein).

The Bonds may be issued in the form of serial bonds, term bonds, commercial paper, variable rate demand bonds or such other form as the Commission or its authorized designee may determine is advisable in consultation with the financial advisor to the Commission and its bond counsel.

**BE IT RESOLVED BY THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION:**

**Section 1: Authorization of Bonds.** Acting pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article, the Commission hereby authorizes the borrowing of (i) a sum not to exceed \$51,300,000 and the evidencing of such borrowing by the issuance of one or more series of its Bonds, to be designated “Prince George’s County General Obligation Park Acquisition and Development Project Bonds, Series PGC-2026A”, or as may be designated by the Secretary-Treasurer (the “Series PGC-2026A Bonds”), and (ii) a sum not to exceed \$12,500,000 and the evidencing of such borrowing by the issuance of one or more series of its Bonds, to be designated “Prince George’s County General Obligation Park Acquisition and Development Refunding Bonds, Series PGC-2026B”, or as may be designated by the Secretary-Treasurer (the “Series PGC-2026B Bonds”). The Series PGC-2026A Bonds are being issued in order to provide funds (i) to pay the costs of the Projects and (ii) to pay, at the discretion of the Secretary-Treasurer, all or a portion of the costs of issuance of the Series PGC-2026A Bonds. The Series PGC-2026B Bonds are being issued in order to provide funds (i) to pay the principal of and

interest and premium, if any, on all or a portion of the Refunded Bonds, and (ii) to pay, at the discretion of the Secretary-Treasurer, all or a portion of the costs of issuance of the Series PGC-2026B Bonds. The types of projects for which the Series PGC-2026A Bonds will be issued are set forth in Exhibit A. The Secretary-Treasurer of the Commission is authorized to make changes to such Projects set forth in Exhibit A as the Secretary-Treasurer of the Commission determines to be in the best interest of the Commission. The Refunded Bonds which may be refunded by the proceeds of the Series PGC-2026B Bonds are set forth in Exhibit C to this Resolution. Notwithstanding the foregoing, the Chairman or the Vice Chairman and the Secretary-Treasurer of the Commission may determine, in consultation with its bond counsel and financial advisor, to refund all, some or none of the Refunded Bonds; provided, however, that in order to sell the PGC-2026B Bonds, the Commission must realize savings on the cost of borrowing by refunding the Refunded Bonds with the proceeds of the Series PGC-2026B Bonds.

**Section 2: Terms of the Bonds.**

(a) General Provisions. The Bonds shall be issued as fully registered bonds. The Commission hereby authorizes the Secretary-Treasurer of the Commission, in consultation with its bond counsel and financial advisor, to determine and approve on behalf of the Commission the denominations, the form, terms and conditions, the method of determining the interest rates (variable or fixed), the method of sale of the Bonds, the aggregate principal amount of the Bonds to be issued, the maturity schedule, the redemption provisions, if any, the amount of the good faith deposit, if any, the dates and the terms and conditions of the sale and delivery of the Bonds, and all other terms, conditions and provisions relating to the issuance, sale and delivery of the Bonds, in accordance with the provisions of this Resolution.

The (i) PGC-2026A Bonds shall be numbered from No. RA-1 and upward, if more than one PGC-2026A Bond shall be issued, shall be dated and mature (subject to the right of prior redemption, if any) as determined by the Secretary-Treasurer, in the principal amount or amounts approved by the Secretary-Treasurer of the Commission, at or prior to the sale of the PGC-2026A Bonds and (i) PGC-2026B Bonds shall be numbered from No. RB-1 and upward, if more than one PGC-2026B Bond shall be issued, shall be dated and mature (subject to the right of prior redemption, if any) as determined by the Secretary-Treasurer, in the principal amount or amounts approved by the Secretary-Treasurer of the Commission, at or prior to the sale of the 2026B Bonds; provided, however, that in no event shall any Bond mature later than 50 years from the date of issue as required by Section 18-203(e) of the Land Use Article.

(b) Book-Entry. The Bonds, if publicly issued, shall initially be maintained under a book-entry system with The Depository Trust Company, New York, New York, or other securities depository, and shall be registered in the name of the nominee of such securities depository, all as more fully set forth in an official statement or offering memorandum with respect to the issuance and sale of the Bonds, provided the Secretary-Treasurer does not determine that it is in the best interest of the Commission to initially maintain the Bonds under a system other than the book-entry system. The Secretary-Treasurer is hereby authorized to take all action necessary or appropriate to provide for the issuance of the Bonds in book-entry form, including (without limitation) execution of letters of representations with The Depository Trust Company, or such other securities depository. If, in the judgment of the Secretary-Treasurer, it is in the best interests of the Commission to maintain the Bonds or any series of the Bonds under a system other than the book-entry system or to discontinue the maintenance of the Bonds or any series of the Bonds under a book-entry system, the Secretary-Treasurer is hereby authorized to provide for the termination

of the book-entry system, if necessary, and the delivery of printed certificates for such Bonds in lieu thereof. The Secretary-Treasurer may designate a different securities depository.

(c) County Guaranty. The Bonds shall be guaranteed as to payment of principal and interest by Prince George’s County, Maryland (“Prince George’s County”), as required by Section 18-204(d) of the Land Use Article, and such guaranty shall be endorsed on each bond certificate in the manner hereinafter provided as required by Section 18-204(d) of the Land Use Article. The Secretary-Treasurer is hereby authorized and directed to arrange with the County Executive of Prince George’s County for the endorsement on the Bonds of the guarantee of the payment of the principal thereof and interest thereon, as herein outlined and as required by law. The Bonds shall not be delivered until after the endorsement of such guaranty thereon.

(d) Interest Provisions. The Secretary-Treasurer shall determine and approve the method for setting the rate or rates of interest for the Bonds. The rate or rates of interest for the Bonds shall be as determined and approved by the Secretary-Treasurer to be in the best interest of the Commission. If the Bonds are competitively sold, the Bonds shall bear interest at the rate or rates for each maturity named by the successful bidder for the Bonds, in accordance with the terms of the Notice of Sale hereinafter adopted. Interest shall be payable on the dates (each, an “Interest Payment Date”) and in the manner determined by the Secretary-Treasurer, and the Interest Payment Dates for the PGC-2026A Bonds may be different from the Interest Payment Dates for the PGC-2026B Bonds. The Bonds shall bear interest from the most recent Interest Payment Date to which interest has been paid or duly provided for, or from their issue date if no interest has been paid on the Bonds.

(e) Redemption and Prepayment Provisions. The Bonds may be subject to redemption or prepayment, as applicable, at the times, upon the terms and conditions and at the redemption

prices or prepayment price approved by the Secretary-Treasurer in consultation with the Commission's financial advisor and bond counsel, at the time of or prior to the sale and issuance of the Bonds.

**Section 3: Execution.** The Bonds shall be signed by the manual or facsimile signature of the Chair of the Commission and shall be attested by the manual or facsimile signature of the Secretary-Treasurer of the Commission. There shall be printed on each of the Bonds a facsimile of the seal of the Commission. In case any officer of the Commission whose manual or facsimile signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, or in the case that any such officer shall take office subsequent to the date of issue of the Bonds, such signature or facsimile shall nevertheless be valid and sufficient for the purposes herein intended.

**Section 4: Authentication.** No Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication of such Bond substantially in the form hereinafter adopted shall have been duly executed by the Registrar (hereinafter defined), and such executed certificate of the Registrar on such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Resolution. The Registrar's certificate of authentication on any Bond shall be deemed to have been executed by it if signed by an authorized officer or signatory of the Registrar. It shall not be necessary that the same officer or signatory of the Registrar sign the certificate of authentication for all the Bonds issued hereunder.

**Section 5: Payment of Bonds.** The principal of, premium, if any, and interest on the Bonds shall be payable in lawful money of the United States of America at the time of payment. So long as the Bonds or any series of the Bonds are maintained under a book-entry system with

The Depository Trust Company, principal of and premium, if any, and interest on such Bonds shall be payable to Cede & Co., as nominee of The Depository Trust Company, all as described in an official statement or offering memorandum related to such Bonds. If the book-entry system for the Bonds or any series of the Bonds shall be discontinued in accordance with this Resolution, the principal of and premium, if any, on such Bonds shall be payable upon presentation thereof at a designated corporate trust office of a bank or other entity hereafter to be determined by the Secretary-Treasurer, which bank or other entity, or any successor thereof, shall be designated as paying agent for such Bonds (the "Paying Agent"). Interest on such Bonds shall be payable by wire transfer, check or draft mailed by the Paying Agent to the registered owners thereof as of the record date immediately preceding each Interest Payment Date (the "Record Date") at their addresses as they appear on the Bond Register (hereinafter defined) or to such other address as is furnished to the Paying Agent by a registered owner. The Secretary-Treasurer may determine that the Office of the Secretary-Treasurer of the Commission will act as the Paying Agent or designate a Paying Agent as provided in this Resolution. Such designation by the Secretary-Treasurer may be done at any time and from time to time.

When there is no existing default in the payment of interest on the Bonds, the person in whose name any Bond is registered on the Record Date with respect to an Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date (unless such Bond has been called for redemption on a redemption date which is prior to such Interest Payment Date) notwithstanding the cancellation of such Bond upon any registration of transfer or exchange thereof subsequent to such Record Date and prior to such Interest Payment Date.

Any interest on any Bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be

payable to the registered owner of the Bond on the relevant Record Date by virtue of having been such owner, and such Defaulted Interest shall be paid by the Paying Agent to the person in whose name the Bond is registered at the close of business on a date (the “Special Record Date”) which shall be fixed by the Secretary-Treasurer in consultation with the Paying Agent and bond counsel. Defaulted Interest shall be paid to the persons in whose names the Bonds are registered on such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered under this Resolution upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

**Section 6: Registration, Transfer or Exchange of Bonds.** The Commission shall cause to be kept at a designated corporate trust office of a bank or another designated entity hereafter to be determined by the Secretary-Treasurer, which shall be appointed the Registrar for the Bonds (the “Registrar”), a register (the “Bond Register”) for the registration of the transfer or exchange of the Bonds. The Secretary-Treasurer may determine that the Office of the Secretary-Treasurer of the Commission will serve as the Registrar or the Secretary-Treasurer may appoint a Registrar as provided in this Resolution. Such designation by the Secretary-Treasurer may be done at any time and from time to time. Each Bond shall be registered and transferred or exchanged in accordance with the terms and conditions with respect thereto set forth in such Bond, the form of which is hereinafter adopted.

**Section 7: Cancellation of Bonds.** The Bonds paid at maturity or upon prior redemption shall be canceled and destroyed by the Registrar in accordance with practices that are commonly used in the marketplace at that time and certificates of such action shall be transmitted to the Commission.

**Section 8: Form of Bonds.** The Bonds hereby authorized shall be in substantially the form attached hereto as Exhibit B-1 (with respect to the PGC-2026A Bonds) and Exhibit B-2 (with respect to the PGC-2026B Bonds), if such Bonds are sold by public competitive sale, or Exhibit B-3 (with respect to the PGC-2026A Bonds) and Exhibit B-4 (with respect to the PGC-2026B Bonds), if such Bonds are sold by private negotiated sale (including a private placement with a banking institution), with appropriate insertions as therein set forth, which is hereby adopted by the Commission as the approved form of the obligations to be incurred by it, and all the covenants, conditions and representations contained in said form are hereby declared to be binding on the Commission and to constitute contracts between the Commission and the holders from time to time of the Bonds, said contracts to become binding when the Bonds are executed and delivered as herein authorized. Such form may be modified by the Secretary-Treasurer in accordance with the provisions of this Resolution, including but not limited to, modifications for the issuance of bonds in the form of serial bonds, term bonds, commercial paper, variable rate demand bonds or such other form as the Secretary-Treasurer may determine advisable in consultation with the financial advisor to the Commission and its bond counsel, modifications to reflect the maintenance of the Bonds under a book-entry system or the termination of a book-entry system as provided herein and modifications to reflect the terms of any Bond Purchase Agreement, if sold by negotiated sale.

**Section 9: Negotiated Sale.** The Secretary-Treasurer is hereby authorized to sell the Bonds or any series of the Bonds by private negotiated sale (including a private placement with a banking institution) on behalf of the Commission as authorized by Section 18-203(f) of the Land Use Article upon a determination by the Secretary-Treasurer that such a sale is in the best interests of the Commission. The Chair or Vice Chair and the Secretary-Treasurer of the Commission, in

consultation with bond counsel and the financial advisor to the Commission, are hereby authorized to determine on behalf of the Commission the method for conducting such private negotiated sale. The Secretary-Treasurer is hereby authorized to solicit and accept proposals for the sale of such Bonds on a private, negotiated basis. The Secretary-Treasurer of the Commission is hereby authorized to negotiate an agreement for the purchase of such Bonds (the “Bond Purchase Agreement”), to be approved by the Secretary-Treasurer, in accordance with the limitations set forth in this Resolution. All actions taken by the Secretary-Treasurer to solicit proposals for the sale of the Bonds by negotiated sale are hereby ratified and approved.

**Section 10: Public Sale; Notice of Sale.** Alternatively, the Secretary-Treasurer is hereby authorized to sell the Bonds or any series of the Bonds by public, competitive sale on behalf of the Commission as authorized by Section 18-203(f) of the Land Use Article upon a determination by the Secretary-Treasurer that such a sale is in the best interests of the Commission. In the event of a public sale, the Secretary-Treasurer is hereby authorized to advertise such sale by any electronic medium or financial journal or to publish a notice of sale or a summary thereof calling for bids for such Bonds in such other manner as the Secretary-Treasurer shall deem appropriate. The Secretary-Treasurer is authorized to offer the Bonds or any series of the Bonds for sale by competitive bid and accept bids, including but not limited to electronic bids via such service provider as the Secretary-Treasurer deems appropriate upon the advice of the financial advisor to the Commission. Said notice of sale shall be substantially in the form of Exhibit D attached hereto, subject to such changes, insertions (including without limitation the insertion of the appropriate amounts and dates in the respective spaces provided therefor in such form) and amendments as the Secretary-Treasurer deems necessary and approves upon the advice of bond counsel and the financial advisor to the Commission; the Secretary-Treasurer’s publication of such

notice shall constitute conclusive evidence of the approval of the Secretary-Treasurer of all changes from the form set forth in Exhibit D. In lieu of publishing the entire notice of sale as set forth in Exhibit D in a financial journal or by electronic medium as above-specified, the Secretary-Treasurer, upon the advice of bond counsel and the financial advisor to the Commission, may determine to publish a summary of said notice of sale.

**Section 11: Official Statement.**

(a) The Secretary-Treasurer may prepare a private placement memorandum, a preliminary official statement, a final official statement or another form of offering document (collectively, the “Official Statement”) and a notice of sale with respect to the issuance and sale of any series of the Bonds, including any financial and other information about the Commission and Prince George’s County deemed appropriate by the Secretary-Treasurer.

(b) The Secretary-Treasurer is hereby authorized and directed to make all arrangements for the printing, execution and delivery of the Official Statement, if so prepared, and certificates for any series of the Bonds.

**Section 12: Use of Bond Proceeds.** The proceeds of the sale of the PGC-2026A Bonds (i) shall be used to pay the costs of the Projects, (ii) may be used to reimburse the Commission for expenditures related to the Projects originally paid not earlier than 60 days prior to the date of adoption of this Resolution, and (iii) may be used to pay all or a portion of the issuance costs of the PGC-2026A Bonds. The proceeds of the sale of the PGC-2026B Bonds (i) shall be used to pay the principal of and interest and premium, if any, on the Refunded Bonds and (ii) may be used to pay all or a portion of the issuance costs of the PGC-2026B Bonds.

**Section 13: Tax Pledge.** The Commission hereby pledges its full faith and credit and the proceeds of the taxes required to be levied and collected for the Commission by Prince

George's County under Section 18-304 of the Land Use Article, to the payment of the principal of and premium and interest on the Bonds as they become due.

The Commission covenants with each and every holder, from time to time, of the Bonds issued hereunder to allocate the proceeds of said taxes, as received, *pari passu*, to debt service on all outstanding bonds and notes issued by it, including the Bonds, payable from said taxes, subject only to the prior rights of the holders of bonds of the Commission which are secured by a pledge of a specific portion of said tax. The Commission further covenants not to issue any additional bonds or notes payable from said taxes in excess of the limits prescribed, from time to time, by Section 18-203(d) of the Land Use Article.

With respect to the Bonds hereby authorized, the Commission covenants with the holders thereof annually to submit to Prince George's County a budget requesting the imposition of said taxes to produce the revenues to pay the debt service to which the revenues from said taxes is pledged hereby and to take all action it legally can take to compel Prince George's County to impose taxes at rates sufficient for the purpose and to fulfill and perform its guarantee of the payment, when due, of the principal of and interest on the Bonds.

**Section 14: Tax and Arbitrage Covenants.** The Secretary-Treasurer shall be the officer of the Commission responsible for the issuance of the Bonds within the meaning of the Arbitrage Regulations (defined herein). The Secretary-Treasurer shall also be the officer of the Commission responsible for the execution and delivery (on the date of issuance of the Bonds) of a certificate of the Commission (the "Section 148 Certificate") which complies with the requirements of Section 148 of the Internal Revenue Code of 1986, as amended ("Section 148"), and the applicable regulations promulgated thereunder (the "Arbitrage Regulations"), and such

official is hereby directed to execute the Section 148 Certificate and to deliver the same to bond counsel on the date of the issuance of the Bonds.

The Commission shall set forth in the Section 148 Certificate its reasonable expectations as to relevant facts, estimates and circumstances relating to the use of the proceeds of the Bonds or of any moneys, securities or other obligations to the credit of any account of the Commission which may be deemed to be proceeds of the Bonds pursuant to Section 148 or the Arbitrage Regulations (collectively, "Bond Proceeds"). The Commission covenants that the facts, estimates and circumstances set forth in the Section 148 Certificate will be based on the Commission's reasonable expectations on the date of issuance of the Bonds and will be, to the best of the certifying official's knowledge, true and correct as of that date.

The Commission covenants and agrees with each of the holders of any of the Bonds that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use of the Bond Proceeds which would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 and the Arbitrage Regulations. The Commission further covenants that it will comply with Section 148 and the Arbitrage Regulations applicable to the Bonds on the date of issuance of the Bonds and which may subsequently lawfully be made applicable to the Bonds.

The Commission further covenants that it shall make such use of the proceeds of the Bonds, regulate the investment of the proceeds thereof and take such other and further actions as may be required to maintain the excludability from gross income for federal income tax purposes of interest on the Bonds. All officers, employees and agents of the Commission are hereby authorized and directed to take such actions, and to provide such certifications of facts and estimates regarding the amount and use of the proceeds of the Bonds, as may be necessary or appropriate from time to

time to comply with, or to evidence the Commission's compliance with, the covenants set forth in this Section.

The Secretary-Treasurer, on behalf of the Commission, may make such covenants or agreements in connection with the issuance of the Bonds as such official shall deem advisable in order to assure the registered owners of the Bonds that interest thereon shall be and remain excludable from gross income for federal income tax purposes, and such covenants or agreements shall be binding on the Commission so long as the observance by the Commission of any such covenants or agreements is necessary in connection with the maintenance of the excludability of the interest on the Bonds from gross income for federal income tax purposes. The foregoing covenants and agreements may include such covenants or agreements on behalf of the Commission regarding compliance with the provisions of the Internal Revenue Code of 1986, as amended, as the Chair or Vice Chair and the Secretary-Treasurer shall deem advisable in order to assure the registered owners of the Bonds that the interest thereon shall be and remain excludable from gross income for federal income tax purposes, including (without limitation) covenants or agreements relating to the investment of the proceeds of the Bonds, the payment of rebate (or payments in lieu of rebate) to the United States, limitations on the times within which, and the purpose for which, such proceeds may be expended, or the use of specified procedures for accounting for and segregating such proceeds.

**Section 15: Appointment of Trustee and other Service Providers.** The Secretary-Treasurer is hereby authorized to engage the services of a trustee, a registrar, a paying agent, a credit facility provider, a broker-dealer, a placement agent, a remarketing agent, an underwriter, a liquidity facility provider, an escrow agent, a verification agent, and such other service providers as the Secretary-Treasurer deems appropriate from time to time with respect to the Bonds.

**Section 16: Approval, Execution and Delivery of Documents.** The Secretary-Treasurer may prepare, as appropriate and shall submit for the approval of the Chair or the Vice Chair any agreement with a registrar, a paying agent, a trustee, credit facility provider, a placement agent, a broker-dealer, a remarketing agent, an underwriter, a liquidity facility provider, an escrow agent, a verification agent, and such other service providers as the Secretary-Treasurer deems appropriate from time to time with respect to the Bonds or any series of the Bonds (collectively, the “Transaction Documents”). The Chair or Vice Chair is hereby authorized to execute and deliver, as appropriate, such Transaction Documents. The Chair, Vice Chair, Secretary-Treasurer and all other authorized officers of the Commission are hereby authorized to execute and deliver such other and further documents, certifications and forms as may be necessary, appropriate or advisable in order to effectuate the transaction authorized by this Resolution.

**Section 17: Continuing Disclosure Agreement.** The Secretary-Treasurer is expressly authorized to approve the form of, and execute and deliver on behalf of the Commission, a continuing disclosure agreement or certificate to assist bidders and/or underwriters in complying with the requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time, if such rule is determined by bond counsel to be applicable to any sale of the PGC-2026A Bonds.

**Section 18: Award of Bonds.** The Chair or the Vice Chair or the Secretary-Treasurer are hereby authorized with respect to the Bonds or any series of the Bonds to accept the best bid in a public competitive sale or the best proposal in a private negotiated sale for such Bonds, reject all other bids for such Bonds, set the interest rates of such Bonds and set the maturity schedules and terms of redemption of such Bonds, in accordance with the limitations set forth in this Resolution.

**Section 19: Effective Date.** This Resolution shall take effect from the date of its passage.

[Remainder of Page Left Blank Intentionally]

I, GAVIN COHEN, the duly appointed, qualified and acting Secretary-Treasurer of The Maryland-National Capital Park and Planning Commission, do hereby certify that the foregoing is a true copy of Resolution No. 26-04, adopted by said Commission at a regular meeting thereof duly called and held on April 15, 2026.

I do further certify that Commissioners [Barnes, Geraldo, Okoye, Jenkins, Matthews, Harris, Bartley, Hedrick, Linden and Pedoeem] were present. A motion to adopt was made and seconded. The Resolution was adopted unanimously.

I do further certify that said Resolution has not been amended and is still in force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of The Maryland-National Capital Park and Planning Commission, this 15<sup>th</sup> day of April, 2026.

---

Gavin Cohen, Secretary-Treasurer

Approved for Legal Sufficiency  
/s/ Debra Borden, General Counsel  
M-NCPPC  
\_\_\_\_\_, 2026

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 26-04 adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner [\_\_\_\_], seconded by Commissioner [\_\_\_\_], with Commissioners [Barnes, Geraldo, Okoye, Jenkins, Matthews, Harris, Bartley, Hedrick, Linden and Pedoeem] voting in favor of the motion, [with Commissioners [\_\_\_\_ and \_\_\_\_] being absent from the vote,] at its meeting held on Wednesday, April 15, 2026, at the Department of Parks and Recreation Administration Building, Prince George's County, in Riverdale, Maryland.

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William Spencer, Acting Executive Director

**Projects**

<u>Project Description</u>	<u>Total to be funded</u>
COSCA RP - MASTER PLN IMPLEMT	\$ 1,500,000
DEERFIELD RUN COMMUNITY CENTER	4,000,000
GLENN DALE COMMUNITY CNTR PARK	2,900,000
GOOD LUCK COMMUNITY CENTER PRK	10,000,000
NORTH COLLEGE PK INDOOR REC FAC	2,000,000
MULTIGEN SVC AREA 2	4,000,000
OXON HILL MNR HS RENOVATION	2,200,000
WALKERMILL RP NORTH	1,400,000
PRINCE GEORGES S&L AQUATIC	22,000,000
PUBLIC PLAYHS CAC HIST PRESERV	1,300,000
<b>Total Issue</b>	<b><u><u>\$51,300,000</u></u></b>

UNITED STATES OF AMERICA

STATE OF MARYLAND

No. RA-\_\_\_\_\_ \$ \_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\$ \_\_\_\_\_  
Prince George’s County  
General Obligation  
Park Acquisition and Development Project Bond,  
Series PGC-2026A

Dated Date                      Interest Rate                      Maturity Date                      CUSIP  
\_\_\_\_\_, 2026                      % per annum                      \_\_\_\_, 20\_\_                      \_\_\_\_\_

Registered Owner:    Cede & Co.

Principal Amount: \_\_\_\_\_ DOLLARS

The Maryland-National Capital Park and Planning Commission (the “Commission”), a public body corporate, organized and existing under the laws of the State of Maryland, hereby acknowledges itself indebted for value received and, upon presentation and surrender hereof, promises to pay to the Registered Owner shown above, or its registered assigns, on the Maturity Date shown above, unless this bond shall have been called for prior redemption and payment of the redemption price made or provided for, the Principal Amount shown above, and to pay interest on the outstanding principal amount hereof from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, or, if no interest has been paid on this bond, from the Dated Date of this bond, at the annual rate of interest set forth above, payable semi-annually on \_\_\_\_\_ 1/15 and \_\_\_\_\_ 1/15 each year, beginning \_\_\_\_\_ 1/15, 20\_\_ (each an “Interest Payment Date”) until payment of such Principal Amount shall be discharged as provided in the Resolution (hereinafter defined), by wire transfer

or check mailed by the Commission or a banking institution or other entity designated as paying agent by the Commission (the “Paying Agent”), or any successor thereto, to the person in whose name this bond is registered on the registration books maintained by the Registrar (identified herein) at the close of business on the [fifteenth day of the month immediately preceding such Interest Payment Date] [first day of the month in which such Interest Payment Date occurs] (the “Record Date”). Notwithstanding the preceding sentence, interest on this bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date shall forthwith cease to be payable to the owner of this Bond on the relevant Record Date by virtue of having been such owner, and such interest shall be paid by the Paying Agent to the person in whose name this bond is registered at the close of business on a Special Record Date for the payment of such interest, which shall be fixed as provided in the Resolution (hereinafter defined). Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Principal of, premium, if any, and interest on this bond are payable in lawful money of the United States of America, at the time of payment. Principal and premium, if any, hereon will be payable upon presentation and surrender of this bond by the registered owner hereof in person or by his duly authorized attorney, at the designated office of the Paying Agent.

This bond is a general obligation of the Commission and of Prince George’s County, Maryland (the “County”), to the payment, in accordance with its terms, of the principal of and interest on which the Commission and the County hereby each pledge their respective full faith and credit and taxing power.

The principal of and premium, if any, and interest on this bond are payable in the first instance from mandatory limited annual ad valorem property taxes which the County is required by Section 18-304 of the Land Use Article of the Annotated Code of Maryland, as amended (the

“Land Use Article”) to impose at a fixed rate against all property assessed for the purposes of county taxation in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County. Section 18-209 of the Land Use Article provides that, if said mandatory tax is insufficient to pay the principal of and interest on this bond, the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency. By the guaranty endorsed hereon, the full faith and credit of the County is pledged to the payment, when due, of the principal of and interest on this bond.

This bond is one of an issue of bonds (the “Bonds”) each of a par value of \$5,000 or an integral multiple thereof in the aggregate principal amount of \$ \_\_\_\_\_, numbered from No. RA-1 upwards, all dated as of the Dated Date and all known as: “The Maryland-National Capital Park and Planning Commission Prince George’s County General Obligation Park Acquisition and Development Project Bonds, Series PGC-2026A”. Unless previously redeemed as herein provided, the Bonds mature and are payable in consecutive annual installments on \_\_\_\_\_ 1/15 in each of the years 20\_\_ through 20\_\_, and bear interest payable on each Interest Payment Date until their respective maturities or prior redemption. The Bonds are issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article and in accordance with Resolution No. 26-04 of the Commission duly adopted on April 15, 2026 (the “Resolution”).

[The Bonds which mature on or after \_\_\_\_\_ 1/15, 20\_\_, are subject to redemption prior to their respective maturities, at the option of the Commission, in whole or in part in any order of their maturities, at any time on or after \_\_\_\_\_ 1/15, 20\_\_, at a redemption price

equal to the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

If less than all of the Bonds are called for redemption, the particular maturities to be redeemed shall be selected by the Commission. If less than all of the Bonds of any one maturity are called for redemption, the particular Bonds to be redeemed from such maturity shall be selected by lot or other random means by the Paying Agent in such manner as the Paying Agent in its discretion may determine, provided that each \$5,000 of the principal amount of any Bond shall be treated as a separate Bond for this purpose.

Notice of call for redemption shall be delivered to the Depository (as defined herein) prior to the date fixed for redemption in accordance with the Depository's procedures. If the book-entry system is discontinued for the Bonds, a notice calling for redemption of the Bonds to be redeemed shall be mailed by the Commission as Paying Agent, postage prepaid, at least thirty (30) days prior to the date fixed for redemption (the "Redemption Date"), to all registered owners of Bonds to be redeemed, at their last addresses appearing on the registration books kept by the Registrar. Failure to deliver or mail any such notice, or any defect in such notice, or in the delivery or mailing thereof, shall not affect the validity of any redemption proceedings. Such notice shall specify the issue, the numbers and the maturities of the Bonds to be redeemed, which statement of numbers may be from one number to another, inclusive, the Redemption Date and the redemption price, any conditions to such redemption, and shall further state that on such date the Bonds called for redemption will be due and become payable at the offices of the Paying Agent, and that, from and after such date, interest thereon shall cease to accrue.

From and after the date fixed for redemption, if notice has been given as herein provided, and the funds sufficient for payment of the redemption price and accrued interest shall be available

therefore on such date, the Bonds so designated for redemption shall cease to bear interest. Upon presentation and surrender in compliance with such notice, the Bonds so called for redemption shall be paid by the Paying Agent at the redemption price. If not so paid on presentation thereof, such Bonds so called shall continue to bear interest at the rates expressed therein until paid.]

This bond shall be registered as to principal and interest in the owner's name on the registration books kept for that purpose at the office of the Secretary-Treasurer or a designated office of the banking institution or other entity, or any successor thereto, designated by the Secretary-Treasurer (the "Registrar").

The transfer of this bond is registerable by the registered owner hereof in person or by his attorney or legal representative at a principal office of the Registrar upon surrender and cancellation of this bond together with a duly executed assignment in the form attached hereto and satisfactory to the Registrar. Upon any such registration of transfer, the Registrar shall authenticate and deliver in exchange for this bond a registered Bond or Bonds registered in the name of the transferee of authorized denomination or denominations, in the aggregate principal amount equal to the principal amount of this bond or the unredeemed portion hereof, of the same maturity and bearing interest at the same rate. Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, bearing interest at the same rate, of other authorized denominations, at a principal office of the Registrar. The Commission and the Registrar may make a charge for every such exchange or transfer sufficient to reimburse it for any tax, fee, or other governmental charge, shipping charges and insurance required to be paid with respect to such exchange or transfer, and in addition, may charge a sum sufficient to reimburse them for expenses incurred in connection with such exchange or transfer. All Bonds surrendered in such exchange or registration of transfer shall forthwith be canceled by the Registrar. The Registrar shall not be required to

register the transfer of this bond or make any such exchange of this bond after the mailing of notice calling this bond or any portion hereof for redemption.

So long as all of the Bonds shall be maintained in Book-Entry Form with The Depository Trust Company or another securities depository (the “Depository”): (1) in the event that fewer than all Bonds of any one maturity shall be called for redemption, the Depository, and not the Registrar, will select the particular accounts from which Bonds or portions thereof will be redeemed in accordance with the Depository’s standard procedures for redemption of obligations such as the Bonds; (2) in the event that part, but not all, of this bond shall be called for redemption, the holder of this bond may elect not to surrender this bond in exchange for a new bond in accordance with the provisions hereof and in such event shall make a notation indicating the principal amount of such redemption and the date thereof on the Payment Grid attached hereto; and (3) payments of principal or redemption price of and interest on this bond shall be payable to the Depository or its assigns in accordance with the provisions of the Resolution. For all purposes, the principal amount of this bond outstanding at any time shall be equal to the lesser of (A) the principal amount shown on the face hereof and (B) such principal amount reduced by the principal amount of any partial redemption of this bond following which the holder of this bond has elected not to surrender this bond in accordance with the provisions hereof. The failure of the holder hereof to note the principal amount of any partial redemption on the Payment Grid attached hereto, or any inaccuracy therein, shall not affect the payment obligation of the Commission hereunder. THEREFORE, IT CANNOT BE DETERMINED FROM THE FACE OF THIS BOND WHETHER A PART OF THE PRINCIPAL OF THIS BOND HAS BEEN PAID.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this

bond, does exist, has been done, has happened and has been performed, in full and strict compliance with the Constitution and laws of the State of Maryland and the proceedings of the Commission and of the County, and that the issue of bonds of which this bond is one, together with all other indebtedness of said Commission, and of the County, is within every debt and other limit prescribed by the Constitution and laws of said State.

IN WITNESS WHEREOF, The Maryland-National Capital Park and Planning Commission, in the State of Maryland, has caused this bond to be signed in its name by the signature of its Chair and attested by the signature of its Secretary-Treasurer and has caused the facsimile of its corporate seal to be imprinted hereon, all as of Dated Date set forth above.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

\_\_\_\_\_  
Secretary-Treasurer

By: \_\_\_\_\_  
Chair

(CORPORATE SEAL)

GUARANTY

The payment of interest when due and of the principal on maturity is guaranteed by Prince George's County, Maryland.

ATTEST:

PRINCE GEORGE'S COUNTY, MARYLAND

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
County Executive

(COUNTY SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds issued under the provisions of and described in the within mentioned Resolution of The Maryland-National Capital Park and Planning Commission.

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

Registrar

By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_, 2026

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Please Insert Social Security or Other Identifying Number of Assignee) \_\_\_\_\_

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(Print or Type Name and Address, Including Zip Code of Assignee)

the within bond and all rights thereunder, and does hereby constitute and appoint attorney to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

\_\_\_\_\_

\_\_\_\_\_  
(Signature of registered owner)

NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.



UNITED STATES OF AMERICA

STATE OF MARYLAND

No. RB-\_\_\_\_\_ \$ \_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\$ \_\_\_\_\_  
Prince George’s County  
General Obligation  
Park Acquisition and Development Refunding Bond,  
Series PGC-2026B

Dated Date                      Interest Rate                      Maturity Date                      CUSIP  
\_\_\_\_\_, 2026                      % per annum                      \_\_\_\_, 20\_\_                      \_\_\_\_\_

Registered Owner:    Cede & Co.

Principal Amount: \_\_\_\_\_ DOLLARS

The Maryland-National Capital Park and Planning Commission (the “Commission”), a public body corporate, organized and existing under the laws of the State of Maryland, hereby acknowledges itself indebted for value received and, upon presentation and surrender hereof, promises to pay to the Registered Owner shown above, or its registered assigns, on the Maturity Date shown above, unless this bond shall have been called for prior redemption and payment of the redemption price made or provided for, the Principal Amount shown above, and to pay interest on the outstanding principal amount hereof from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, or, if no interest has been paid on this bond, from the Dated Date of this bond, at the annual rate of interest set forth above, payable semi-annually on \_\_\_\_\_ 1/15 and \_\_\_\_\_ 1/15 each year, beginning \_\_\_\_\_ 1/15, 20\_\_ (each an “Interest Payment Date”) until payment of such Principal Amount shall be discharged as provided in the Resolution (hereinafter defined), by wire transfer

or check mailed by the Commission or a banking institution or other entity designated as paying agent by the Commission (the “Paying Agent”), or any successor thereto, to the person in whose name this bond is registered on the registration books maintained by the Registrar (identified herein) at the close of business on the [fifteenth day of the month immediately preceding such Interest Payment Date] [first day of the month in which such Interest Payment Date occurs] (the “Record Date”). Notwithstanding the preceding sentence, interest on this bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date shall forthwith cease to be payable to the owner of this Bond on the relevant Record Date by virtue of having been such owner, and such interest shall be paid by the Paying Agent to the person in whose name this bond is registered at the close of business on a Special Record Date for the payment of such interest, which shall be fixed as provided in the Resolution (hereinafter defined). Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Principal of, premium, if any, and interest on this bond are payable in lawful money of the United States of America, at the time of payment. Principal and premium, if any, hereon will be payable upon presentation and surrender of this bond by the registered owner hereof in person or by his duly authorized attorney, at the designated office of the Paying Agent.

This bond is a general obligation of the Commission and of Prince George’s County, Maryland (the “County”), to the payment, in accordance with its terms, of the principal of and interest on which the Commission and the County hereby each pledge their respective full faith and credit and taxing power.

The principal of and premium, if any, and interest on this bond are payable in the first instance from mandatory limited annual ad valorem property taxes which the County is required by Section 18-304 of the Land Use Article of the Annotated Code of Maryland, as amended (the

“Land Use Article”) to impose at a fixed rate against all property assessed for the purposes of county taxation in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County. Section 18-209 of the Land Use Article provides that, if said mandatory tax is insufficient to pay the principal of and interest on this bond, the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency. By the guaranty endorsed hereon, the full faith and credit of the County is pledged to the payment, when due, of the principal of and interest on this bond.

This bond is one of an issue of bonds (the “Bonds”) each of a par value of \$5,000 or an integral multiple thereof in the aggregate principal amount of \$ \_\_\_\_\_, numbered from No. RB-1 upwards, all dated as of the Dated Date and all known as: “The Maryland-National Capital Park and Planning Commission Prince George’s County General Obligation Park Acquisition and Development Refunding Bonds, Series PGC-2026B”. Unless previously redeemed as herein provided, the Bonds mature and are payable in consecutive annual installments on \_\_\_\_\_ 1/15 in each of the years 20\_\_ through 20\_\_, and bear interest payable on each Interest Payment Date until their respective maturities or prior redemption. The Bonds are issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article and in accordance with Resolution No. 26-04 of the Commission duly adopted on April 15, 2026 (the “Resolution”).

[The Bonds which mature on or after \_\_\_\_\_ 1/15, 20\_\_, are subject to redemption prior to their respective maturities, at the option of the Commission, in whole or in part in any order of their maturities, at any time on or after \_\_\_\_\_ 1/15, 20\_\_, at a redemption price

equal to the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

If less than all of the Bonds are called for redemption, the particular maturities to be redeemed shall be selected by the Commission. If less than all of the Bonds of any one maturity are called for redemption, the particular Bonds to be redeemed from such maturity shall be selected by lot or other random means by the Paying Agent in such manner as the Paying Agent in its discretion may determine, provided that each \$5,000 of the principal amount of any Bond shall be treated as a separate Bond for this purpose.

Notice of call for redemption shall be delivered to the Depository (as defined herein) prior to the date fixed for redemption in accordance with the Depository's procedures. If the book-entry system is discontinued for the Bonds, a notice calling for redemption of the Bonds to be redeemed shall be mailed by the Commission as Paying Agent, postage prepaid, at least thirty (30) days prior to the date fixed for redemption (the "Redemption Date"), to all registered owners of Bonds to be redeemed, at their last addresses appearing on the registration books kept by the Registrar. Failure to deliver or mail any such notice, or any defect in such notice, or in the delivery or mailing thereof, shall not affect the validity of any redemption proceedings. Such notice shall specify the issue, the numbers and the maturities of the Bonds to be redeemed, which statement of numbers may be from one number to another, inclusive, the Redemption Date and the redemption price, any conditions to such redemption, and shall further state that on such date the Bonds called for redemption will be due and become payable at the offices of the Paying Agent, and that, from and after such date, interest thereon shall cease to accrue.

From and after the date fixed for redemption, if notice has been given as herein provided, and the funds sufficient for payment of the redemption price and accrued interest shall be available

therefore on such date, the Bonds so designated for redemption shall cease to bear interest. Upon presentation and surrender in compliance with such notice, the Bonds so called for redemption shall be paid by the Paying Agent at the redemption price. If not so paid on presentation thereof, such Bonds so called shall continue to bear interest at the rates expressed therein until paid.]

This bond shall be registered as to principal and interest in the owner's name on the registration books kept for that purpose at the office of the Secretary-Treasurer or a designated office of the banking institution or other entity, or any successor thereto, designated by the Secretary-Treasurer (the "Registrar").

The transfer of this bond is registerable by the registered owner hereof in person or by his attorney or legal representative at a principal office of the Registrar upon surrender and cancellation of this bond together with a duly executed assignment in the form attached hereto and satisfactory to the Registrar. Upon any such registration of transfer, the Registrar shall authenticate and deliver in exchange for this bond a registered Bond or Bonds registered in the name of the transferee of authorized denomination or denominations, in the aggregate principal amount equal to the principal amount of this bond or the unredeemed portion hereof, of the same maturity and bearing interest at the same rate. Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, bearing interest at the same rate, of other authorized denominations, at a principal office of the Registrar. The Commission and the Registrar may make a charge for every such exchange or transfer sufficient to reimburse it for any tax, fee, or other governmental charge, shipping charges and insurance required to be paid with respect to such exchange or transfer, and in addition, may charge a sum sufficient to reimburse them for expenses incurred in connection with such exchange or transfer. All Bonds surrendered in such exchange or registration of transfer shall forthwith be canceled by the Registrar. The Registrar shall not be required to

register the transfer of this bond or make any such exchange of this bond after the mailing of notice calling this bond or any portion hereof for redemption.

So long as all of the Bonds shall be maintained in Book-Entry Form with The Depository Trust Company or another securities depository (the “Depository”): (1) in the event that fewer than all Bonds of any one maturity shall be called for redemption, the Depository, and not the Registrar, will select the particular accounts from which Bonds or portions thereof will be redeemed in accordance with the Depository’s standard procedures for redemption of obligations such as the Bonds; (2) in the event that part, but not all, of this bond shall be called for redemption, the holder of this bond may elect not to surrender this bond in exchange for a new bond in accordance with the provisions hereof and in such event shall make a notation indicating the principal amount of such redemption and the date thereof on the Payment Grid attached hereto; and (3) payments of principal or redemption price of and interest on this bond shall be payable to the Depository or its assigns in accordance with the provisions of the Resolution. For all purposes, the principal amount of this bond outstanding at any time shall be equal to the lesser of (A) the principal amount shown on the face hereof and (B) such principal amount reduced by the principal amount of any partial redemption of this bond following which the holder of this bond has elected not to surrender this bond in accordance with the provisions hereof. The failure of the holder hereof to note the principal amount of any partial redemption on the Payment Grid attached hereto, or any inaccuracy therein, shall not affect the payment obligation of the Commission hereunder. THEREFORE, IT CANNOT BE DETERMINED FROM THE FACE OF THIS BOND WHETHER A PART OF THE PRINCIPAL OF THIS BOND HAS BEEN PAID.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this

bond, does exist, has been done, has happened and has been performed, in full and strict compliance with the Constitution and laws of the State of Maryland and the proceedings of the Commission and of the County, and that the issue of bonds of which this bond is one, together with all other indebtedness of said Commission, and of the County, is within every debt and other limit prescribed by the Constitution and laws of said State.

IN WITNESS WHEREOF, The Maryland-National Capital Park and Planning Commission, in the State of Maryland, has caused this bond to be signed in its name by the signature of its Chair and attested by the signature of its Secretary-Treasurer and has caused the facsimile of its corporate seal to be imprinted hereon, all as of Dated Date set forth above.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

\_\_\_\_\_  
Secretary-Treasurer

By: \_\_\_\_\_  
Chair

(CORPORATE SEAL)

GUARANTY

The payment of interest when due and of the principal on maturity is guaranteed by Prince George's County, Maryland.

ATTEST:

PRINCE GEORGE'S COUNTY, MARYLAND

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
County Executive

(COUNTY SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds issued under the provisions of and described in the within mentioned Resolution of The Maryland-National Capital Park and Planning Commission.

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

Registrar

By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_, 2026

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Please Insert Social Security or Other Identifying Number of Assignee) \_\_\_\_\_

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(Print or Type Name and Address, Including Zip Code of Assignee)

the within bond and all rights thereunder, and does hereby constitute and appoint attorney to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

\_\_\_\_\_

\_\_\_\_\_  
(Signature of registered owner)

NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.





(or other form of electronic payment in accordance with written instructions provided by the Registered Owner) or check mailed by the Commission or a banking institution or other entity designated as paying agent by the Commission (the “Paying Agent”), or any successor thereto, to the person in whose name this bond is registered on the registration books maintained by the Registrar (identified herein) at the close of business on the [fifteenth day of the month immediately preceding such Interest Payment Date] [first day of the month in which such Interest Payment Date occurs] (the “Record Date”). Notwithstanding the preceding sentence, interest on this bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date shall forthwith cease to be payable to the owner of this bond on the relevant Record Date by virtue of having been such owner, and such interest shall be paid by the Paying Agent to the person in whose name this bond is registered at the close of business on a Special Record Date for the payment of such interest, which shall be fixed as provided in the Resolution.

Principal of, premium, if any, and interest on this bond are payable in lawful money of the United States of America, at the time of payment. The final installment of principal hereof will be payable upon presentation and surrender of this bond by the registered owner hereof in person or by his duly authorized attorney, at the designated office of the Paying Agent. Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

This bond is a general obligation of the Commission and of Prince George’s County, Maryland (the “County”), to the payment, in accordance with its terms, of the principal of and interest on which the Commission and the County hereby each pledge their respective full faith and credit and taxing power, and this bond is on parity without preference to all existing and future general obligations of the Commission and the County. This bond is issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article (hereinafter

defined) and in accordance with Resolution No. 26-04 of the Commission duly adopted on April 15, 2026 (the “Resolution”).

The principal of and premium, if any, and interest on this bond are payable in the first instance from mandatory limited annual ad valorem property taxes which the County is required by Section 18-304 of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”) to impose at a fixed rate against all property assessed for the purposes of county taxation in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County. Section 18-209 of the Land Use Article provides that, if said mandatory tax is insufficient to pay the principal of and interest on this bond, the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency. By the guaranty endorsed hereon, the full faith and credit of the County is pledged to the payment, when due, of the principal of and interest on this bond.

Principal installments shall be paid to the Registered Owner on \_\_\_\_\_ 1/15 in each of the years 20\_\_ through 20\_\_, inclusive, as set forth on Schedule A attached hereto and made a part hereof.

The following defined terms shall have the following meanings in this bond:

“Business Day” means a day on which banking business is transacted, but not including a Saturday, Sunday, legal holiday or any other day on which banking institutions are authorized by law to close in the State of Maryland.

“Default Rate” means a per annum rate equal to \_\_. \_\_% plus the Prime Rate, but in no event shall such the Default Rate exceed the maximum rate permitted by law.

“Event of Default” means any of the following: (a) failure of the Commission to pay principal of or interest on this bond when the same becomes due and payable and the continuation of such failure for five Business Days after written notice is received from the Registered Owner, (b) default in the observance or performance of any other covenant, condition or agreement on the part of the Commission under this bond, the Resolution or with respect to any other undertaking with respect this bond and such failure continues for thirty (30) days after the occurrence thereof, (c) if any warranty, representation or other statement by Commission contained in or pursuant to this bond, the Resolution or in any document, agreement or instrument furnished in compliance with, relating to, or in reference to this bond, is false, erroneous, or misleading in any material respect when made, or (d) making by the Commission of a general assignment for the benefit of creditors, or admission in writing of its inability to pay its debts as they become due, or filing by the Commission of a petition in bankruptcy, or its adjudication as a bankrupt or insolvent, or filing by the Commission of a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, or filing by the Commission of an answer admitting or not contesting the material allegations of the petition against it in any such proceeding, or seeking by the Commission of or consenting to or acquiescence in the appointment of any trustee, receiver or liquidator of the Commission or any material part of its properties.

“Prime Rate” means the rate per annum from time to time established by the Bank as its prime rate and made available by the Bank at its main office or, in the discretion of the Bank, the base, reference or other rate then designated by the Bank for general commercial loan reference

purposes, it being understood that such rate is a reference rate, not necessarily the lowest, established from time to time, which serves as the basis upon which effective interest rates are calculated for loans making reference thereto.

Notwithstanding the Interest Rate set forth above, upon the occurrence of an Event of Default and for so long as the Event of Default is continuing, the Interest Rate on this bond shall be converted to the Default Rate.

If the date on which any payment is due with respect to this bond is not a Business Day, the payment shall be made on the next succeeding Business Day.

[This bond may be prepaid in whole or in part at any time upon thirty (30) days prior written notice to the Registered Owner, at a prepayment price equal to 100% of the principal amount to be prepaid plus accrued interest on such amount to the prepayment date.]

Any partial redemption will be credited to the principal installments due hereunder in inverse order of the payment schedule.

This bond shall be registered as to principal and interest in the owner's name on the registration books kept for that purpose at the office of the Secretary-Treasurer or a designated office of the banking institution or other entity, or any successor thereto, designated by the Secretary-Treasurer (the "Registrar").

The transfer of this bond is registerable by the registered owner hereof in person or by his attorney or legal representative at a principal office of the Registrar upon surrender and cancellation of this bond together with a duly executed assignment in the form attached hereto and satisfactory to the Registrar. Upon any such registration of transfer, the Registrar shall authenticate and deliver in exchange for this bond a bond registered in the name of the transferee, in the aggregate principal amount equal to the principal amount of this bond or the unredeemed portion

hereof, of the same maturity and bearing interest at the same rate. The Commission and the Registrar may make a charge for every such transfer sufficient to reimburse it for any tax, fee, or other governmental charge, shipping charges and insurance required to be paid with respect to such exchange or transfer, and in addition, may charge a sum sufficient to reimburse them for expenses incurred in connection with such exchange or transfer. Transfer of this bond is limited to (a) an affiliate of the Registered Owner or (b) one or more banks, insurance companies or other financial institutions.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this bond, does exist, has been done, has happened and has been performed, in full and strict compliance with the Constitution and laws of the State of Maryland and the proceedings of the Commission and of the County, and this bond, together with all other indebtedness of said Commission, and of the County, is within every debt and other limit prescribed by the Constitution and laws of said State.

IN WITNESS WHEREOF, The Maryland-National Capital Park and Planning Commission, in the State of Maryland, has caused this bond to be signed in its name by the signature of its Chair and attested by the signature of its Secretary-Treasurer and has caused its corporate seal to be impressed or otherwise reproduced hereon, all as of Dated Date set forth above.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary-Treasurer

(CORPORATE SEAL)

GUARANTY

The payment of interest when due and of the principal on maturity is guaranteed by Prince George's County, Maryland.

ATTEST:

PRINCE GEORGE'S COUNTY, MARYLAND

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
County Executive

(COUNTY SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is issued under the provisions of and described in the within mentioned Resolution of The Maryland-National Capital Park and Planning Commission.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Registrar

By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_, 2026

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Please Insert Social Security or Other Identifying Number of Assignee) \_\_\_\_\_

\_\_\_\_\_ (Print or Type Name and Address, Including Zip Code of Assignee)

\_\_\_\_\_  
\_\_\_\_\_

the within bond and all rights thereunder, and does hereby constitute and appoint \_\_\_\_\_ attorney to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

\_\_\_\_\_  
NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

\_\_\_\_\_  
(Signature of registered owner)  
NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

SCHEDULE A  
MATURITY SCHEDULE

UNITED STATES OF AMERICA  
STATE OF MARYLAND

No. RB-\_\_

\$ \_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\$ \_\_\_\_\_  
Prince George’s County  
General Obligation  
Park Acquisition and Development Refunding Bond,  
Series PGC-2026B

<u>Dated Date</u>	<u>Interest Rate</u>	<u>Final Maturity Date</u>
_____, 2026	__ . __ % per annum	_____, 20__

Registered Owner: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_

The Maryland-National Capital Park and Planning Commission (the “Commission”), a public body corporate, organized and existing under the laws of the State of Maryland, hereby acknowledges itself indebted for value received and, upon presentation and surrender hereof, promises to pay to the Registered Owner shown above, or its registered assigns, the Principal Amount shown above in installments on the dates and in the amounts set forth herein, and to pay interest on the outstanding principal amount hereof from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, or, if no interest has been paid on this bond, from the Dated Date of this bond, at the annual rate of interest set forth above, payable semi-annually on \_\_\_\_\_ 1/15 and \_\_\_\_\_ 1/15 each year, beginning \_\_\_\_\_ 1/15, 20\_\_ (each an “Interest Payment Date”) until payment of such Principal Amount shall be discharged as provided in the Resolution (hereinafter defined), by wire transfer

(or other form of electronic payment in accordance with written instructions provided by the Registered Owner) or check mailed by the Commission or a banking institution or other entity designated as paying agent by the Commission (the “Paying Agent”), or any successor thereto, to the person in whose name this bond is registered on the registration books maintained by the Registrar (identified herein) at the close of business on the [fifteenth day of the month immediately preceding such Interest Payment Date] [first day of the month in which such Interest Payment Date occurs] (the “Record Date”). Notwithstanding the preceding sentence, interest on this bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date shall forthwith cease to be payable to the owner of this bond on the relevant Record Date by virtue of having been such owner, and such interest shall be paid by the Paying Agent to the person in whose name this bond is registered at the close of business on a Special Record Date for the payment of such interest, which shall be fixed as provided in the Resolution.

Principal of, premium, if any, and interest on this bond are payable in lawful money of the United States of America, at the time of payment. The final installment of principal hereof will be payable upon presentation and surrender of this bond by the registered owner hereof in person or by his duly authorized attorney, at the designated office of the Paying Agent. Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

This bond is a general obligation of the Commission and of Prince George’s County, Maryland (the “County”), to the payment, in accordance with its terms, of the principal of and interest on which the Commission and the County hereby each pledge their respective full faith and credit and taxing power, and this bond is on parity without preference to all existing and future general obligations of the Commission and the County. This bond is issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article (hereinafter

defined) and in accordance with Resolution No. 26-04 of the Commission duly adopted on April 15, 2026 (the “Resolution”).

The principal of and premium, if any, and interest on this bond are payable in the first instance from mandatory limited annual ad valorem property taxes which the County is required by Section 18-304 of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”) to impose at a fixed rate against all property assessed for the purposes of county taxation in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County. Section 18-209 of the Land Use Article provides that, if said mandatory tax is insufficient to pay the principal of and interest on this bond, the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency. By the guaranty endorsed hereon, the full faith and credit of the County is pledged to the payment, when due, of the principal of and interest on this bond.

Principal installments shall be paid to the Registered Owner on \_\_\_\_\_ 1/15 in each of the years 20\_\_ through 20\_\_, inclusive, as set forth on Schedule A attached hereto and made a part hereof.

The following defined terms shall have the following meanings in this bond:

“Business Day” means a day on which banking business is transacted, but not including a Saturday, Sunday, legal holiday or any other day on which banking institutions are authorized by law to close in the State of Maryland.

“Default Rate” means a per annum rate equal to \_\_. \_\_% plus the Prime Rate, but in no event shall such the Default Rate exceed the maximum rate permitted by law.

“Event of Default” means any of the following: (a) failure of the Commission to pay principal of or interest on this bond when the same becomes due and payable and the continuation of such failure for five Business Days after written notice is received from the Registered Owner, (b) default in the observance or performance of any other covenant, condition or agreement on the part of the Commission under this bond, the Resolution or with respect to any other undertaking with respect this bond and such failure continues for thirty (30) days after the occurrence thereof, (c) if any warranty, representation or other statement by Commission contained in or pursuant to this bond, the Resolution or in any document, agreement or instrument furnished in compliance with, relating to, or in reference to this bond, is false, erroneous, or misleading in any material respect when made, or (d) making by the Commission of a general assignment for the benefit of creditors, or admission in writing of its inability to pay its debts as they become due, or filing by the Commission of a petition in bankruptcy, or its adjudication as a bankrupt or insolvent, or filing by the Commission of a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, or filing by the Commission of an answer admitting or not contesting the material allegations of the petition against it in any such proceeding, or seeking by the Commission of or consenting to or acquiescence in the appointment of any trustee, receiver or liquidator of the Commission or any material part of its properties.

“Prime Rate” means the rate per annum from time to time established by the Bank as its prime rate and made available by the Bank at its main office or, in the discretion of the Bank, the base, reference or other rate then designated by the Bank for general commercial loan reference

purposes, it being understood that such rate is a reference rate, not necessarily the lowest, established from time to time, which serves as the basis upon which effective interest rates are calculated for loans making reference thereto.

Notwithstanding the Interest Rate set forth above, upon the occurrence of an Event of Default and for so long as the Event of Default is continuing, the Interest Rate on this bond shall be converted to the Default Rate.

If the date on which any payment is due with respect to this bond is not a Business Day, the payment shall be made on the next succeeding Business Day.

[This bond may be prepaid in whole or in part at any time upon thirty (30) days prior written notice to the Registered Owner, at a prepayment price equal to 100% of the principal amount to be prepaid plus accrued interest on such amount to the prepayment date.]

Any partial redemption will be credited to the principal installments due hereunder in inverse order of the payment schedule.

This bond shall be registered as to principal and interest in the owner's name on the registration books kept for that purpose at the office of the Secretary-Treasurer or a designated office of the banking institution or other entity, or any successor thereto, designated by the Secretary-Treasurer (the "Registrar").

The transfer of this bond is registerable by the registered owner hereof in person or by his attorney or legal representative at a principal office of the Registrar upon surrender and cancellation of this bond together with a duly executed assignment in the form attached hereto and satisfactory to the Registrar. Upon any such registration of transfer, the Registrar shall authenticate and deliver in exchange for this bond a bond registered in the name of the transferee, in the aggregate principal amount equal to the principal amount of this bond or the unredeemed portion

hereof, of the same maturity and bearing interest at the same rate. The Commission and the Registrar may make a charge for every such transfer sufficient to reimburse it for any tax, fee, or other governmental charge, shipping charges and insurance required to be paid with respect to such exchange or transfer, and in addition, may charge a sum sufficient to reimburse them for expenses incurred in connection with such exchange or transfer. Transfer of this bond is limited to (a) an affiliate of the Registered Owner or (b) one or more banks, insurance companies or other financial institutions.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this bond, does exist, has been done, has happened and has been performed, in full and strict compliance with the Constitution and laws of the State of Maryland and the proceedings of the Commission and of the County, and this bond, together with all other indebtedness of said Commission, and of the County, is within every debt and other limit prescribed by the Constitution and laws of said State.

IN WITNESS WHEREOF, The Maryland-National Capital Park and Planning Commission, in the State of Maryland, has caused this bond to be signed in its name by the signature of its Chair and attested by the signature of its Secretary-Treasurer and has caused its corporate seal to be impressed or otherwise reproduced hereon, all as of Dated Date set forth above.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary-Treasurer

(CORPORATE SEAL)

GUARANTY

The payment of interest when due and of the principal on maturity is guaranteed by Prince George's County, Maryland.

ATTEST:

PRINCE GEORGE'S COUNTY, MARYLAND

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
County Executive

(COUNTY SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is issued under the provisions of and described in the within mentioned Resolution of The Maryland-National Capital Park and Planning Commission.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Registrar

By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_, 2026

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Please Insert Social Security or Other Identifying Number of Assignee) \_\_\_\_\_

\_\_\_\_\_ (Print or Type Name and Address, Including Zip Code of Assignee)

\_\_\_\_\_  
\_\_\_\_\_

the within bond and all rights thereunder, and does hereby constitute and appoint \_\_\_\_\_ attorney to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

\_\_\_\_\_  
NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

\_\_\_\_\_  
(Signature of registered owner)  
NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

SCHEDULE A  
MATURITY SCHEDULE

**Refunded Bonds**

Prince George’s County General Obligation  
 Park Acquisition and Development Project and Refunding Bonds, Series PGC-2015A

<b>Maturing January 15</b>	<b>Principal</b>	<b>Rate of Interest</b>
2027	\$1,555,000	3.000%
2028	1,045,000	2.375
2029	1,070,000	3.000
2030	1,105,000	3.000
2031	1,140,000	3.250
2032	1,175,000	3.250
2033	1,215,000	3.250
2034	1,250,000	3.500
2035	1,295,000	3.500
2036	1,340,000	3.500

NOTICE OF SALE

The Maryland-National Capital Park and Planning Commission  
Prince George’s County  
General Obligation

\$51,300,000  
Park Acquisition and Development  
Project Bonds,  
Series PGC-2026A  
(the “2026A Bonds”)

\$12,500,000  
Park Acquisition and Development  
Refunding Bonds,  
Series PGC-2026B  
(the “2026B Bonds”)

Electronic Bids only will be received until:

10:15 a.m. with respect to the 2026A Bonds and  
10:30 a.m. with respect to the 2026B Bonds,

Local Baltimore, Maryland Time, on June 2, 2026

by The Maryland-National Capital Park and Planning Commission (the “Commission”), for the purchase of the above-named issue of bonds (the “Bonds”) of the Commission, to be dated as of the date of their delivery and to be issued pursuant to the authority of Sections 18-201 through 18-211, inclusive, of the Land Use Article of the Annotated Code of Maryland, as amended (the “Land Use Article”), and a Resolution of the Commission adopted on April 15, 2026.

The 2026A Bonds will bear interest from the date of delivery payable semiannually on each November 1 and May 1, commencing November 1, 2026 until maturity or prior redemption. The 2026B Bonds will bear interest from the date of delivery payable semiannually on each July 15 and January 15, commencing January 15, 2027 until maturity or prior redemption.

The payment of the principal of and interest on all of the Bonds will be unconditionally guaranteed by Prince George’s County, Maryland (the “County”).

**Maturities:** The 2026A Bonds will be separately numbered from No. RA-1 upward, and will mature, subject to prior redemption, in consecutive annual installments on November 1 in the years and amounts set forth in the following table:

**Park Acquisition and Development Project Bonds, Series PGC-2026A**  
**Maturity Schedule**

<b><u>Year of Maturity</u></b>	<b><u>Principal Amount</u></b>	<b><u>Year of Maturity</u></b>	<b><u>Principal Amount</u></b>
	\$		\$

The 2026B Bonds will be separately numbered from No. RB-1 upward, and will mature, subject to prior redemption, in consecutive annual installments on January 15 in the years and amounts set forth in the following table:

**Park Acquisition and Development Refunding Bonds, Series PGC-2026B**  
**Maturity Schedule**

<b><u>Year of Maturity</u></b>	<b><u>Principal Amount</u></b>	<b><u>Year of Maturity</u></b>	<b><u>Principal Amount</u></b>
\$		\$	

**Adjustments:** The aggregate principal amount and the principal amount of each maturity of the Bonds are subject to increase or reduction by the Commission after the receipt of bids for their purchase. The final aggregate principal amount and maturity schedule for each series of Bonds will be communicated to the successful bidder for the applicable series of Bonds by 5:00 p.m. local Baltimore, Maryland time on the date of sale and will not increase or reduce the aggregate principal amount of either series of Bonds by more than 15% of the amount bid upon by the successful bidder. The dollar amount bid for principal by the successful bidder will be adjusted to reflect any increase or reduction in the aggregate principal amount of each series of Bonds, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

**Book-Entry System:** The Bonds shall be issued only in fully registered form without coupons. One bond certificate representing each maturity will be issued to and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), as registered owner of the Bonds and each bond certificate shall be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof. Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased. The successful bidder, as a condition to delivery of the Bonds, will be required to deposit the bond certificates representing each maturity with DTC.

**Registrar and Paying Agent:** The Commission will act as Registrar and Paying Agent for the Bonds.

**Security:** All of the Bonds will be general obligations of the Commission and of the County for the payment, in accordance with their terms, of the principal of and interest on which the Commission and the County will each pledge their respective full faith and credit and taxing power.

The Bonds will be payable as to both principal and interest first from limited ad valorem property taxes which the County is required by law to impose in the portion of the Maryland-Washington Metropolitan District (the “District”) established by Title 19 of the Land Use Article located in the County and remit to the Commission. By its guarantee of the Bonds, the full faith and credit of the County is pledged, as required by law, for the payment of the principal thereof and interest thereon. To the extent that the aforesaid taxes imposed for the benefit of the Commission are inadequate in any year to pay such principal and interest, Section 18-209 of the Land Use Article provides that the County shall impose, in each year the taxes are inadequate, an additional tax on all assessable property within the portion of the District in the County to make up the deficiency and, if the proceeds of such additional tax are still inadequate for such purposes, on all assessable property in the corporate limits of the County sufficient to pay the deficiency.

**Redemption:** The 2026A Bonds which mature on or after November 1, 2036 are subject to redemption prior to their respective maturities at any time on or after November 1, 2035 at the option of the Commission, in whole or in part, in any order of maturities, at a redemption price equal to the principal amount of the Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption.

The 2026B Bonds are not subject to optional redemption prior to maturity.

**Electronic Bids:** Notice is hereby given that electronic proposals will be received via *PARITY*, in the manner described below, until 10:15 a.m., local Baltimore, Maryland time, with respect to the 2026A Bonds, and until 10:30 a.m., local Baltimore, Maryland time, with respect to the 2026B Bonds, on June 2, 2026.

Bids must be submitted separately for each series of Bonds, and bidders may submit bids for either or both series of Bonds. Bids may be submitted electronically pursuant to this Notice until 10:15 a.m. local Baltimore, Maryland time, with respect to the 2026A Bonds, and 10:30 a.m. local Baltimore, Maryland time, with respect to the 2026B Bonds, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in *PARITY* conflict with this Notice, the terms of this Notice shall control. For further information about *PARITY*, potential bidders may contact *PARITY* at (212) 849-5021.

**Disclaimer:** Each prospective electronic bidder shall be solely responsible to submit its bid via *PARITY* as described above. Each prospective electronic bidder shall be solely responsible to make necessary arrangements to access *PARITY* for the purpose of submitting its bid in a timely manner and in compliance with the requirements of the Notice of Sale. Neither the Commission nor *PARITY* shall have any duty or obligation to provide or assure access to *PARITY* to any prospective bidder, and neither the Commission nor *PARITY* shall be responsible for proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, *PARITY*. The Commission is using *PARITY* as a communication mechanism, and not as the Commission’s agent, to conduct the electronic bidding for the Bonds. The Commission is not

bound by any advice and determination of **PARITY** to the effect that any particular bid complies with the terms of this Notice of Sale and in particular the “Bid Specifications” hereinafter set forth. All costs and expenses incurred by prospective bidders in connection with their submission of bids via **PARITY** are the sole responsibility of the bidders; and the Commission is not responsible, directly or indirectly, for any of such costs or expenses. If a prospective bidder encounters any difficulty in submitting, modifying, or withdrawing a bid for the Bonds, the prospective bidder should telephone **PARITY** at (212) 849-5021 and notify the Commission’s Financial Advisor, Davenport & Company LLC, by facsimile at (866) 932-6660 and by telephone at (410) 296-9426.

**Electronic Bidding Procedures:** Electronic bids must be submitted for the purchase of the 2026A Bonds (all or none) and the 2026B Bonds (all or none) via **PARITY**. Bids will be communicated electronically to the Commission at 10:15 a.m. local Baltimore, Maryland time, with respect to the 2026A Bonds, and at 10:30 a.m. local Baltimore, Maryland time, with respect to the 2026B Bonds, on June 2, 2026. Prior to the applicable time, a prospective bidder may (1) submit the proposed terms of its bid via **PARITY**, (2) modify the proposed terms of its bid, in which event the proposed terms as last modified will (unless the bid is withdrawn as described herein) constitute its bid for the applicable series of Bonds or (3) withdraw its proposed bid. Once the bids are communicated electronically via **PARITY** to the Commission, each bid will constitute an irrevocable offer to purchase the applicable series of Bonds on the terms therein provided. For purposes of the electronic bidding process, the time as maintained on **PARITY** shall constitute the official time.

**Designation of Term Bonds:** Bidders may designate in their bid two or more consecutive serial maturities as a term bond which matures on the maturity date of the last serial maturity of the sequence. More than one such sequence of serial maturities may be designated as a term bond. Any term bond so designated shall be subject to mandatory redemption in each year on the principal payment date and in the entire amount of each serial maturity designated for inclusion in such term bond.

**Bid Specifications:** Proposals for purchase of the 2026A Bonds must be for all of the 2026A Bonds herein described and must be submitted electronically pursuant to this Notice of Sale until 10:15 a.m. local Baltimore, Maryland time on June 2, 2026. Proposals for purchase of the 2026B Bonds must be for all of the 2026B Bonds herein described and must be submitted electronically pursuant to this Notice of Sale until 10:30 a.m. local Baltimore, Maryland time on June 2, 2026.

Bidders must pay not less than par and not more than 115% of par. In their proposals, bidders are requested to specify the annual rate or rates of interest to be borne by each series of Bonds. Bidders are requested to name the interest rate or rates in multiples of 1/8 or 1/20 of 1%. Bidders may specify more than one rate of interest to be borne by each series of Bonds, but all 2026A Bonds maturing on the same date and all 2026B Bonds maturing on the same date must bear interest at the same rate. Bonds on successive maturity dates may bear the same interest rate. No Bond shall bear more than one rate of interest, which rate shall be uniform for the life of the Bond, and no interest rate may be named that exceeds 5.00%. The difference between the highest and lowest interest rates for either series of Bonds may not exceed three percent (3.00%).

**Award of Bonds:** The successful bidder for each series of Bonds will be determined based on the lowest interest cost to the Commission. The lowest interest cost shall be determined in accordance with the true interest cost (“TIC”) method by doubling the semi-annual interest rate, compounded semi-annually, necessary to discount the debt service payments from the payment dates to the date of the applicable series of Bonds, and to the price bid. Where the proposals of two or more bidders result in the same lowest interest cost, the applicable series of Bonds may be apportioned between such bidders, but if this shall not be acceptable, the Commission shall have the right to award all of the applicable series of Bonds to one bidder. The Commission reserves the right to reject any or all proposals and to waive any irregularities in any of the proposals. The Secretary-Treasurer’s judgment shall be final and binding upon all bidders with respect to the form and adequacy of any proposal received and as to its conformity to the terms of this Notice of Sale. Any award of the Bonds may be made as late as 4:00 p.m. local Baltimore, Maryland time on the sale date. All bids shall remain firm until an award is made.

**Good Faith Deposit:** The successful bidder is required to submit a good faith deposit in the amount of \$ \_\_\_\_\_, with respect to the 2026A Bonds, and \$ \_\_\_\_\_, with respect to the 2026B Bonds (each, a “Good Faith Deposit”), payable to the order of the Commission in the form of a wire transfer in federal funds as instructed by the Commission. The successful bidder shall submit the applicable Good Faith Deposit not more than two hours after the verbal award is made. The successful bidder should provide as quickly as it is available, evidence of wire transfer by providing the Commission the federal funds reference number. If the applicable Good Faith Deposit is not received in the time allotted, the bid of the successful bidder may be rejected and the Commission may direct the next lowest bidder to submit a Good Faith Deposit and thereafter may award the sale of the applicable series of Bonds to such bidder. If the successful bidder fails to comply with the Good Faith Deposit requirement as described herein, that bidder is nonetheless obligated to pay to the Commission the sum of \$ \_\_\_\_\_, with respect to the 2026A Bonds, and \$ \_\_\_\_\_, with respect to the 2026B Bonds, as liquidated damages due to the failure of the successful bidder to timely deposit the Good Faith Deposit.

***Submission of a bid to purchase either series of Bonds serves as acknowledgement and acceptance of the terms of the Good Faith Deposit requirement.***

The Good Faith Deposit so wired will be retained by the Commission until the delivery of the applicable series of Bonds, at which time the Good Faith Deposit will be applied against the purchase price of such Bonds or the Good Faith Deposit will be retained by the Commission as partial liquidated damages in the event of the failure of the successful bidder to take up and pay for such Bonds in compliance with the terms of this Notice of Sale and of its bid. No interest on the Good Faith Deposit will be paid by the Commission. The balance of the purchase price must be wired in federal funds to the account detailed in the closing memorandum, simultaneously with delivery of the applicable series of Bonds.

**Establishment of Issue Price:** The successful bidder shall assist the Commission in establishing the issue price of the applicable series of Bonds and shall execute and deliver to the Commission at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of such Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A-1 or Exhibit A-2, as applicable, with such modifications as may be appropriate or

necessary, in the reasonable judgment of the successful bidder, the Commission and Bond Counsel. All actions to be taken by the Commission under this Notice of Sale to establish the issue price of each series of Bonds may be taken on behalf of the Commission by the Commission's financial advisor identified herein and any notice or report to be provided to the Commission may be provided to the Commission's financial advisor.

The Commission intends that the provisions of Treasury Regulation Section 1.148-1 (f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of each series of Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

- (1) the Commission shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Commission may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the Commission anticipates awarding the sale of each series of Bonds to the bidder who submits a firm offer to purchase the applicable Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

By submitting a bid, each bidder (i) confirms that its bid is a firm offer for the purchase of the applicable series of Bonds identified in this Notice of Sale, on the terms set forth in its bid and this Notice of Sale, except as permitted by this Notice of Sale and (ii) represents that it has an established industry reputation for underwriting new issuances of municipal bonds.

In the event that the competitive sale requirements are not satisfied, the Commission shall so advise the successful bidder. The Commission may determine to treat (i) the first price at which 10% of a maturity of the applicable series of Bonds (the "10% test") is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the applicable series of Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The successful bidder shall advise the Commission if any maturity of the applicable Bonds satisfies the 10% test as of the date and time of the award of such Bonds. The Commission shall promptly advise the successful bidder, at or before the time of award of the applicable series of Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of such Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event that the Commission determines to apply the hold-the-offering-price rule to any maturity of the applicable series of Bonds. Bidders should prepare their bids on the assumption that some or all of the maturities of the applicable series of Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of such Bonds.

By submitting a bid, the successful bidder shall (i) confirm that the underwriters have offered or will offer the applicable series of Bonds to the public on or before the date of award at

the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the successful bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the applicable series of Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of such Bonds to the public at a price that is no higher than the initial offering price to the public.

The successful bidder shall promptly advise the Commission when the underwriters have sold 10% of that maturity of the applicable series of Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the applicable series of Bonds, the successful bidder agrees to promptly report to the Commission the prices at which the unsold Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing has occurred, until the 10% test has been satisfied as to the applicable series of Bonds of that maturity or until all such Bonds of that maturity have been sold.

The Commission acknowledges that, in making the representation set forth above, the successful bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the applicable series of Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the applicable series of Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The Commission further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the applicable series of Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the applicable series of Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Bonds

of each maturity allotted to it until it is notified by the successful bidder that either the 10% test has been satisfied as to the applicable series of Bonds of that maturity or all such Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the applicable series of Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the applicable series of Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the successful bidder or such underwriter that either the 10% test has been satisfied as to the applicable series of Bonds of that maturity or all such Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Commission (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the applicable series of Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the applicable series of Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of such Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date that the applicable series of Bonds are awarded by the Commission to the successful bidder.

**CUSIP Numbers; Expenses of the Bidder:** CUSIP identification numbers will be applied for by the Commission’s Financial Advisor with respect to the Bonds and paid for by the Commission, but the Commission will assume no obligation for the assignment or printing of such numbers on the Bonds or the correctness of such numbers. Neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or

refusal by the successful bidder to accept delivery of and pay for the Bonds in accordance with the terms of this Notice of Sale.

All charges of DTC and all other expenses of the successful bidder will be the responsibility of the successful bidder for the Bonds.

**Official Statement:** Not later than seven (7) business days after the date of sale, the Commission will deliver to the successful bidder of each series of Bonds an Official Statement, which is expected to be substantially in the form of the Preliminary Official Statement referred to below. If so requested by the successful bidder for either series of Bonds at or before the close of business on the date of the sale, the Commission will include in the Official Statement such pricing and other information with respect to the terms of the reoffering of the applicable series of Bonds of such issue by the successful bidder therefor, if any, as may be specified and furnished in writing by such bidder (the “Reoffering Information”). If no such information is specified and furnished by the successful bidder, the Official Statement will include the interest rate or rates on the applicable series of Bonds resulting from the bid of such successful bidder. The successful bidder shall be responsible to the Commission and its officials for such Reoffering Information furnished by such bidder, and for all decisions made by such bidder with respect to the use or omission of the Reoffering Information in any reoffering of such Bonds. The successful bidder will also be furnished, without cost, with a reasonable number of copies of the Official Statement as determined by the Secretary-Treasurer (and any amendments or supplements thereto).

**Legal Opinion:** The Bonds described above will be issued and sold subject to approval as to legality by McGuireWoods LLP, Bond Counsel, whose approving opinion will be delivered, upon request, to the successful bidder for each series of Bonds without charge. Such opinion will be substantially in the form included in Appendix \_\_\_ to the Preliminary Official Statement referred to below.

**Continuing Disclosure:** In order to assist bidders in complying with SEC Rule 15c2-12, the Commission will execute and deliver a continuing disclosure certificate on or before the date of issuance of each series of Bonds, pursuant to which the Commission will undertake to provide certain information annually and notices of certain events. A description of this certificate is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

**Delivery and Payment:** It shall be a condition of the obligation of the successful bidder to accept delivery of and pay for the applicable series of Bonds that, simultaneously with or before delivery and payment for such Bonds, said bidder shall be furnished, without cost, with a certificate of the Secretary-Treasurer of the Commission to the effect that, to the best of his knowledge, the Official Statement and any amendment or supplement thereto (except for the Reoffering Information provided by the successful bidder, as to which no view will be expressed) does not contain, as of the date of sale and as of the date of delivery of the applicable series of Bonds, any untrue statement of a material fact, required to be stated or necessary to be stated, to make such statements, in light of the circumstances under which they were made, not misleading.

Delivery of the Bonds, at the Commission’s expense, will be made by the Commission to the applicable purchaser on June 16, 2026, or as soon as practicable thereafter, through the facilities of DTC in New York, New York, and, thereupon, said purchaser will be required to accept delivery

of the applicable Bonds purchased and pay the balance of the purchase price thereon in federal or other immediately available funds. The Bonds will be accompanied by the customary closing documents including a no-litigation certificate effective as of the date of delivery.

**Contacts:** A preliminary official statement, which is in form “deemed final” as of its date by the Commission for purposes of SEC Rule 15c2-12 (the “Preliminary Official Statement”) but is subject to revision, amendment and completion in the final official statement (the “Official Statement”), together with this Notice of Sale, may be obtained from Gavin Cohen, Secretary-Treasurer, The Maryland-National Capital Park and Planning Commission, 6611 Kenilworth Avenue, Riverdale, Maryland 20737, (301) 454-1540 or Davenport & Company LLC, 8600 LaSalle Road, The Oxford Building, Suite 618, Towson, Maryland 21286, (410) 296-9426.

**Right to Change Notice of Sale and Postpone Offering:** The Commission reserves the right to change the Notice of Sale and to postpone, from time to time, the date established for the receipt of bids. In the event of a postponement, the new date and time of sale will be announced via BiDCOMP/Parity®/www.i-dealprospectus.com or TM3 News Service at least 24 hours prior to the time proposals are to be submitted. On any such alternative sale date, bidders may submit electronic bids for the purchase of the applicable series of Bonds in conformity with the provision of this Notice of Sale, except for any changes to this Notice of Sale, the change of the date of sale and the changes described in the next sentence. If the date fixed for receipt of bids is postponed, the expected date of delivery of the applicable series of Bonds also may be postponed. Such changes, if any, will be announced via BiDCOMP/Parity®/www.i-dealprospectus.com or TM3 News Service at the time any alternative sale date is announced.

THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

§ \_\_\_\_\_  
**The Maryland-National Capital Park and Planning Commission**  
**Prince George's County**  
**General Obligation**  
**[Park Acquisition and Development Project Bonds, Series PGC-2026A]**  
**[Park Acquisition and Development Refunding Bonds, Series PGC-2026B]**

**ISSUE PRICE CERTIFICATE**  
**(Qualified Competitive Bid)**

The undersigned, on behalf of [NAME OF PURCHASER] (the "Purchaser"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Bonds").

1. ***Reasonably Expected Initial Offering Price.***

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Bonds used by the Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by the Purchaser to purchase the Bonds.

(b) The Purchaser was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the Purchaser constituted a firm offer to purchase the Bonds.

2. ***Defined Terms.***

(a) "*Issuer*" means The Maryland-National Capital Park and Planning Commission.

(b) "*Maturity*" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) "*Public*" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) "*Sale Date*" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is \_\_\_\_\_, 2026.

(e) “*Underwriter*” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Non-Arbitrage Certificate and Tax Covenants and with respect to compliance with the Federal income tax rules affecting the Bonds, and by McGuireWoods LLP, as bond counsel to the Issuer, in connection with rendering its opinion that the interest on the Bonds is excludable from gross income for Federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other Federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[NAME OF PURCHASER], as Purchaser

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2026

SCHEDULE A  
Expected Offering Prices of the Bonds

SCHEDULE B  
Copy of Bid

§ \_\_\_\_\_  
**The Maryland-National Capital Park and Planning Commission**  
**Prince George's County**  
**General Obligation**  
**[Park Acquisition and Development Project Bonds, Series PGC-2026A]**  
**[Park Acquisition and Development Refunding Bonds, Series PGC-2026B]**

**ISSUE PRICE CERTIFICATE**  
**(Nonqualified Competitive Bid)**

The undersigned, on behalf of [NAME OF PURCHASER] (the “Purchaser”), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. ***Sale of the 10% Maturities.*** As of the date of this Certificate, for each Maturity of the 10% Maturities Bonds, the first price at which a Substantial Amount of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Undersold Maturities.***

(a) Each Underwriter offered the Undersold Maturities to the Public for purchase at the respective initial offering prices listed in Schedule B (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this Certificate as Schedule C.

(b) As set forth in the Notice of Sale and bid award, each Underwriter has agreed in writing that, (i) for each Maturity of the Undersold Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Offering Period for such Maturity, nor would it permit a related party to do so (the “hold-the-price rule”) and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-price rule. Pursuant to such agreement, no Underwriter has offered or sold any Maturity of the Undersold Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Offering Period.

3. ***Defined Terms.***

(a) “10% Maturities” means those Maturities of the Bonds shown in Schedule A hereto as the “10% Maturities.”

(b) “Issuer” means The Maryland-National Capital Park and Planning Commission.

(c) “*Maturity*” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) “*Offering Period*” means, with respect to an Undersold Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (\_\_\_\_\_, 2026), or (ii) the date on which the Purchaser has sold a Substantial Amount of such Undersold Maturity to the Public at a price that is no higher than the Initial Offering Price for such Undersold Maturity.

(e) “*Public*” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) “*Sale Date*” means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is \_\_\_\_\_, 2026.

(g) “*Substantial Amount*” means ten percent (10%).

(h) “*Undersold Maturities*” means those Maturities of the Bonds shown in Schedule B hereto as the “Undersold Maturities.”

(i) “*Underwriter*” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Non-Arbitrage Certificate and Tax Covenants and with respect to compliance with the Federal income tax rules affecting the Bonds, and by McGuireWoods LLP, as bond counsel to the Issuer, in connection with rendering its opinion that the interest on the Bonds is excludable from gross income for Federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other Federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

[NAME OF PURCHASER], as Purchaser

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2026

SCHEDULE A  
Sale Prices of the 10% Maturities

SCHEDULE B  
Initial Offering Prices of the Undersold Maturities

SCHEDULE C  
Pricing Wire

218328397\_7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
6611 Kenilworth Avenue • Riverdale, Maryland 20737

**M-NCPPC Resolution No. 26-05**

**FISCAL YEAR 2026 REOPENER AGREEMENT ON WAGE ADJUSTMENTS  
WITH THE MUNICIPAL AND COUNTY GOVERNMENT EMPLOYEES ORGANIZATION**

**WHEREAS**, the Maryland-National Capital Park and Planning Commission (the "Commission") submitted its proposed Fiscal Year 2026 operating and capital budget to the Montgomery and Prince George's County Councils in compliance with §18-105 of the Land Use Article of the Annotated Code of Maryland; and

**WHEREAS**, on May 8, 2025, the joint County Councils reviewed and approved the Bi-County budget items allocated to both counties and authorized compensation and benefits adjustments within the total dollars proposed by the Commission; and

**WHEREAS**, §16-302 of the Land Use Article of the Annotated Code of Maryland requires the Commission to engage in collective bargaining for certain employees and under specified circumstances; and

**WHEREAS**, eligible Commission employees are organized into the Municipal and County Government Employees Organization/United Food and Commercial Workers Union, Local 1994 ("MCGEO") and have elected MCGEO to be their exclusive representative for the purpose of collective bargaining with the Commission; and

**WHEREAS**, MCGEO has a Collective Bargaining Agreement with the Commission, effective July 1, 2024 through June 30, 2027 ("Agreement"), covering wages, retirement, promotions, and other items of significant fiscal cost; and

**WHEREAS**, Article 5 of the Agreement requires the parties to re-open negotiations regarding Fiscal Year 2026 wages and other matters; and

**WHEREAS**, in February 2025 the Commission's designated management team began negotiations with MCGEO in good faith pursuant to Article 5 of the Agreement, regarding wages and other matters; and

**WHEREAS**, MCGEO declared impasse in May 2025 and invoked interest arbitration in accordance with §16-209 of the Land Use Article of the Annotated Code of Maryland; and

**WHEREAS**, through the use of binding interest arbitration the respective bargaining teams have resolved the re-opener items ("Reopener Agreement"); and

**WHEREAS**, having submitted the more reasonable offer as determined by the Arbitrator, the Reopener Agreement consists of the Commission's last final offer to MCGEO dated July 11, 2025; and

**WHEREAS**, the Reopener Agreement, will be deemed effective March 23, 2026, unless expressly specified otherwise and provides the following wage adjustments for MCGEO-represented employees for Fiscal Year 2026:

Merit/Service Increase

Bargaining unit members shall receive a Service Increment (Anniversary increase) of three and one-half (3.5) percent in Fiscal Year 2025, provided they are not at top of grade and otherwise satisfy the conditions set forth in Article 6 of the Agreement.

Cost of Living Adjustments

- One and one-quarter (1.25) percent for the first full pay period following August 1, 2025; and
- One and three tenths (1.30) percent for first full pay period following April 1, 2026.

Limited Base Pay Adjustments

- The payment of five hundred dollars (\$500.00) to the base pay of active career employees who, in the first pay period following May 1, 2026:
  1. Earn a base salary of less than forty-six thousand, five hundred dollars (\$46,500.00);
  2. Have worked with the Commission in a career position for at least one (1) year (as of the date of the payment); and
  3. Received an overall "2" on their most recent performance evaluation.
- The payment of seven hundred, fifty dollars (\$750.00) to the base pay of active career employees who, in the first pay period following May 1, 2026:

1. Earn a base salary of less than forty-six thousand, five hundred dollars (\$46,500.00);
2. Have worked with the Commission in a career position for at least three (3) years (as of the date of the payment); and
3. Received an overall "2" on their most recent performance evaluation.

**NOW THEREFORE, BE IT RESOLVED**, that the Maryland-National Capital Park and Planning Commission approves the provisions contained in the Reopener Agreement, as set forth above; and

**BE IT FURTHER RESOLVED**, that the Maryland-National Capital Park and Planning Commission does hereby authorize the Executive Director and other appropriate staff to make, enter into, and execute such other agreements, instruments and further assurances, as well as amend any pay schedules, as may be necessary to effectuate this Resolution to approve and ratify the Reopener Agreement.

Approved for legal sufficiency:

*Ben Rupert*  
\_\_\_\_\_  
Ben Rupert, Principal Counsel

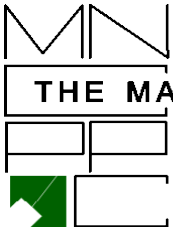
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# The Maryland-National Capital Park and Planning Commission



## Personnel Management Review 2025

Prepared by: The Department of Human Resources and  
Management  
April 2026



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

TO: Darryl Barnes, PMP, Chairman  
Artie L. Harris Jr., Vice-Chair

FROM: William (Bill) Spencer, Acting Executive Director

SUBJECT: Personnel Management Review (PMR), Fiscal Year 2025

I am pleased to submit the Commission's 32<sup>nd</sup> edition of the Personnel Management Review (PMR) for the fiscal year 2025. This document is a valuable tool for both workforce planning and budget work sessions with the County Councils. The PMR is organized into the following sections:

- ***M-NCPPC Workforce Snapshot*** section provides information on all career and non-permanent employees including gender, race/ethnicity, employment category, age, workforce generations and distribution of employees by department.
- ***Career Workforce Highlights*** section provides an overview of key information about our career workforce including gender, full and part-time employees, race/ethnic identification, career workforce as compared to county workforce demographics, job category, age, length of service, union representation, and distribution of employees by department. Additionally, we have included details on our hires, promotions, average salary, and top-of-grade statistics, tuition assistance program usage, Communicate with Confidence program participation, medical health plan participation by provider, retirement plan participation, cost of living adjustment comparisons, and turnover information.
- ***Trends in Career Employee Lifecycle*** section examines tendencies in our workplace and how we compare to external sources.
- ***Non-Permanent Workforce Profile*** section presents demographics on seasonal/ intermittent, temporary, and term contract employees.
- ***Department and Bi-County Corporate Operations Demographics*** sections include career employee composition and length of service statistics. New for fiscal year 2025, we have added
- ***Appendix*** section includes a listing of race/ethnic identifications and job categories.

The PMR is available for internal review on inSite, and the public can access it on the Internet at [www.mncppc.org](http://www.mncppc.org). The Commission remains committed to delivering an informative report. We welcome your feedback! Please address comments/questions to [Boni.King@mncppc.org](mailto:Boni.King@mncppc.org) or [Honovi.Elwell@mncppc.org](mailto:Honovi.Elwell@mncppc.org).

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## Personnel Management Review Fiscal Year 2025

### Employee Demographic Profile



### THE COMMISSION

Darryl Barnes, Chair

Artie L. Harris Jr., Vice Chair

#### Montgomery County Planning Board

Artie L. Harris Jr. Chair  
Mitra Pedoeem  
Shawn Bartley  
James Hedrick  
Josh Linden

#### Prince George's County Planning Board

Darryl Barnes, Chair  
Manuel R. Geraldo  
Dr. Billy Okoye  
Brittany Jenkins  
Lori Matthews

### Officers

William (Bill) Spencer, Acting Executive Director  
Debra Borden, General Counsel  
Gavin Cohen, Secretary-Treasurer

### Directors

James Hunt, Acting Prince George's County Planning Director  
Darius Stanton, Prince George's County Parks and Recreation Director  
Maria (Miti) Figueredo, Montgomery County Parks Director  
Jason Sartori, Montgomery County Planning Director

# M-NCPPC Personnel Management Review Fiscal Year 2025

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*Bi-County Corporate Operations Merit System Employee Profile*

**Bi-County Corporate Operations**

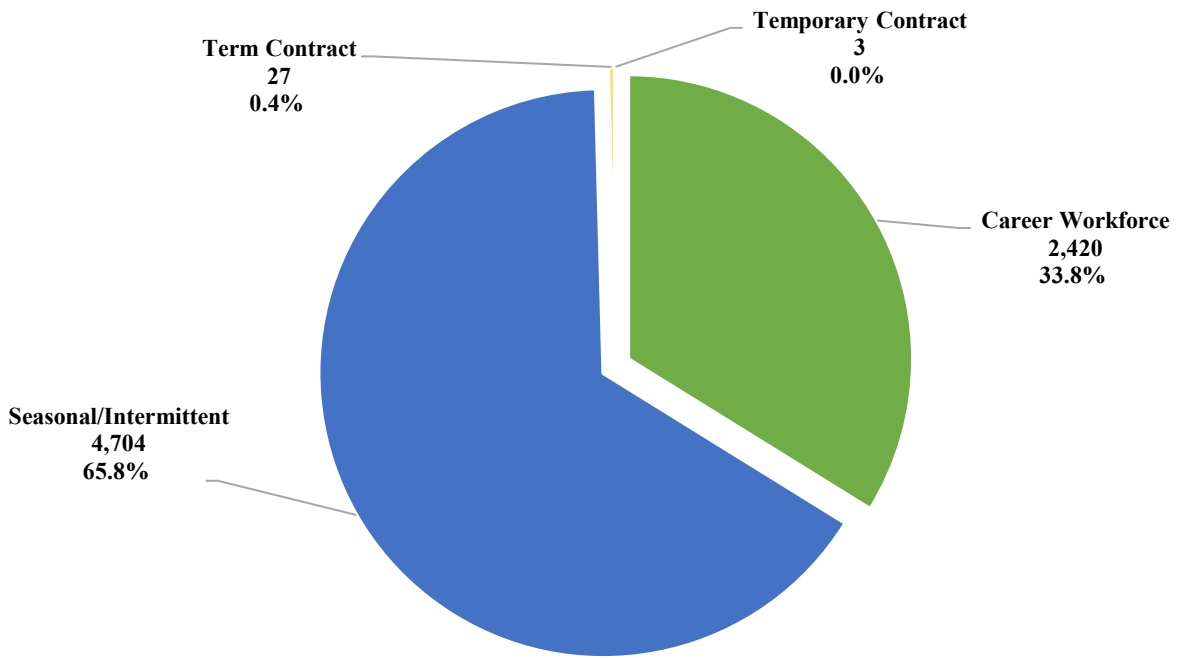
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# **M-NCPPC Workforce Snapshot**

# M-NCPPC Workforce Snapshot



Total Employees: 7,154



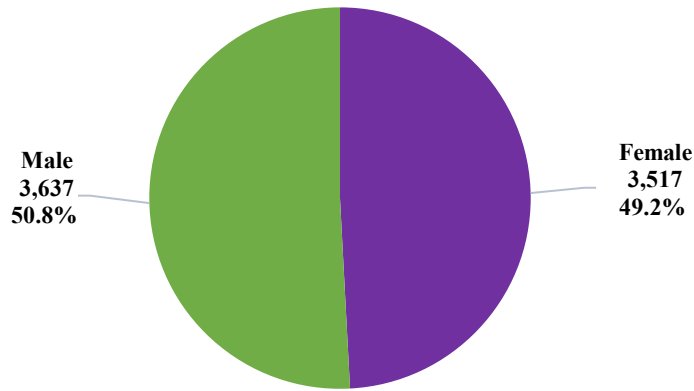
# M-NCPPC Workforce Snapshot

The M-NCPPC Workforce Snapshot reflects the Agency’s entire workforce, both career and non-permanent employees. Additional information concerning the Agency’s career employees begins on page 7 and information concerning the Agency’s non-permanent employees begins on page 40.

All data reported is based on employees, not positions.

- The gender composition of the entire workforce in Fiscal Year 2025 (FY25) was 3,517 female, 49.2% of the workforce and 3,637 male, 50.8% of the workforce.

## Gender Composition



## Distribution of All Employees by Department

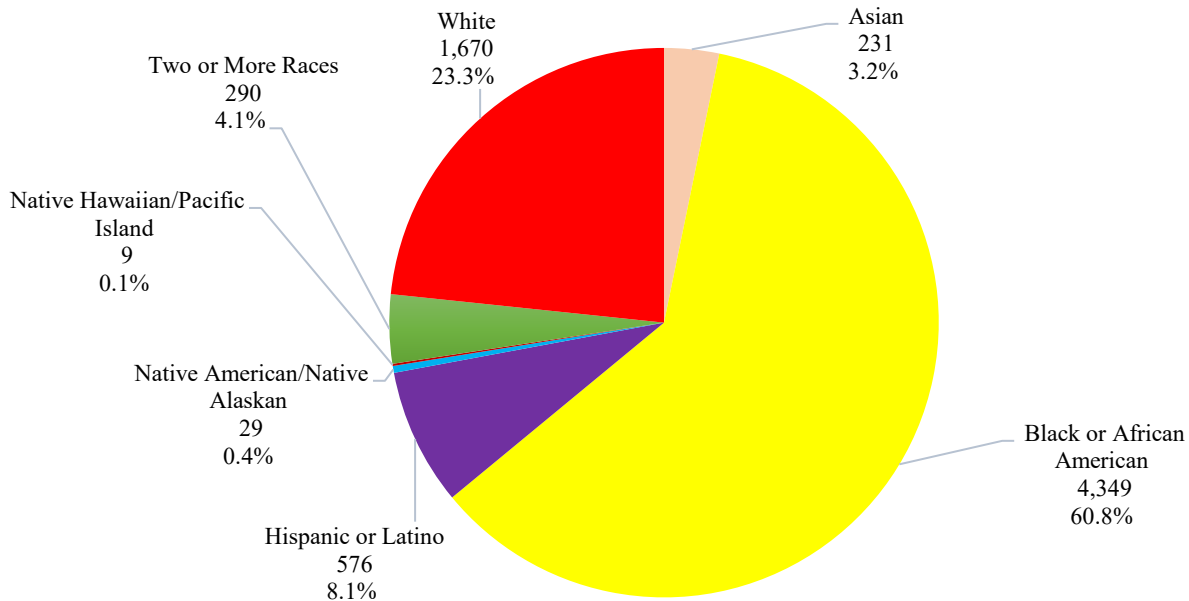
Department	Employees	Percentage
Bi-County Operations	181	2.5%
Montgomery County Commissioners' Office	4	0.1%
Montgomery County Planning	154	2.2%
Montgomery County Parks	1,263	17.7%
Prince George's County Commissioners' Office	12	0.2%
Prince George's County Planning	210	2.9%
Prince George's County Parks and Recreation	5,330	74.5%
M-NCPPC Employees Total	7,154	100.0%

Note: Career employee totals exclude 13 employees defined as: 10 Appointed Commissioners (5 in Montgomery County and 5 in Prince George's County) and 3 Merit Board Members

# M-NCPPC Workforce Snapshot

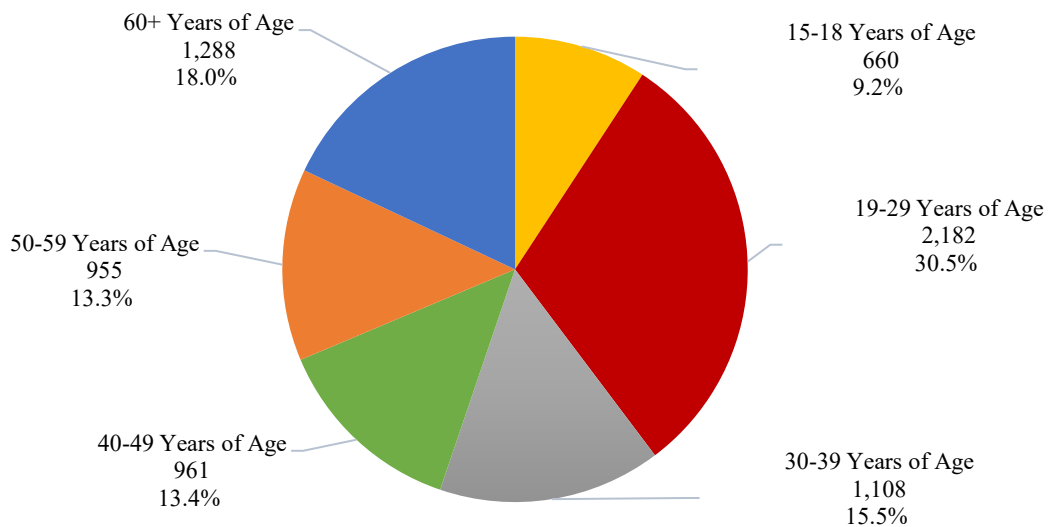
The racial/ethnic composition of the entire workforce of FY25 was as follows:

## Racial/Ethnic Composition



The age composition of the entire workforce in FY25 was as follows:

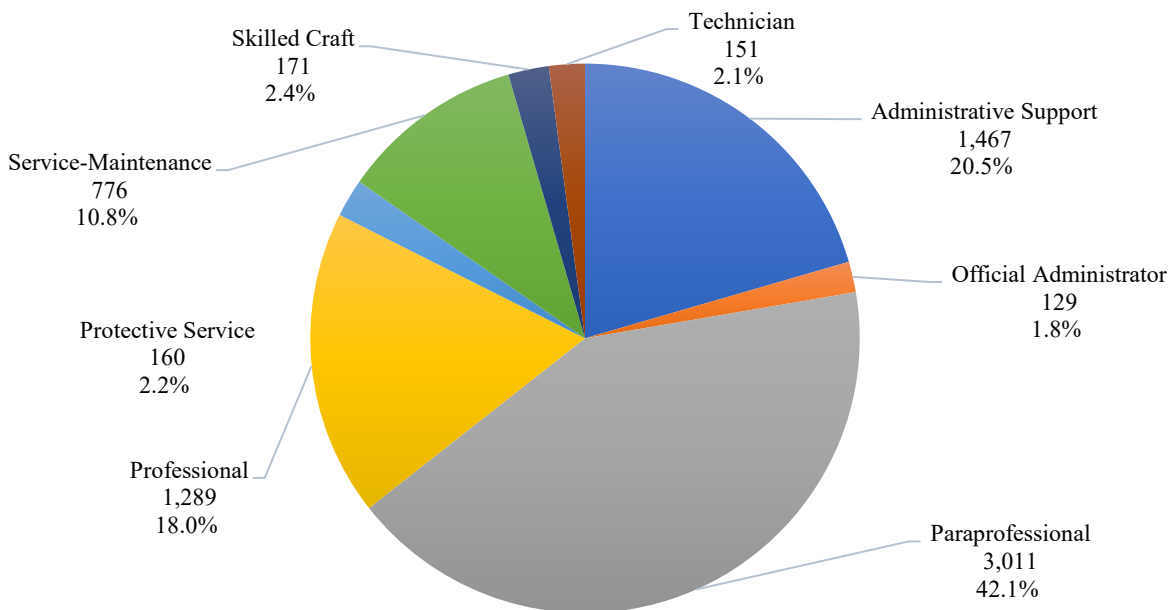
## Distribution of All Employees by Age



# M-NCPPC Workforce Snapshot

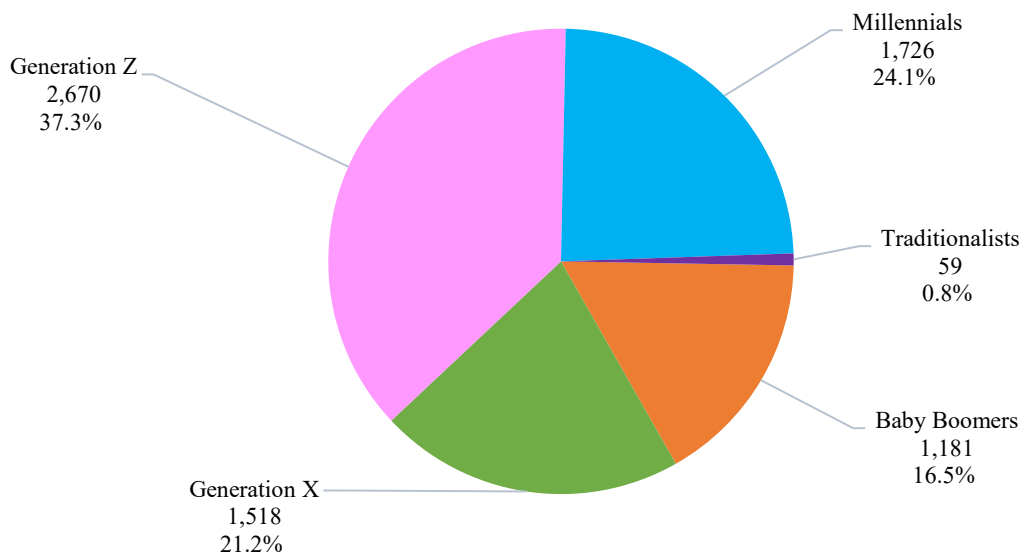
The EEO-4 Job Category composition of the entire workforce in FY25 was as follows:

## EEO-4 Job Category of All Employees



The workforce generations represented in the workforce in FY25 were:

## Workforce Generations



Total Employees: 7,154

Generation	Birth Year
Traditionalists	1900-1945
Baby Boomers	1946-1964
Generation X	1965-1980
Millennials	1981-1996
Generation Z	1997-2015

Generation Z represented the majority of the workforce.

There are eight EEO-4 Job Categories. These are listed below along with a sample of our job titles in each category (list is not exhaustive):

### **Administrative Support Category**

- Administrative Assistant III
- Clerical/Inventory Supervisor
- Park Police Comm Technician
- Clerical/Inventory Technician

### **Official and Administrator Category**

- Manager, Design & Construction
- Park Police Commander
- Parks/Recreation Programs Division Chief
- Regional Operations/Facilities Manager
- Special Program Management Coordinator
- Principal Counsel

### **Paraprofessional Category**

- Administrative Specialist I
- Legal Assistant
- IT/Telecom Support Technician
- Corporate Payroll Specialist
- Publications Design Specialist

### **Professional Category**

- Architect
- Corporate Applications Analyst
- Cultural Resources Planning Supervisor
- Engineer
- GIS Specialist
- Legislative Analyst

### **Protective Service Category**

- Park Police Officer Candidate
- Park Police Officer Academy Graduate
- Park Police Officer II-Adv Entry
- Park Police Officer IV
- Park Ranger I

### **Service-Maintenance Category**

- Golf Course Maintenance Program Leader
- Park/Facilities Maintenance Worker
- Tree Worker/Climber
- Park/Facilities Maintenance Leader
- Tree Worker/Climber Leader

### **Skilled Craft**

- Automotive/Equipment Mechanic II
- Carpenter III
- Electrician II
- Locksmith
- Pool Mechanic III

### **Technician Category**

- Design Technician II
- Horticultural Support Technician
- Planning Technician III
- Senior CADD/GIS Technician
- Corporate Accounting Technician II

Job titles for Seasonal/Intermittent employees differ from Career employees. Below is a sample list of Seasonal/Intermittent job titles, along with their EEO-4 Job Category: (list is not exhaustive)

### **Administrative Support**

- PFA- Cashier
- PFMA- Customer Service
- PFMA - Front Desk

### **Paraprofessional Category**

- SSI - Gymnastics Instructor
- PFMA - Manager on Duty
- Playground Manager/Camp Director

### **Professional Category**

- Camp Health Supervisor
- Child Care Director- School Age

### **Service-Maintenance Category**

- PFMA – Usher
- PFMA – Maintenance

PFA: Program Facility Aide

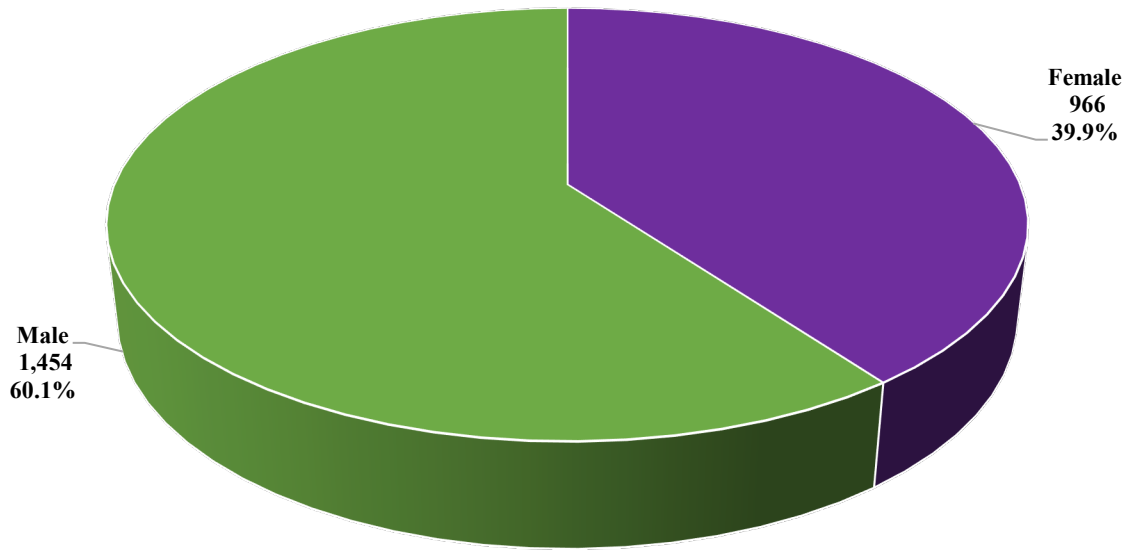
PFMA: Program Facility Management Aide

SSI: Specialty Services Instructor

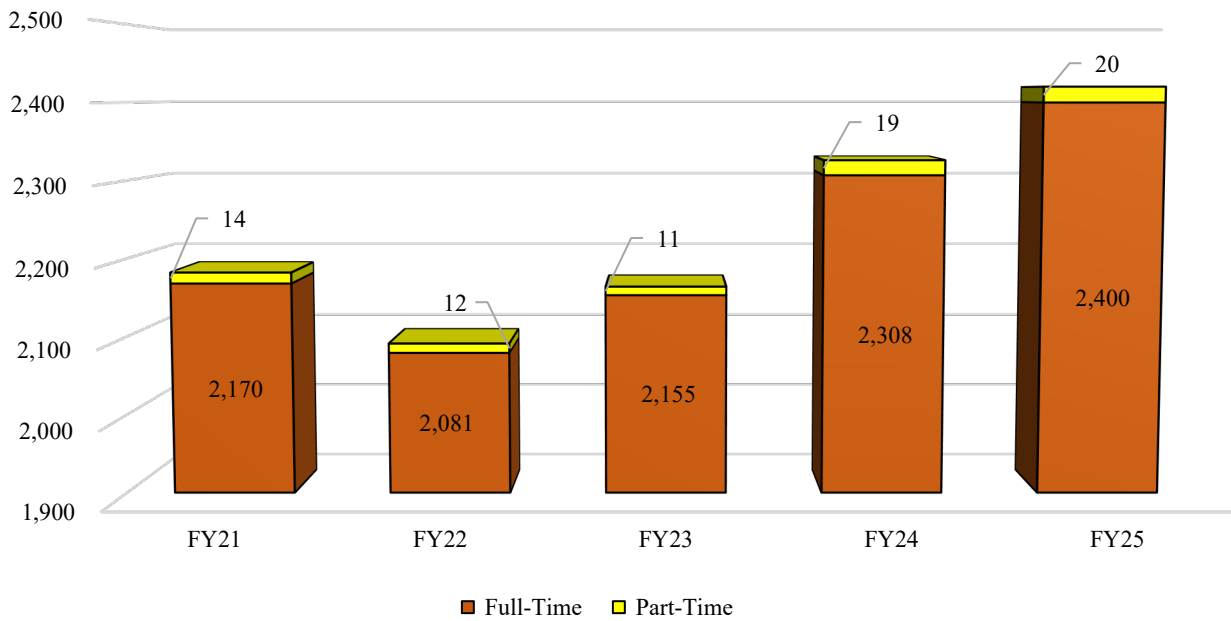
# **Career Workforce Highlights**

# Career Workforce Composition, Demographics, Separations, and Recruitment

## Career Employees by Gender

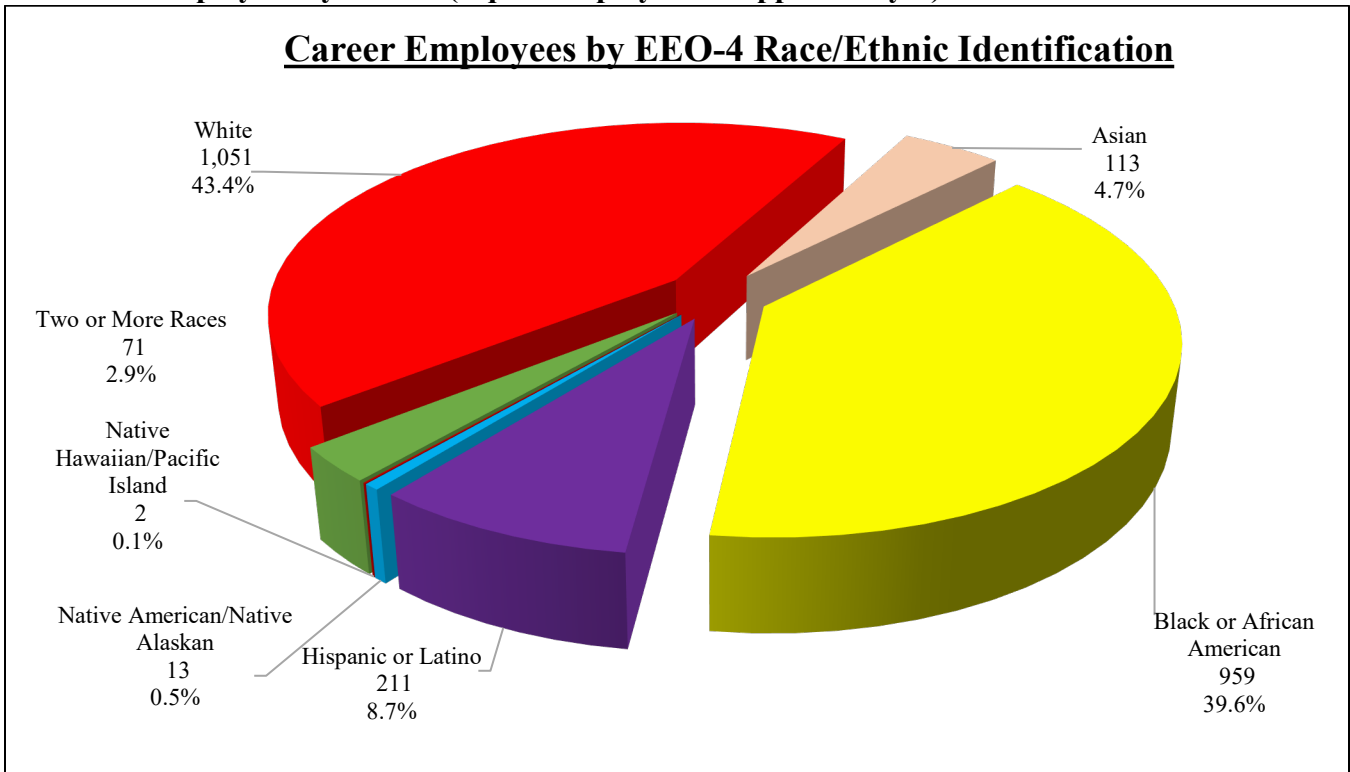


## Full-Time and Part-Time Career Employees



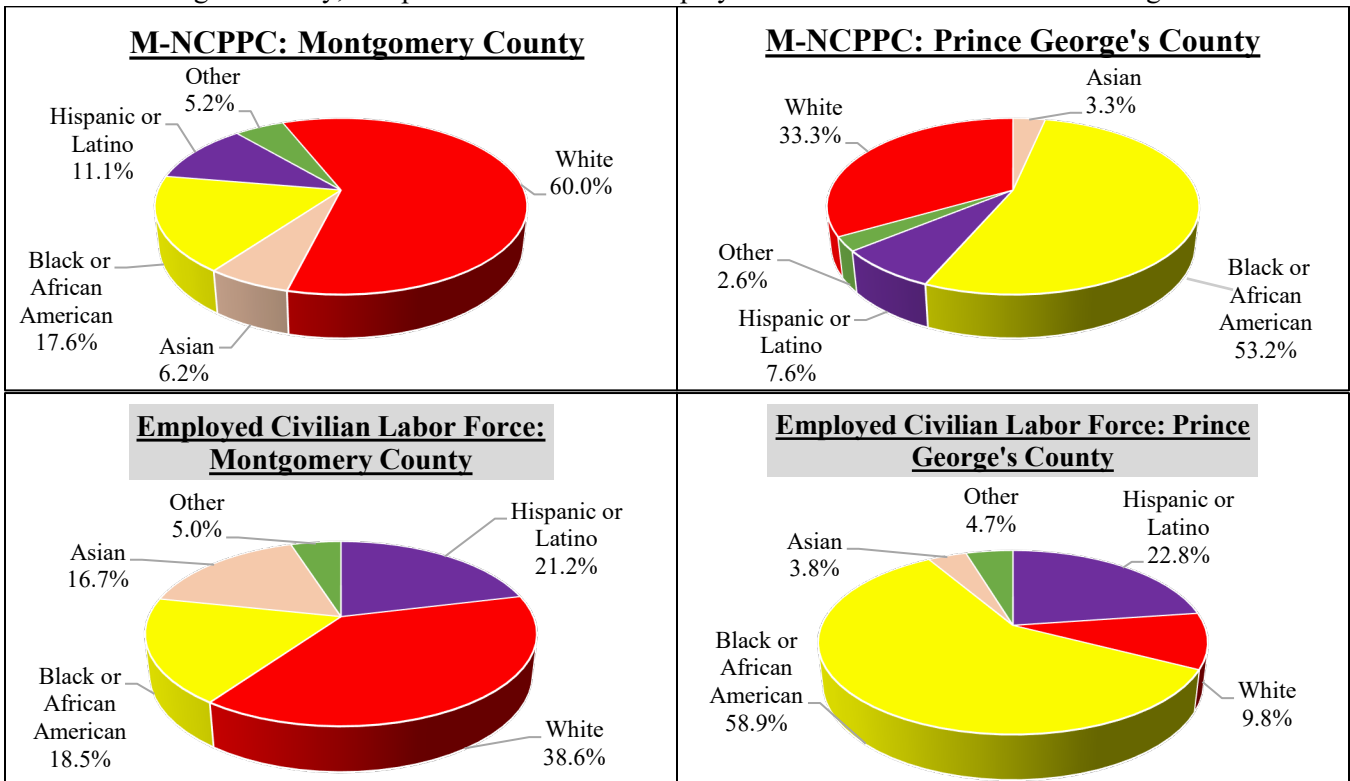
Fiscal Year	FY21	FY22	FY23	FY24	FY25
<b>Full-Time</b>	2,170	2,081	2,155	2,308	2,400
<b>Part-Time</b>	14	12	11	19	20
<b>Total</b>	2,184	2,093	2,166	2,327	2,420

**Career Employees by EEO-4 (Equal Employment Opportunity-4) Race/Ethnic Identification**



Total: 2,420

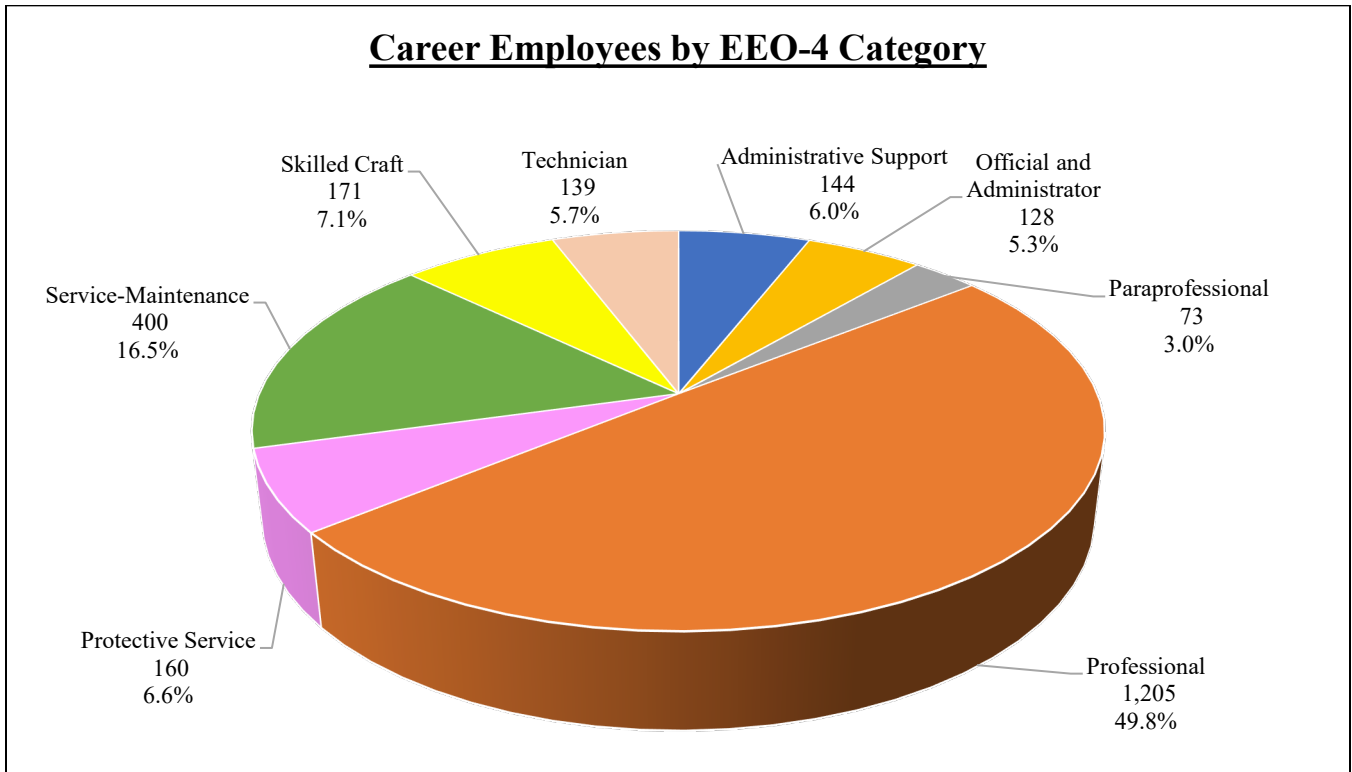
- The charts below reflect M-NCPPC career workforce distribution by race/ethnicity in Montgomery County and Prince George’s County, compared to the broader employed civilian labor force within the region.



Source: 2024 American Community Survey 1-year estimates, Tables B01003, DP03, DP05, C23002H, C23002I, and analysis of PUMS data, U.S. Census Bureau; compiled by Research & Strategic Projects, Montgomery County Planning Department (12/04/25).

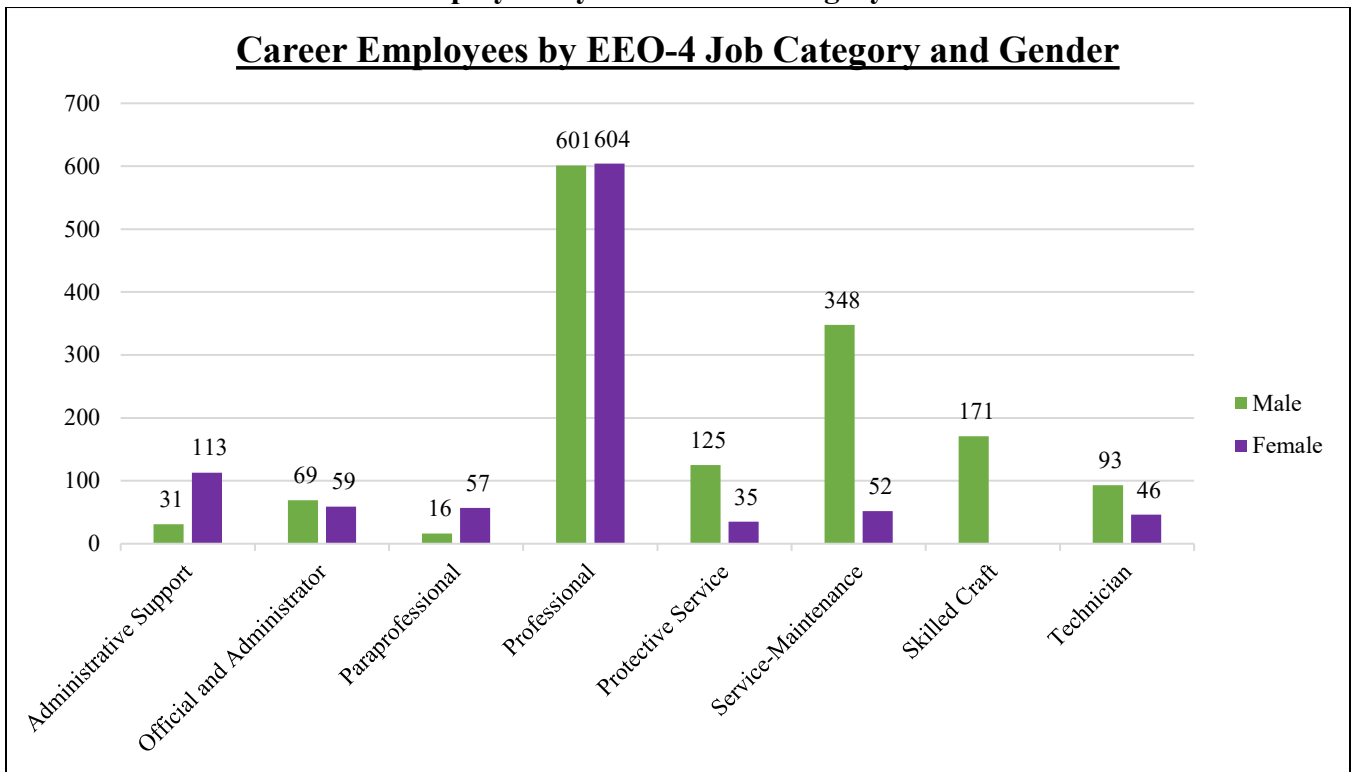
### Career Employees by EEO-4 Job Category

- In FY25, the largest number and percentage of career employees at M-NCPPC were represented by the Professional category with 1,205, or 49.8% of the workforce, followed by the Service-Maintenance category with 400 employees, or 16.5% of the workforce.



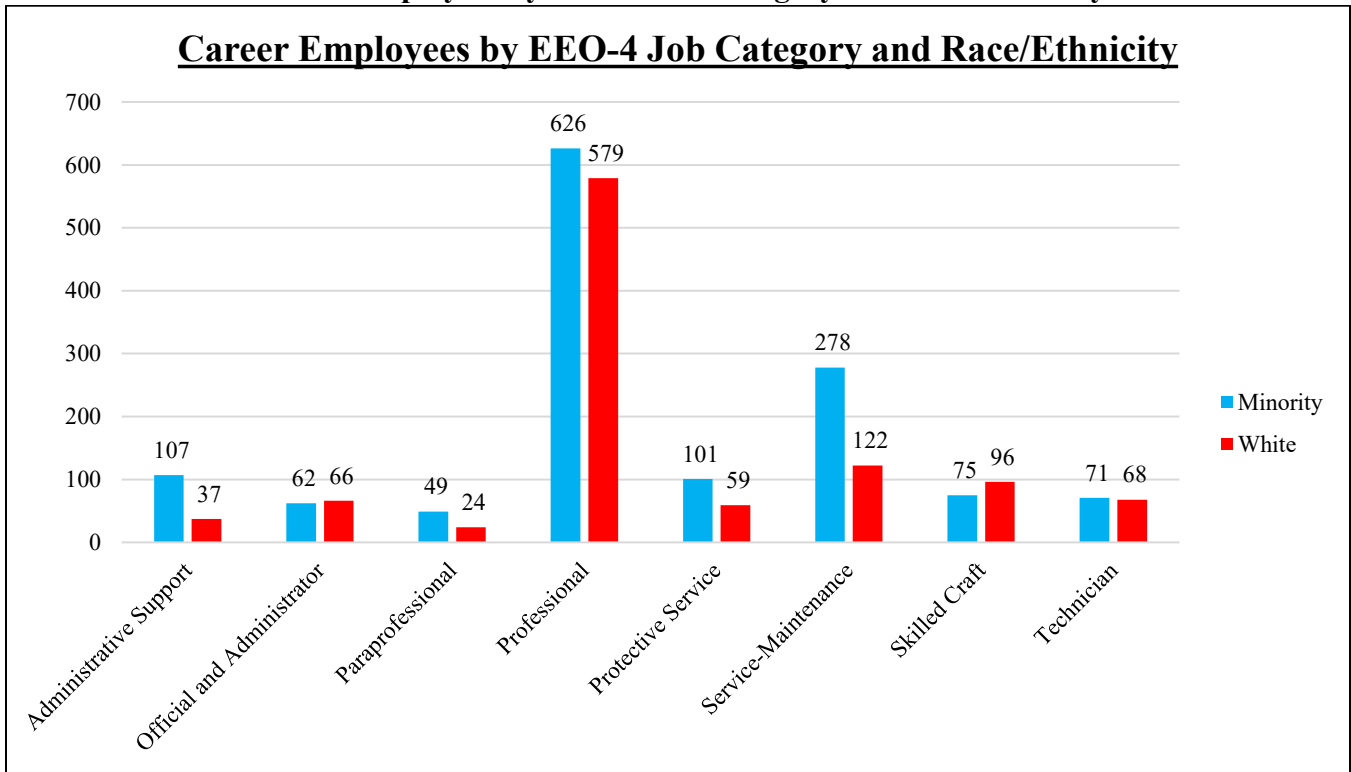
Total: 2,420

## Career Employees by EEO-4 Job Category and Gender



<b>EEO-4 Job Category</b>	<b>Male</b>	<b>Female</b>
Administrative Support	31	113
Official and Administrator	69	59
Paraprofessional	16	57
Professional	601	604
Protective Service	125	35
Service-Maintenance	348	52
Skilled Craft	171	0
Technician	93	46
<b>Grand Total</b>	<b>1,454</b>	<b>966</b>

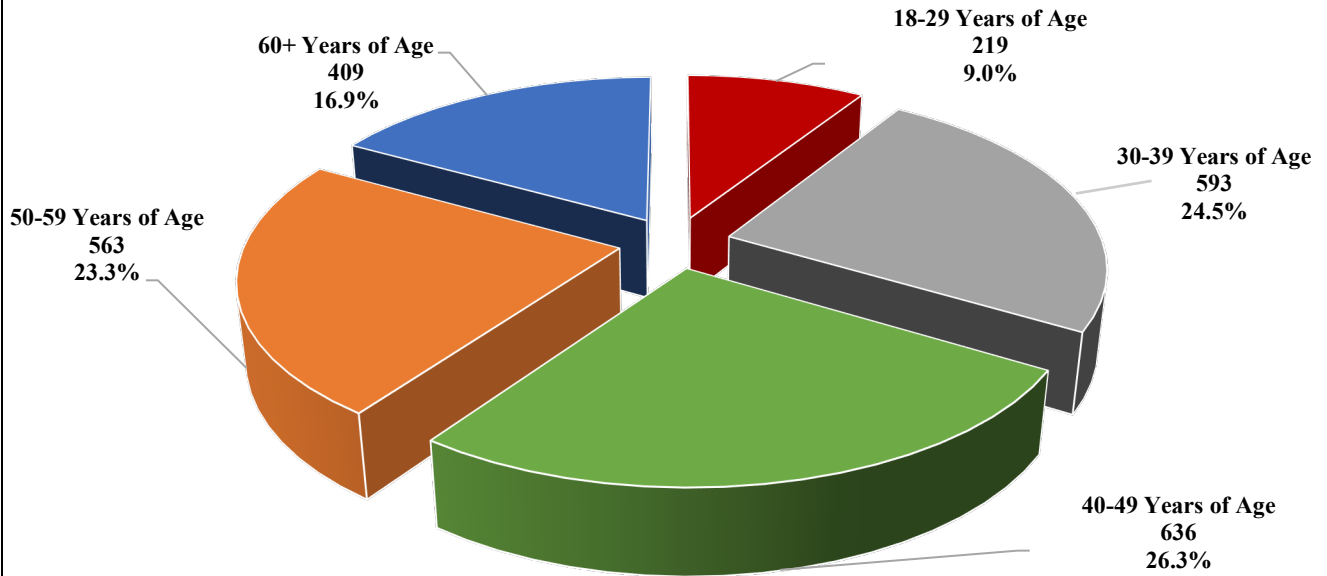
**Career Employees by EEO-4 Job Category and Race/Ethnicity**



<b>EEO-4 Job Category</b>	<b>Minority</b>	<b>White</b>
Administrative Support	107	37
Official and Administrator	62	66
Paraprofessional	49	24
Professional	626	579
Protective Service	101	59
Service-Maintenance	278	122
Skilled Craft	75	96
Technician	71	68
<b>Grand Total</b>	<b>1,369</b>	<b>1,051</b>

**Distribution of Career Employees by Age and Department**

**Distribution of Career Employees by Age**

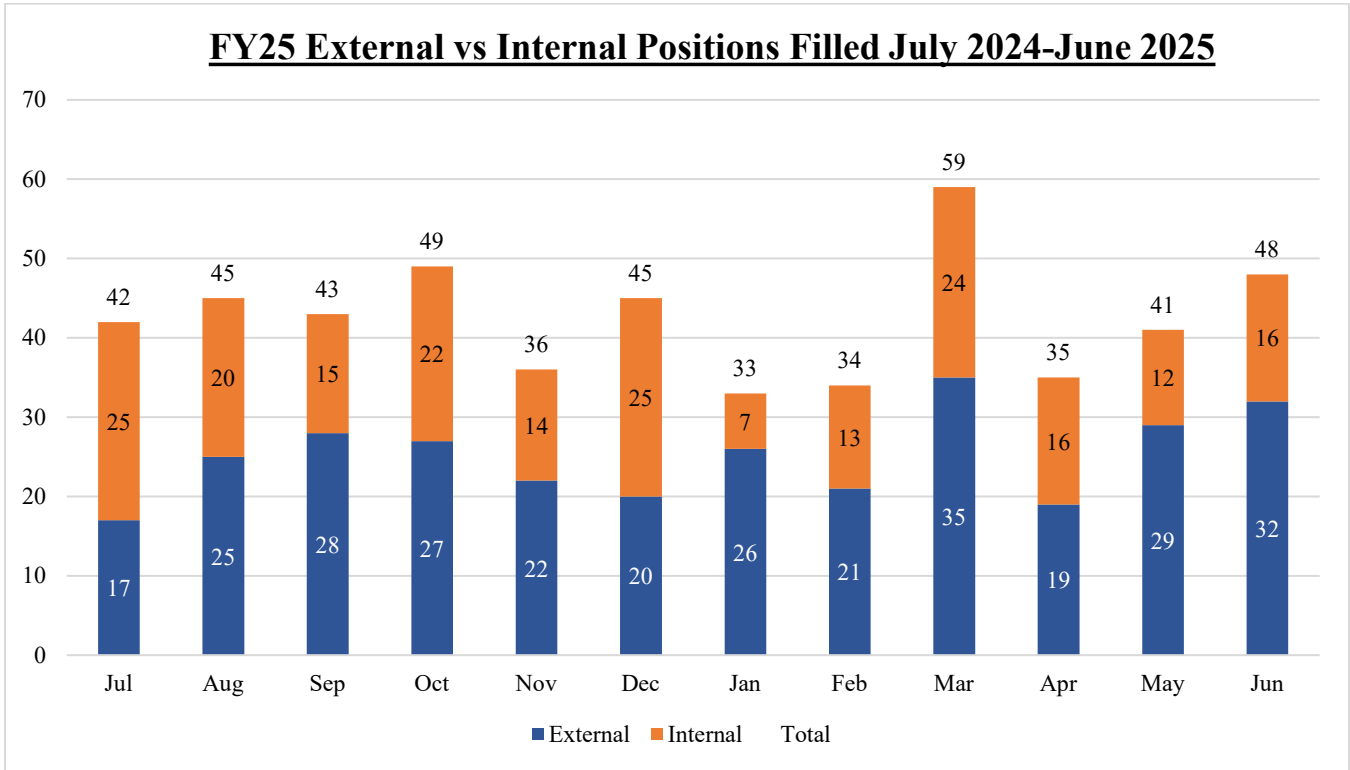


**Distribution of Career Employees by Department**

<b>Department</b>	<b>Employees</b>	<b>Percentage</b>
Bi-County Corporate Operations	164	6.8%
Montgomery County Commissioners' Office	3	0.1%
Montgomery County Planning	145	6.0%
Montgomery County Parks	761	31.4%
Prince George's County Commissioners' Office	9	0.4%
Prince George's County Planning	186	7.7%
Prince George's County Parks and Recreation	1,152	47.6%
<b>M-NCPPC Career Employees Total</b>	<b>2,420</b>	<b>100.0%</b>

## Recruitment of Career Employees

In FY25, the Recruitment and Selection Services Division filled 510 career positions. Of these 510 positions, 301 were filled by external candidates and 209 were filled by internal candidates via promotion, demotion, or lateral assignment (these figures do not include positions filled through reclassification, appointment, or the Park Police rank promotional process).



Positions Filled													
	July	August	September	October	November	December	January	February	March	April	May	June	Total
External	17	25	28	27	22	20	26	21	35	19	29	32	<b>301</b>
Internal	25	20	15	22	14	25	7	13	24	16	12	16	<b>209</b>
Total	<b>42</b>	<b>45</b>	<b>43</b>	<b>49</b>	<b>36</b>	<b>45</b>	<b>33</b>	<b>34</b>	<b>59</b>	<b>35</b>	<b>41</b>	<b>48</b>	<b>510</b>

The average salary for FY25 career new hires was \$74,422 as compared to the FY24 average of career new hires of \$76,377.

### Employee Referral and (Sign-On) Bonus Program for External Hires Only

The employee referral and sign-on bonus programs were continued to assist departments in recruiting for vacant positions throughout the Commission. Seasonal/Intermittent positions were included and identified as “hard-to-fill” positions. The use of both employee referral and sign-on bonuses are at the discretion of the hiring department and subject to available funding.

#### Under the Employee Referral Bonus Program (Administrative Procedures 08-01), in FY25 employees received:

- Up to \$1,000 for referring a candidate who was hired into a vacant Merit System position that was designated as “hard-to-fill”.
- Up to \$100 for referring a candidate who was hired into a Seasonal/Intermittent position that was designated as “hard-to-fill”.
- The new employee must complete 30 days of service before the referral bonus was to be paid. Those above a certain grade (grade 32), responsible for recruitment, and within the line of supervision were ineligible to receive a referral bonus.

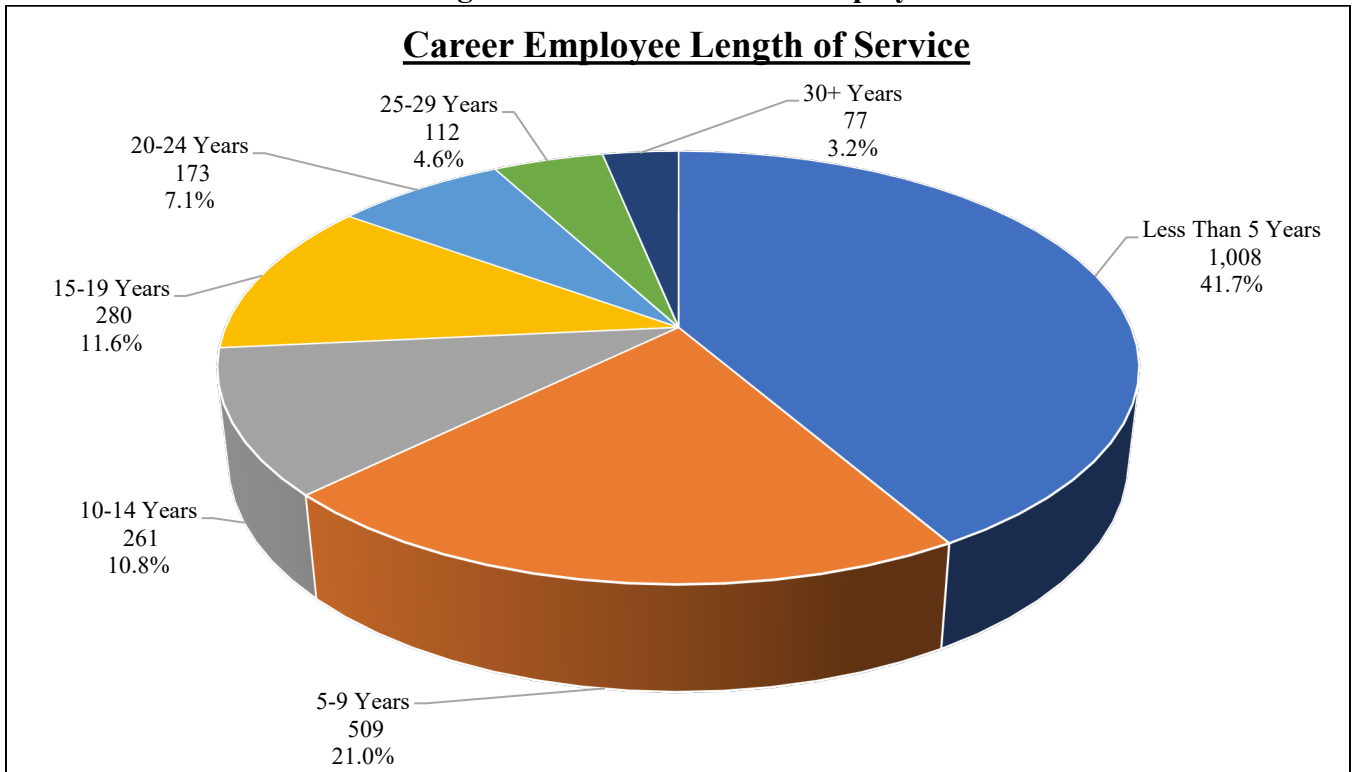
**Under the Employment (Sign-on) Bonus Program (Administrative Procedures 08-02), in FY25 between July 1, 2024 to December 31, 2024, newly hired employees received:**

- Up to \$10,000 when hired into a vacant Merit System position designated as “hard-to-fill”.
- Up to \$500 when hired into a vacant Seasonal/Intermittent position designated as “hard-to-fill”.

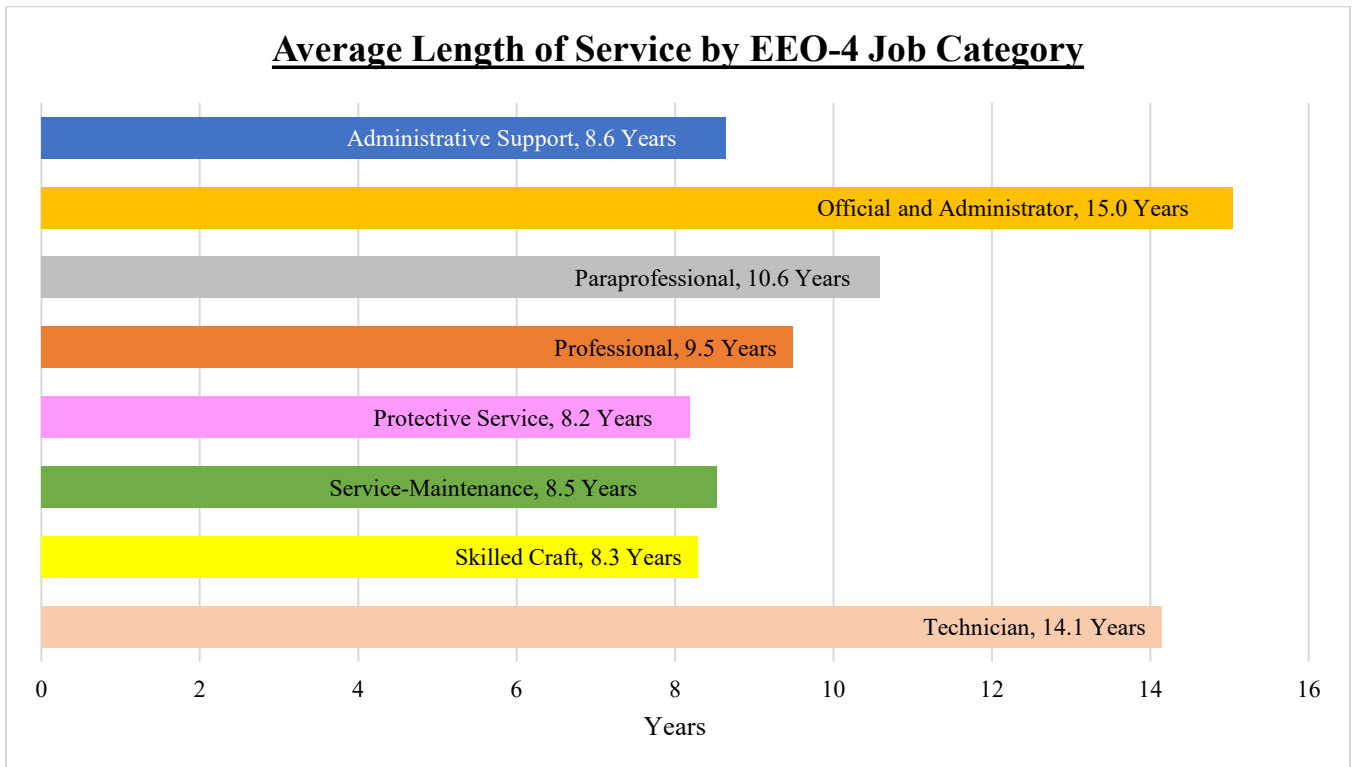
Effective January 1, 2025 to June 30, 2025, the Employment (Sign-On) Bonus Program received a reduction in the maximum sign-on bonus to **\$7,500** for vacant Merit System positions. This reduction excluded Park Police positions, which remained at a maximum sign-on bonus of \$10,000.

For Merit System Positions, the Employment Sign-On Bonus Program provided for a sum of money up to a maximum of \$10,000 (\$7,500 from January 1, 2025 to June 30, 2025), payable in two equal installments, to a new hire who filled an approved Merit System “hard-to-fill” position. The first installment (50% of the approved employment sign-on bonus amount) was paid to the new hire immediately following commencement of employment with the M-NCPPC. The remaining 50% of the employment sign-on bonus was to be paid at the time that the new hire successfully completed one (1) year of employment with the M-NCPPC. For non-permanent positions, the bonus was paid no sooner than after 30 days of employment, in one or more installments, as determined by the hiring department.

## Length of Service for Career Employees



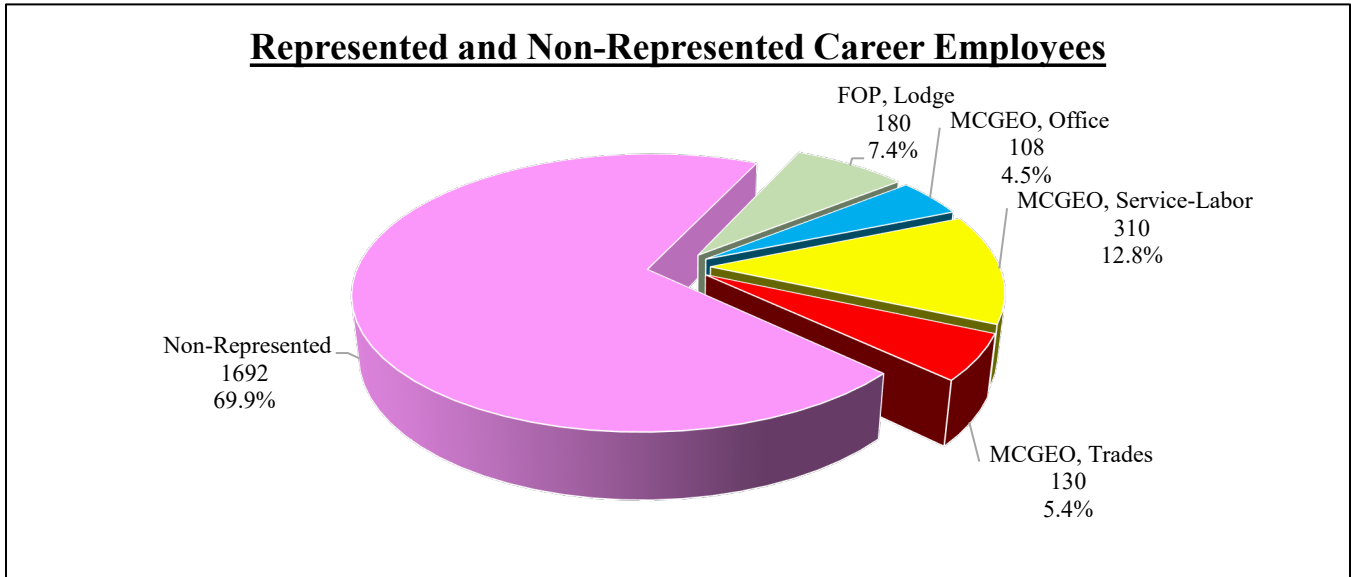
The average length of service for females was 9.5 years and for males was 9.8 years.



## Collective Bargaining

In FY25, 30.0% of the Commission’s career workforce was represented by a union.

Union	Number of Members FY25	Percentage of Career Employees
United Food and Commercial Workers Union, Local 1994/Municipal and County Government Workers Union (MCGEO) representing office, service-labor and trade positions.	548	22.6%
Fraternal Order of Police, Lodge #30 (FOP) representing police ranked sergeant and below	180	7.4%



According to the Bureau of Labor Statistics (BLS), 13.4% of employed workers in Maryland were in positions represented by unions. Additionally, BLS reports that 31.4% of state government workers are unionized. The higher numbers for union membership attributed to local government workers are the result of heavily unionized occupations such as teachers, police officers, and firefighters.

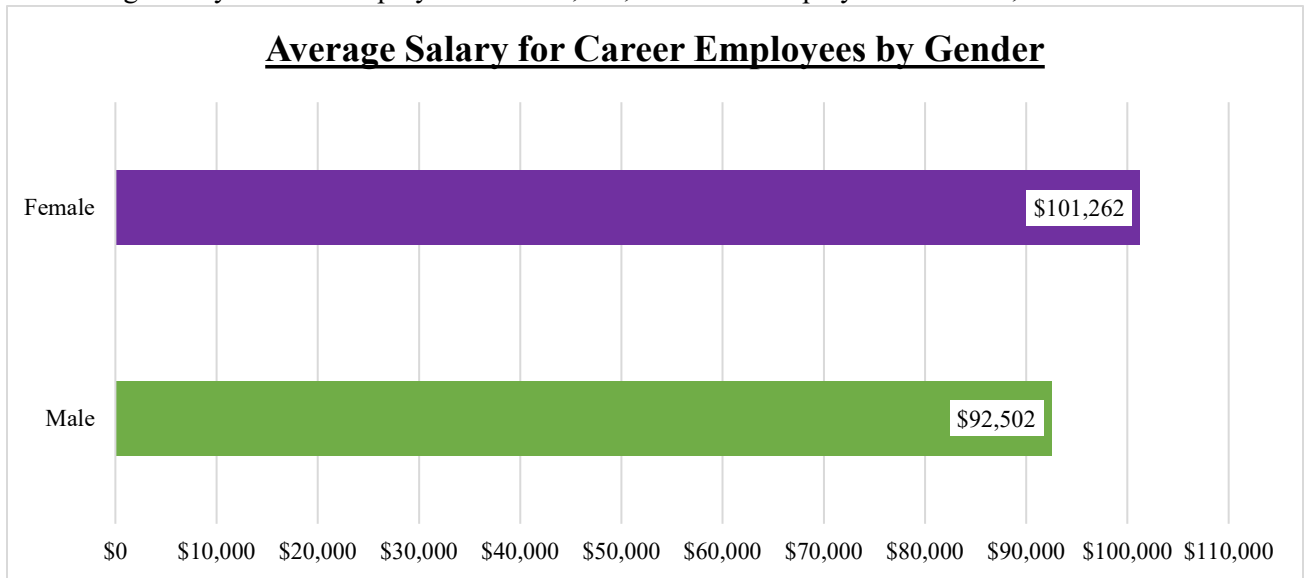
Source: U.S. Department of Labor Bureau of Labor Statistics, News Release, Table 3. “Union affiliation of employed wage and salary workers by occupation and industry, 2023-2024 annual averages” and Table 5 “Union affiliation of employed wage and salary workers by state, 2023-2024 annual averages”<sup>1</sup>.

<sup>1</sup>Union membership data for 2024-2025 by the Bureau of Labor Statistics had not been published at the time of distribution.

## Compensation

- M-NCPPC compensates and rewards its employees utilizing either pay ranges or step pay schedules.
  - There are five separate pay range schedules for career employees, 2 for non-represented employees (General Service and Command Staff), and 3 for represented employees (Service-Labor, Office, and Trades). Each range consists of a minimum, midpoint, and maximum salary. Schedules for represented employees also have a longevity increment.
  - A step pay schedule is utilized to compensate employees in the FOP Bargaining Unit. This pay schedule includes three additional increments for longevity.
- The average salary for all career employees (full-time and part-time) was \$95,998. Part-Time employees' salaries were annualized.

The average salary for male employees was \$92,502; for female employees was \$101,262.



For career employee annual salary distribution by demographics and job categories, see pages 19-20.

**Administrative Support**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	N/A	\$72,120	\$67,144	\$70,304	N/A	\$59,708	\$76,044
Male	N/A	\$76,735	\$78,462	\$74,854	N/A	\$64,098	\$71,984

Average Salary Administrative Support \$73,063

Average Administrative Support New Hire Salary \$67,226

**Official and Administrator**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	\$184,869	\$177,161	\$225,820	\$173,420	N/A	N/A	\$167,437
Male	\$148,233	\$178,776	\$157,677	\$171,377	N/A	\$186,661	\$175,302

Average Salary Official and Administrator \$174,635

Average Official and Administrator New Hire Salary \$159,203

**Paraprofessional**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	N/A	\$85,338	\$81,612	\$87,362	N/A	\$67,659	\$91,785
Male	N/A	\$91,541	\$66,701	N/A	N/A	N/A	\$89,359

Average Salary Paraprofessional \$86,796

Average Paraprofessional New Hire Salary \$81,062

**Professional**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	\$89,818	\$102,696	\$103,049	\$111,909	\$94,378	\$103,019	\$109,331
Male	\$92,734	\$101,721	\$102,869	\$115,751	N/A	\$94,533	\$110,955

Average Salary Professional \$106,630

Average Salary Professional New Hire Salary \$87,105

**Protective Service**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	N/A	\$77,272	\$105,404	\$88,011	N/A	\$70,530	\$92,972
Male	N/A	\$83,072	\$87,186	\$103,403	N/A	\$74,646	\$101,807

Average Salary Protective Service \$89,707

Average Protective Service New Hire Salary \$66,445

**Service-Maintenance**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	N/A	\$55,559	\$58,264	N/A	N/A	N/A	\$60,527
Male	\$53,095	\$58,529	\$57,265	\$72,612	N/A	\$48,276	\$60,474

Average Salary Service-Maintenance \$58,595

Average Service-Maintenance New Hire Salary \$49,065

**Skilled Craft**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Male	\$107,768	\$72,653	\$73,778	\$80,755	\$76,960	\$72,911	\$84,029

Average Salary Skilled Craft \$79,688

Average Skilled Craft New Hire Salary \$68,693

**Technician**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	N/A	\$87,395	\$102,827	\$84,999	N/A	\$113,643	\$93,619
Male	\$114,047	\$96,271	\$64,119	\$116,540	N/A	\$102,025	\$96,559

Average Salary Technician \$94,959

Average Technician New Hire Salary \$78,167

**(All)**

Gender	Native American/Native Alaskan	Black or African American	Hispanic or Latino	Asian	Native Hawaiian/Pacific Island	Two or More Races	White
Female	\$137,344	\$96,887	\$91,026	\$108,697	\$94,378	\$94,678	\$106,914
Male	\$86,669	\$87,708	\$74,119	\$108,864	\$76,960	\$77,333	\$100,134

Average Salary \$95,998

Average New Hire Salary \$74,422

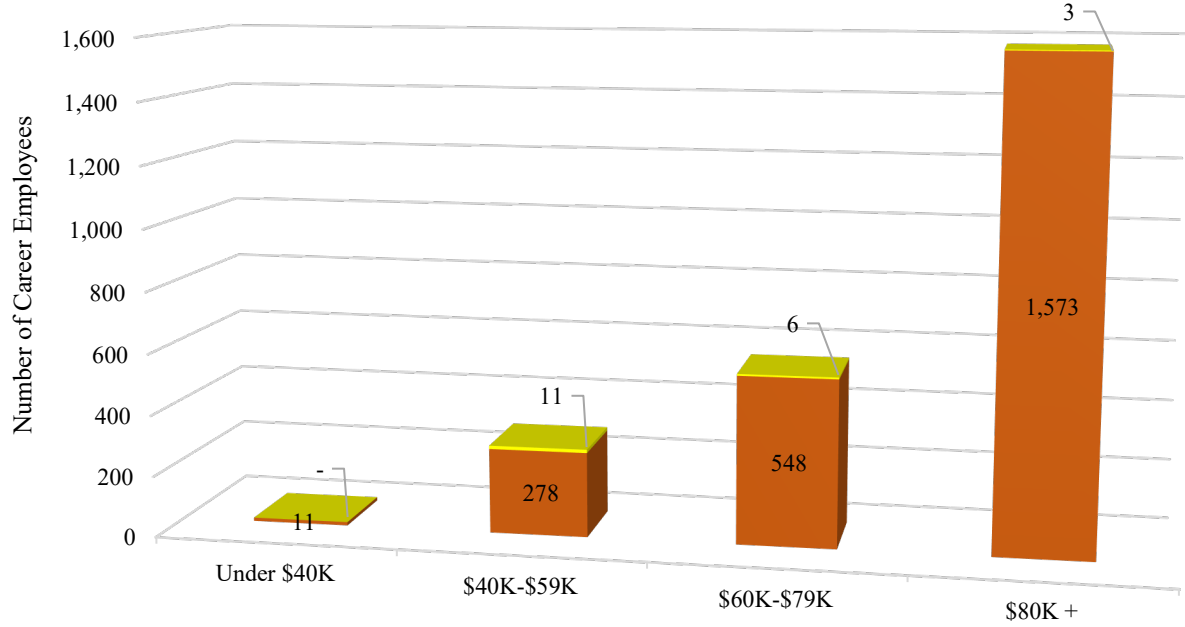
Commission Career Average Salary (includes full-time and part-time annualized salaries): \$95,998.

The greatest number of employees were in the Professional EEO Job Category. The Official and Administrator and Professional Categories had the highest average annual salaries.

*New hires are defined as employees who, at the end of the fiscal year, have been employed by the Commission for less than one year.*

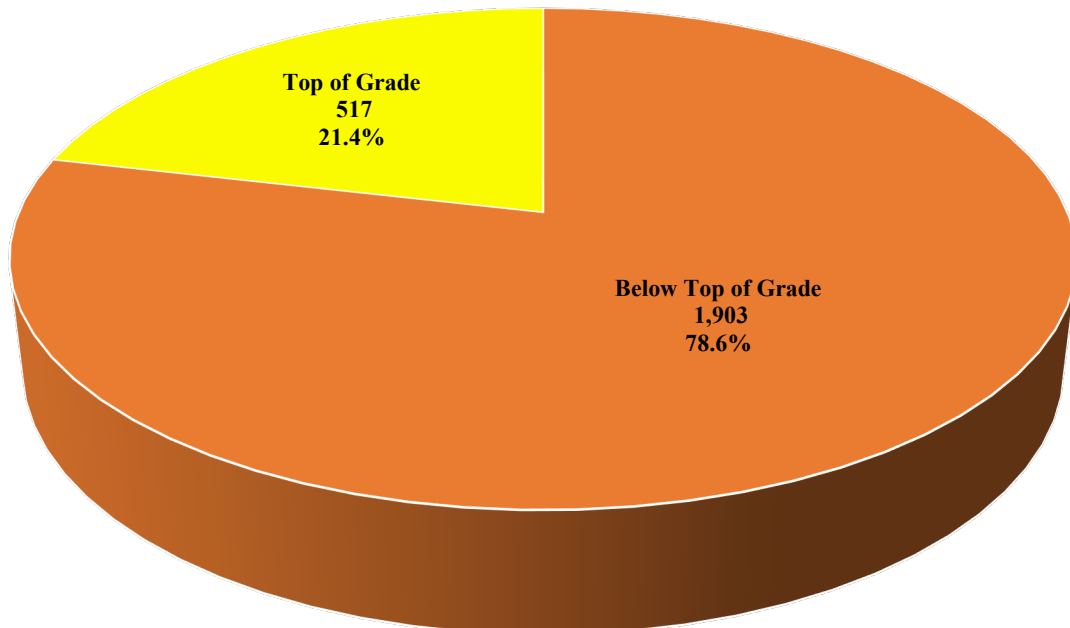
## Annual Salary Ranges and Career Employees at Top of Grade

### Annual Salaries Full-Time and Part-Time Career Employees



Salary Range	Part-Time (annualized)	Full-Time
Under \$40,000	0	11
\$40,000 to \$59,000	11	278
\$60,000 to \$79,000	6	548
Over \$80,000	3	1,573

### Career Employees at Top of Grade



Total: 2,420

## COLA, Merit Increase, and Lump Sum

### FY25 COLA, Merit Increase, Lump Sum, and Pay Schedule Adjustments

**Non-Represented** Employees and **MCGEO-Represented** Employees received a 3.5% Cost of Living Adjustment (COLA) effective July 4, 2024. As the result of the COLA, the salary ranges of pay schedules also increased.

Career non-represented and career MCGEO-represented employees **who were not at top-of-grade** at the end of FY25 (06/30/2025), remained in the same employment category, and met the requirements received a 3.5% merit increase or anniversary pay increment at the time of their FY25 anniversary.

Career non-represented and career MCGEO-represented employees **who reached top-of-grade** by the end of FY25 (06/30/2025) and remained in the same employment category, received a 0.5% (half percent) lump sum payment in lieu of an anniversary (merit) pay increment.

MCGEO-represented employees were eligible to receive a longevity increase of 3.25% in FY25 if they had reached and remained at the top of the grade for at least one year, had attained an overall satisfactory annual performance rating on their most recent performance evaluation, and had completed 17 years of service (beginning of year 18).

Employees represented by the **Fraternal Order of Police (FOP)** received a merit pay increment (step increase) of up to 3.5% effective the first pay period after an employee's anniversary date. On July 7, 2024 a 2.5% COLA was awarded.

FOP employees were eligible to receive an Additional Service Increment (ASI) for FY25 if they had reached the top of grade the previous year, met the requirements for years of service, and received a "good" or better on his/her most recent annual performance evaluation.

**Comparison of Cost-of-Living Adjustments FY15 - FY25**  
(Percent of Increase)

Fiscal Year	M-NCPPC			MONTGOMERY COUNTY GOVERNMENT			PRINCE GEORGE'S COUNTY GOVERNMENT		
	Park Police FOP	Ser/Labor Trades Office (MCGEO)	Non-Rep Employees	Police (FOP)	OPT & SLT (MCGEO)	Non-Rep Employees	Police (FOP)	Ser/Labor Trades Office (AFSCME)++	Non-Rep Employees
2015	1.75% (a)	2.00% (b)	2.00% (c) (d)	2.10% (e)	3.25% (f)	3.25% (f)	0.00%	0.00%	0.00%
2016	1.75% (g)	1.75% (h)	1.75% (h)	2.00% (i)	2.00% (i)	2.00% (i)	0.00% (j)	0.00%	0.00%
2017	0.50% (k)	1.75% (l)	1.75% (l)	1.00% (m)	1.00% (m)	1.00% (m)	0.00%	3.00% (n)	3.00% (n)
2018	1.50% (o)	1.50% (p)	1.50% (p)	2.00% (q)	2.00% (r)	2.00% (s)	0.00%	1.00% (t)	1.00% (t)
2019	1.50% (u)	1.50% (v)	1.50% (v)	2.00% (w)	2.00% (x)	2.00% (x)	0.00%	2.00% (x)	2.00% (x)
2020	1.00% (z)	1.50% (aa)	1.50% (aa)	0.00%	2.25% (ab)	2.25% (ab)	1.50% (ac)	1.50% (ad)	1.50% (ae)
2021	0.75% (af)	0.00%	0.00%	1.50% (ag)	1.50% (ag)	1.50% (ag)	0.00%	0.00%	0.00%
2022	0.00%	0.00%	0.00%	2.50% (ah)	\$1,684 (ai)	\$1,684 (ai)	0.00%	0.00%	0.00%
2023	6.00% (aj)	3.50% (ak)	3.50% (al)	6.50% (am)	\$4,333 (an)	\$4,333 (an)	0.00%	3.00% (ao)	3.00% (ao)
2024	5.50% (ap)	5.00% (aq)	5.00% (aq)	7.00% (ar)	6.00% (as)	6.00% (as)	5.00% (at)	3.00% (au)	3.00% (au)
2025	2.50% (av)	3.50% (aw)	3.50% (aw)	3.50% (ax)	4.50% (ay)	4.50% (ay)	2.75% (az)	5.00% (ba)	2.00% (bc)
<b>Cumulative Impact on Salary (10 years)</b>	22.75%	22.00%	22.00%	30.10%	24.50% Plus \$6,017	24.5% Plus \$6,017	9.25%	18.50%	15.50%

++Closely matches classes represented by MCGEO Local 1994 at M-NCPPC

- (a) FY15 COLA 1.75% effective 9/14/14
- (b) FY15 COLA 2.0% effective 9/14/14, plus 0.5% lump sum for emps not at top of grade or 1.0% lump sum for those at top of grade
- (c) FY15 COLA 2.0% effective 7/14/14, plus 0.5% lump sum for emps not at top of grade or 1.0% lump sum for those at top of grade
- (d) FY15 1.0% lump sum of base pay for emps at top of grade and 0.5% of base pay for emps who receive a merit increase, eff 7/6/14
- (e) FY15 GWA 2.10% effective first full pay period after 7/1/2014
- (f) FY15 GWA 3.25% effective first full pay period in September 2014 or 9/7/2014
- (g) FY16 COLA 1.75% effective first full pay period following 7/1/2015
- (h) FY16 COLA 1.75% effective first full pay period following 9/1/2015
- (i) FY16 GWA 2.0% effective the first full pay period after July 1, 2015
- (j) FY16 COLA Arbitration award and general revenue threshold not reached per PFM.
- (k) FY17 COLA 0.5% the first full pay period following July 1, 2016
- (l) FY17 COLA 1.75% effective the first full pay period following September 1, 2016
- (m) FY17 GWA 0.5% effective the first full pay period after July 1, 2016 plus 0.5% effective first full pay period after January 1, 2017
- (n) FY17 COLA 3.0% effective the first full pay period following January 1, 2018
- (o) FY18 COLA 1.5% effective the first full pay period following July 1, 2017
- (p) FY18 COLA 1.5% effective the first full pay period following August 1, 2017
- (q) FY18 GWA 2.0% effective first full pay period following July 1, 2017
- (r) FY18 GWA 2.0% effective first full pay period following August 1, 2017
- (s) FY18 GWA 2.0% effective the first full pay period after October 1, 2017
- (t) FY18 COLA 1.0% effective January 7, 2018
- (u) FY19 COLA 1.5% effective 7/1/2018
- (v) FY19 COLA 1.5% effective the first full pay period following October 1, 2018
- (w) FY19 GWA 2.0% effective the first full pay period after July 1, 2018
- (x) FY19 GWA 2.0% effective December 9, 2018
- (y) FY19 COLA 2.0% effective the first full pay period in January 2019
- (z) FY20 COLA 1.0% effective the first full pay period following July 1, 2019

- (aa) FY20 COLA 1.5% effective the first full pay period following July 1, 2019
- (ab) FY20 GWA 2.25% effective December 8, 2019
- (ac) FY20 COLA 1.5% effective first full period after March 1, 2020
- (ad) FY20 COLA 1.5% effective the first full pay period in January 2020
- (ae) FY20 COLA 1.5% effective January 5, 2020
- (af) FY21 COLA 0.75% effective the first full pay period following November 1, 2020
- (ag) FY21 GWA 1.5% effective June, 20 2021
- (ah) FY22 GWA 2.5% effective first full pay period after January 1, 2022
- (ai) FY22 GWA was approved as a flat amount of \$1,684 per employee
- (aj) FY23 COLA 5.0% effective the final full pay period of FY 2023 (6/11/23)
- (ak) FY23 COLA 3.5% effective the first full pay period on or after September 1, 2022 (9/4/22)
- (al) FY23 COLA 3.5% effective the last full pay period of June 2023
- (am) FY23 GWA 3.5% effective July 3, 2022 and 3.0% effective January 1, 2023
- (an) FY23 GWA \$4,333 paid the last pay period of June 2023
- (ao) FY23 COLA 3.0% effective the first full pay period in January 2023
- (ap) FY24 COLA 5.5% effective the pay period beginning January 7, 2024
- (aq) FY24 COLA 2.5% effective 9/3/2023 plus 2.5% effective 1/7/2024
- (ar) FY24 GWA 4.0% effective July 2, 2023 and 3.0% effective January 14, 2024
- (as) FY24 GWA 3.0% effective January 14, 2024 and 3% effective June 16, 2024
- (at) FY24 COLA 5.0% effective the first full pay period after March 1, 2024
- (au) FY24 COLA 3.0% effective the first full pay period in January 2024
- (av) FY25 COLA 2.5% effective July 7, 2024
- (aw) FY25 COLA 3.5% effective effective the first full pay period after July 1, 2024
- (ax) FY25 GWA 3.5% paid in July 2024
- (ay) FY25 GWA 4.5% paid in November 2024
- (az) FY25 COLA 2.75% effective April 6, 2025
- (ba) FY25 COLA 5.0% for employees with at least 5 years of service as of July 1, 2024 will receive 5.0% effective July 1, 2024
- (bc) FY25 COLA 2.0% effective the first full pay period in April 2025

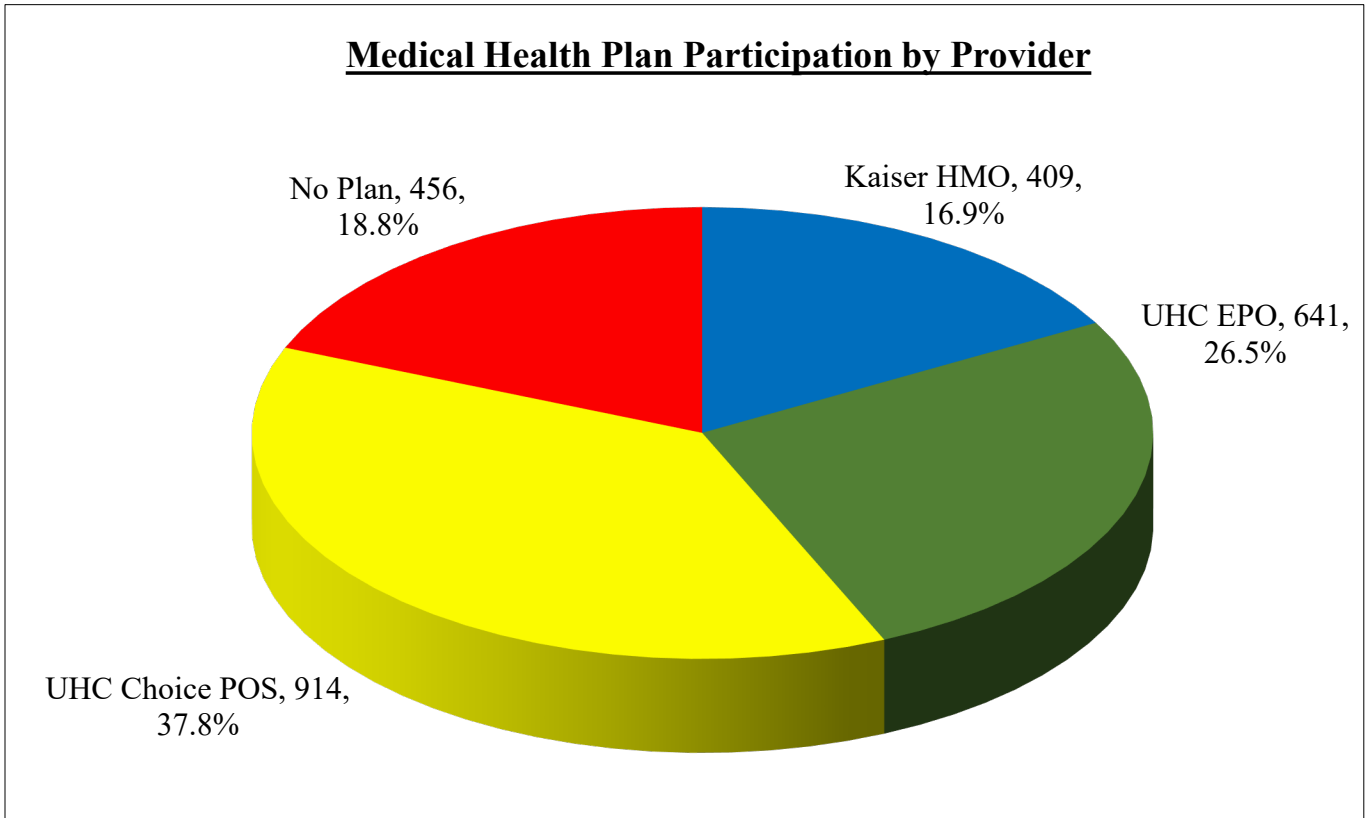
### Health Benefits – Career Employees

The Commission offered career employees medical, prescription, dental, and vision plans; basic life and accidental death and dismemberment (AD&D) insurance, long-term disability insurance (LTD), and supplemental LTD insurance; as well as fully employee-funded benefits such as spouse and dependent life insurance, 457 deferred compensation, flexible spending accounts, and long-term care benefits.

Career Employees selected from three health plans for medical insurance coverage. These included a Point of Service (POS) plan, an Exclusive Provider Organization (EPO) plan, and a Health Maintenance Organization (HMO) plan.

Leave Programs such as annual, personal, sick, and holidays were provided.

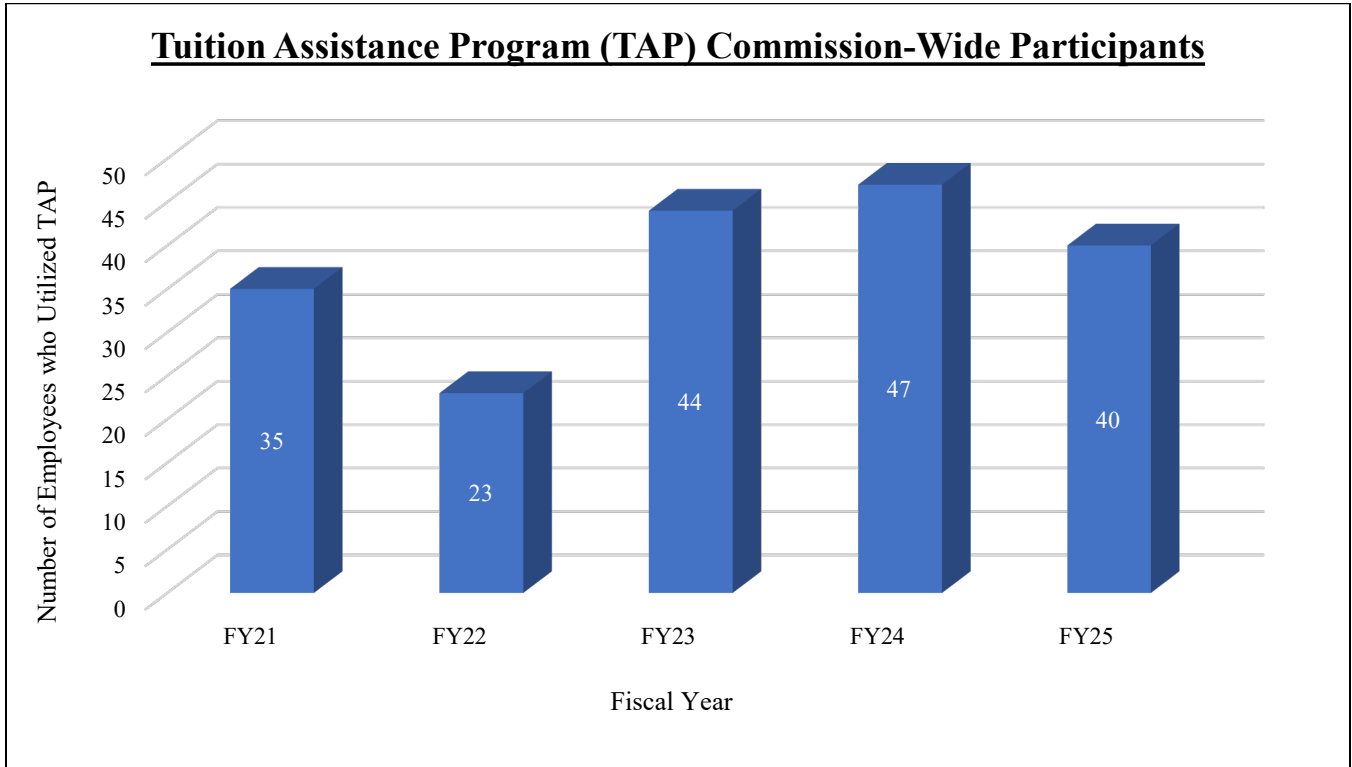
Other benefits such as Credit Union, Employee Assistance Program (EAP), Legal Services Plan, Tuition Assistance Program (TAP), Wellness Program, Work-Life Balance Program, and Sick Leave Bank were offered.



Total Career Employees: 2,420

### Tuition Assistance Program

The agency offered career employees the opportunity to utilize the Tuition Assistance Program for professional development, funding college and technical training. In FY25, 40 career employees utilized the Tuition Assistance Program.



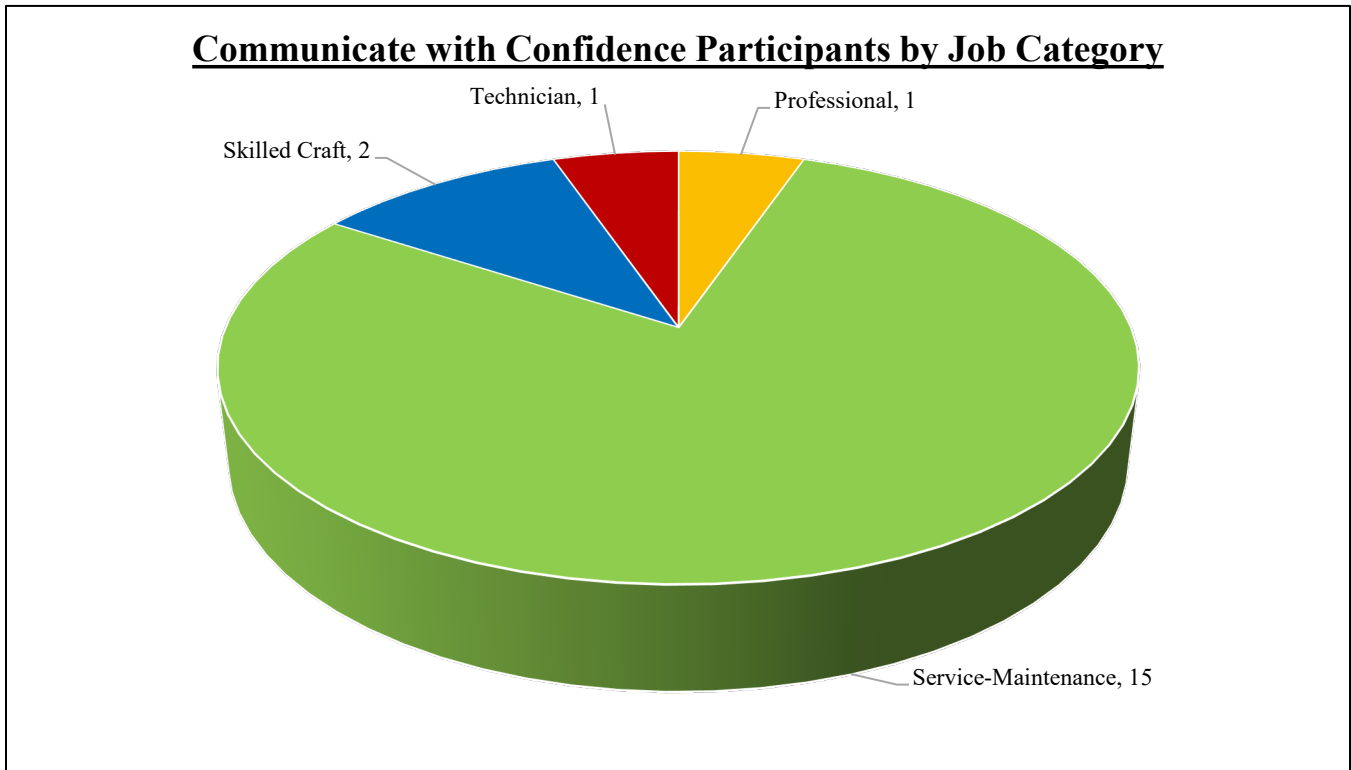
Fiscal Year	FY21	FY22	FY23	FY24	FY25
Participants	35	23	44	47	40

**FY21-FY25 analysis based on number of employees, not requests. TAP is available to all active Merit System employees who have successfully completed new hire probation and attained career status.**

FY21-FY22 participation rates may have been impacted as a result of COVID-19.

**Communicate with Confidence Program (formerly known as the Language and Literacy Program)**

The Commission offered career employees the opportunity to participate in the Communicate with Confidence Program which teaches communication and job skills to native and non-native English-speaking employees, therefore advancing professional opportunities. In FY25, 19 employees utilized the Communicate with Confidence Program.



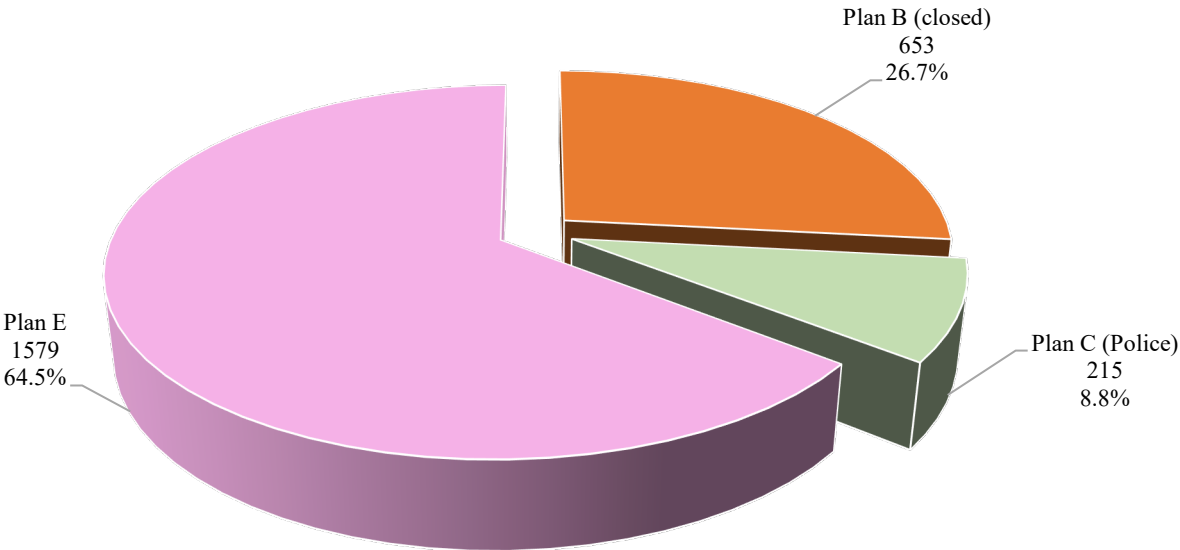
Department	Participants
Montgomery County Parks	12
Prince George’s County Parks and Recreation	7
<b>Total</b>	<b>19</b>

## **Retirement Benefits – Career**

Since 1978, the Commission has offered a pension program to its career workforce. Enrollment is mandatory, and plans are jointly funded through employer and employee contributions. There are five defined benefit plans:

1. Plan A is non-integrated with Social Security and has been closed to new membership since December 31, 1978. There are no active career employees in Plan A.
2. Plan B is integrated with Social Security; 30.1% of the workforce, or 653 active employees, are in Plan B. This plan was closed to new members on December 31, 2012. Normal retirement for employees in both Plan A and Plan B is age 60 with at least five years of credited service or 30 years of credited service regardless of age.
3. Plans C and D are the retirement plans for the Park Police and account for 9.1% of active employee retirement plan membership. Plan C has 8.8% or 205 members and Plan D now has 0 members. Plan D was closed to new members in July 1993.
4. Normal retirement for employees in Plan C is 25 years of credited service or age 55 with at least five years of service.
5. Normal retirement for employees in Plan D is 22 years of credited service or age 55 with at least five years of service.
6. Plan E is mandatory for all full-time and part-time Merit System employees (except Park Police), for individuals employed by the Employees' Retirement System, Appointed Officials, and employees exempted from the Merit System who are employed or appointed on or after January 1, 2013. Plan E has 61.1% of the career workforce or 1,421 members.
7. Normal retirement for employees in Plan E is age 62 with at least 10 years of credited service, or 30 years of credited service regardless of age.
8. For all plans, employees are eligible to convert accumulated sick leave into credited service at the time of retirement. Employees may use a maximum of 14 months of sick leave to qualify for early or normal retirement.
9. Participation in the employees' retirement system includes employees who are vested or Commissioners who are not considered career merit employees.

**Participation in Employee Retirement Plans**



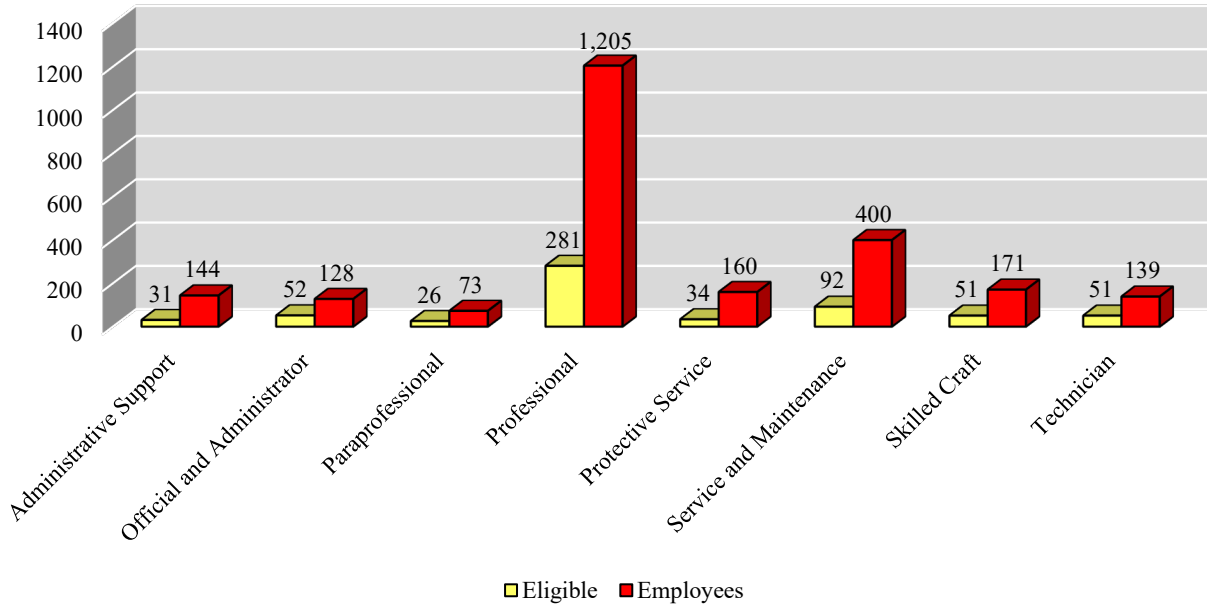
- Total Employees in the Retirement System: 2,447<sup>1</sup>
- Plan B (non-police) is closed to new participants.
- Plan C (police) and Plan E (non-police) remain open to new participants.

<sup>1</sup>Participation in the employees’ retirement system includes employees who are vested or Commissioners who are not considered career merit employees.

**Career Employees Eligible for Normal Retirement Between FY26 and FY30**

	FY2026	FY2027	FY2028	FY2029	FY2030	Total Eligible Retirements	Total Employees in FY2025	Percentage of Eligible Retirements by FY2030
<b>CAS</b>	<b>38</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>5</b>	<b>54</b>	<b>164</b>	<b>32.9%</b>
<b>PGC Commissioners' Office</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>9</b>	<b>88.9%</b>
<b>PGC Planning</b>	<b>27</b>	<b>7</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>46</b>	<b>186</b>	<b>24.7%</b>
<b>PGC Parks and Recreation</b>	<b>178</b>	<b>28</b>	<b>33</b>	<b>32</b>	<b>39</b>	<b>310</b>	<b>1,152</b>	<b>26.9%</b>
<b>PGC Sub Total</b>	<b>211</b>	<b>35</b>	<b>37</b>	<b>33</b>	<b>48</b>	<b>364</b>	<b>1,347</b>	<b>27.0%</b>
<b>MC Commissioners' Office</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0.0%</b>
<b>MC Planning</b>	<b>19</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>5</b>	<b>33</b>	<b>145</b>	<b>22.8%</b>
<b>MC Parks</b>	<b>80</b>	<b>16</b>	<b>22</b>	<b>23</b>	<b>26</b>	<b>167</b>	<b>761</b>	<b>21.9%</b>
<b>MC Sub Total</b>	<b>99</b>	<b>18</b>	<b>28</b>	<b>24</b>	<b>31</b>	<b>200</b>	<b>909</b>	<b>22.0%</b>
<b>Commission Total</b>	<b>348</b>	<b>58</b>	<b>71</b>	<b>57</b>	<b>84</b>	<b>618</b>	<b>2,420</b>	<b>25.5%</b>

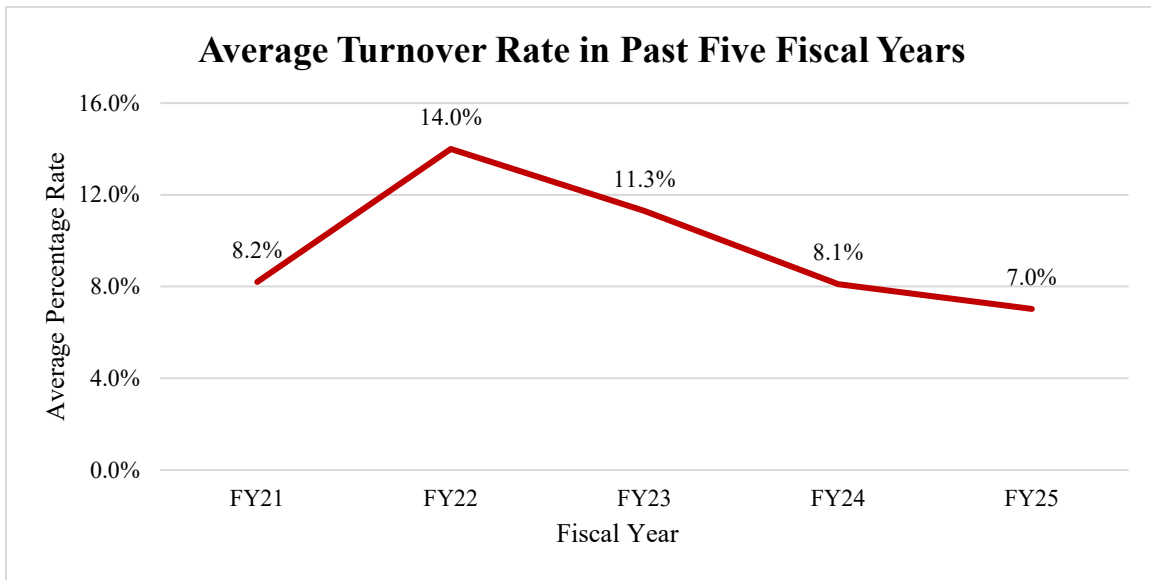
**Career Employees Eligible for Retirement Between FY26 and FY30 (Commission-Wide)**



<b>EEO-4 Category</b>	<b>Eligible</b>	<b>Employees</b>
Administrative Support	31	144
Official and Administrator	52	128
Paraprofessional	26	73
Professional	281	1,205
Protective Service	34	160
Service-Maintenance	92	400
Skilled Craft	51	171
Technician	51	139

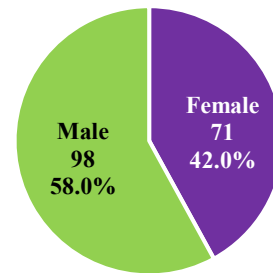
## Turnover – Career

The turnover rate in FY25 was 7.0% or 169 employees. The average turnover rate for the past five fiscal years (FY21-FY25) was 9.7%.



## Separations by Gender

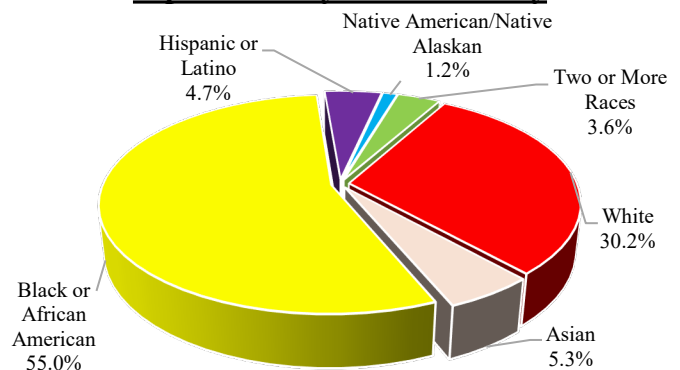
In FY25, 58.0% of employees who separated employment were male and 42.0% were female.



In FY25, the composition of separating employees was:

- 55.0% Black or African American
- 30.2% White (not Hispanic or Latino)
- 5.3% Asian
- 4.7% Hispanic or Latino
- 3.6% Two or More Races
- 1.2% Native American/Native Alaskan
- 0.0% Native Hawaiian/Pacific Islander

## Separations by Race/Ethnicity



In FY25, the three primary reasons for separations were for personal reasons, normal retirement, and unsatisfactory performance.

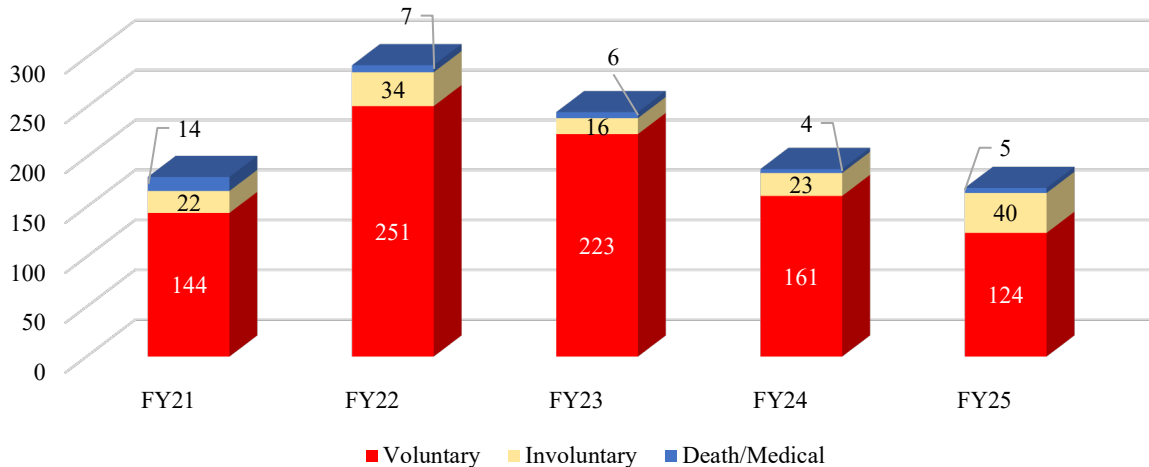
In FY25, 53 employees or 2.2% of employees separated due to personal reasons. 40 employees or 1.7% of employees separated due to normal retirement, and 20 employees or 0.8% of employees separated due to unsatisfactory performance.

For all separation statistics, see page 31.

## Separations by Reasons

<b>Number of Separations by Reason and Fiscal Year</b>						
		FY21	FY22	FY23	FY24	FY25
<b>Voluntary</b>						
	New Job	32	54	49	26	17
	Relocation	4	1	2	4	2
	Personal Reasons	35	94	74	70	52
	Return to School	0	0	0	0	0
	Early Retirement	7	14	9	5	7
	Normal Retirement	62	83	80	50	40
	Quit Without Notice (No Show)	4	5	8	6	6
	Other	0	0	1	0	0
	<b>Total</b>	144	251	223	161	124
<b>Involuntary</b>						
	Violation of Rules	14	29	4	7	19
	Background	1	0	0	1	0
	Unsatisfactory Performance	7	3	8	12	20
	Reduction in Force (RIF)	0	0	0	0	0
	Dismissal/Job Abandonment	0	2	4	3	1
	<b>Total</b>	22	34	16	23	40
<b>Death/Medical</b>						
	Death	14	7	5	1	5
	Not Specified	0	0	0	2	0
	Disability Medical	0	0	0	0	0
	Resign Medical	0	0	1	1	0
	<b>Total</b>	14	7	6	4	5
	<b>Total Separations</b>	180	292	245	188	169
	Turnover Rate	8.2%	14.0%	11.3%	8.1%	7.0%

### Career Turnover by Separation Reason FY21-FY25



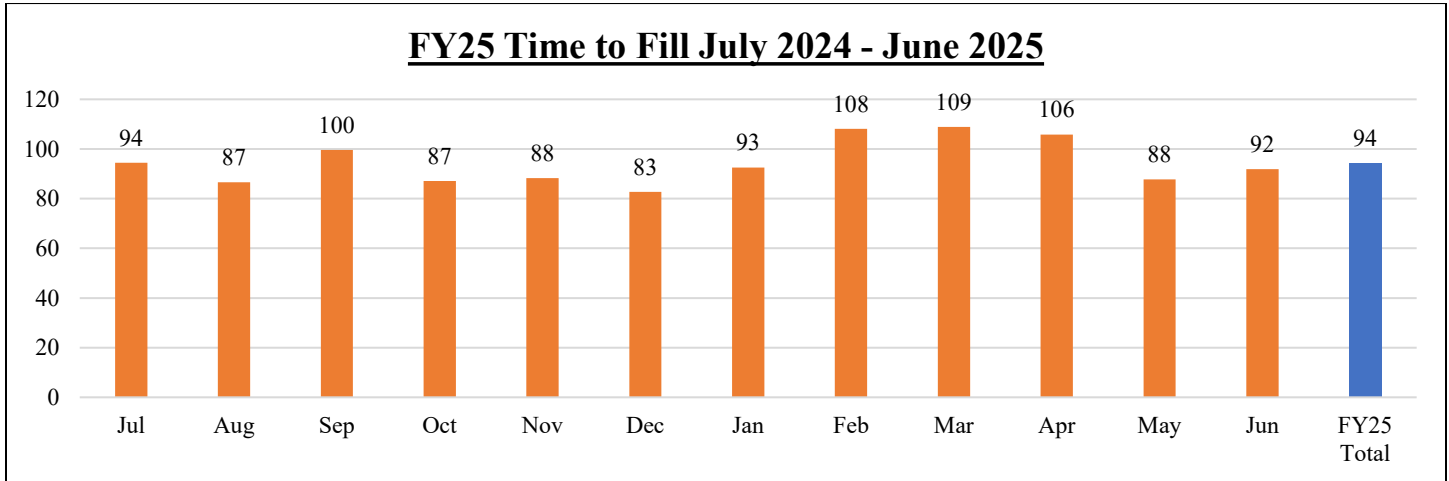
# **Trends in the Career Employee Lifecycle**

## **Recruitment, Salary, Demographics, Retirement, and Turnover Trends**

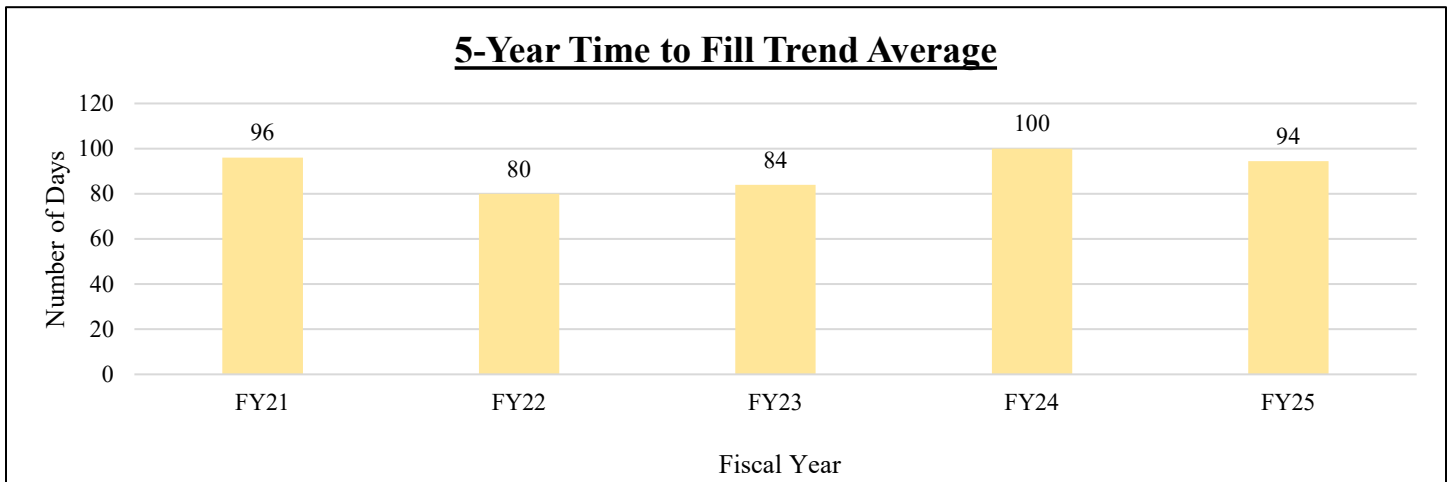
# Recruitment, Salary, Demographics, Retirement, and Turnover Trends

## Recruitment Trends

The average number of days to fill a position indicates the time between the date a position is posted/advertised and the date of hire. In FY25, it took an average of 94 days to fill a position by these metrics. Many variables contribute to the average number of days it takes to fill positions. The chart includes positions filled by both internal and external candidates. The chart excludes appointed positions and Park Police selections that follow specific hiring and promotional requirements.



<b>Average Time to Fill</b>													
<b>Month</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>FY25 Total</b>
Average	94	87	100	87	88	83	93	108	109	106	88	92	94



<b>Fiscal Year</b>	<b>Time to Fill</b>
FY21	96
FY22	80
FY23	84
FY24	100
FY25	94

## Cost of Living Adjustments and Merit Increase Trends

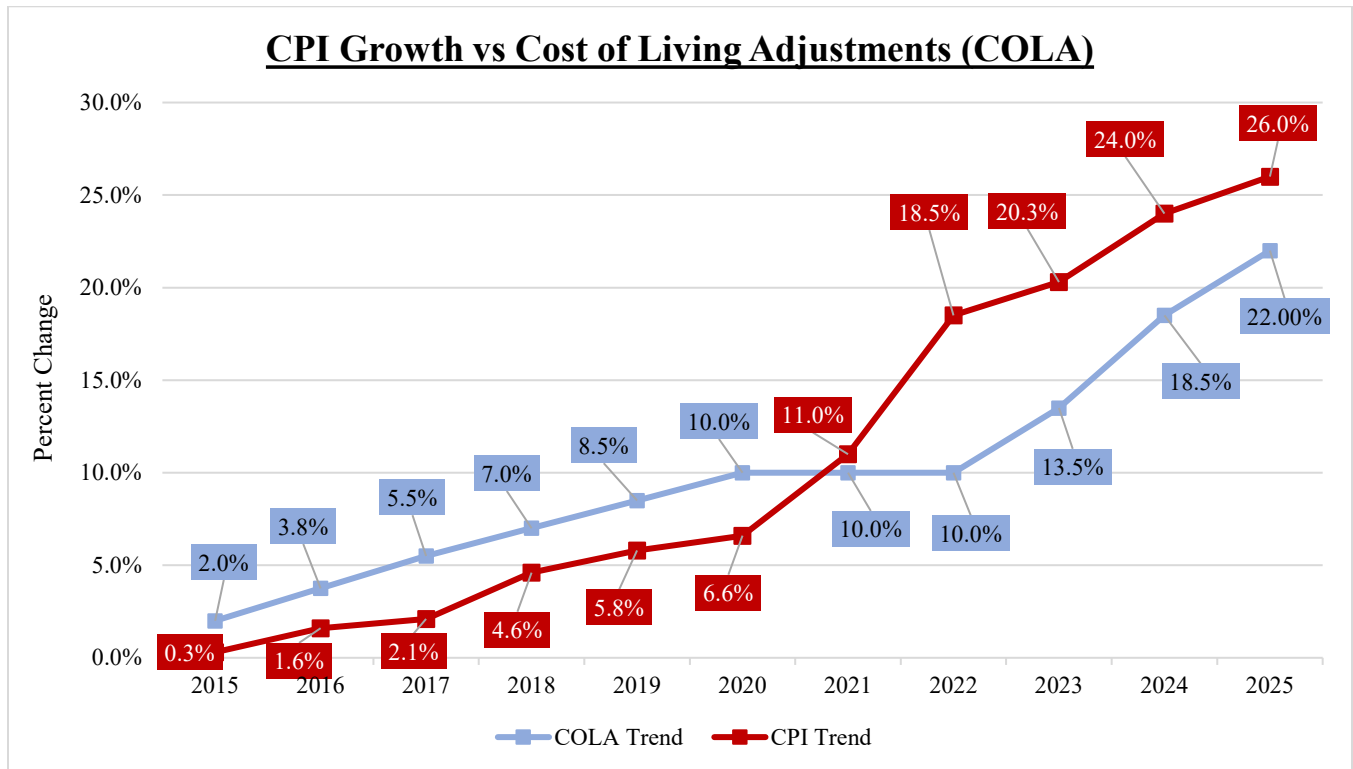
Over the past 3 fiscal years, represented and non-represented employees have received Cost of Living Adjustments (COLA). Employees have received merit increases and lump sum payments over the past 4 fiscal years.

### M-NCPPC Five-Year COLA and Merit Increases Table

	FY21	FY22	FY23	FY24	FY25
<b>Non-Represented</b>					
Increment (Merit)	0.00%	3.5% + 3.5% (FY21 make-up merit on 6/12/22)	3.50%	3.50%	3.50%
COLA (effective date)	-	0.00%	3.50% (9/4/22)	2.50% (9/3/23) 2.50% (1/7/24)	3.50% (7/7/24)
Lump Sum Payment	0%	0%	0.50%	0%	0%
<b>MCGEO Local 1994</b>					
Increment (Merit)	0.00%	3.5% + 3.5% (FY21 make-up merit on 6/12/22)	3.50%	3.50%	3.50%
COLA (effective date)	0.00%	0.00%	3.50% (9/4/22)	2.50% (9/3/23) 2.50% (1/7/24)	3.50% (7/7/24)
Lump Sum Payment	MCGEO employees are eligible for longevity only.	0%	0.50%	0%	0%
<b>FOP Lodge 30</b>					
Increment (Merit)	0.00%	3.5% + 3.5% (FY21 make-up merit on 6/12/22)	3.50%	3.50%	3.50%
COLA (effective date)	0.75% (11/20/21)	0.00%	1.0% (11/13/22) 5.0% (6/11/23)	5.50% (1/7/24)	2.5% (7/7/24) 1% adjustment to pay schedule
Lump Sum Payment	Command officers and Candidates only. No other increases.	0%	0%	0%	0%

## Consumer Price Index vs M-NCPPC Cost of Living Adjustments (COLA)

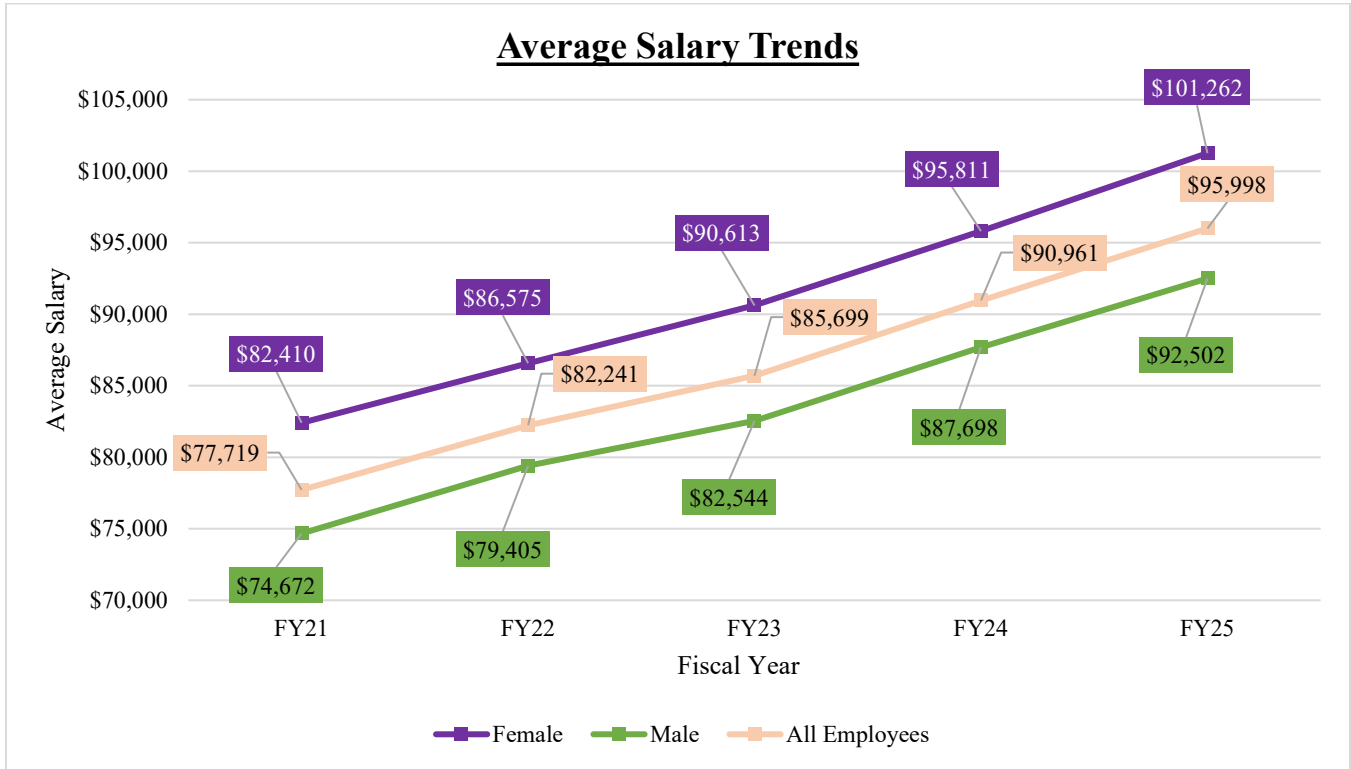
The red line on the chart below depicts the cumulative growth of the Consumer Price Index (CPI) over the last 10 years (FY15-FY25). The blue line, in comparison, represents the cumulative M-NCPPC career General Service workforce's Cost of Living Adjustment increases over the same period.



Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Cumulative COLA	2.0%	3.8%	5.5%	7.0%	8.5%	10.0%	10.0%	10.0%	13.5%	18.5%	22.0%
Cumulative CPI	0.3%	1.6%	2.1%	4.6%	5.8%	6.6%	11.0%	18.5%	20.3%	24.0%	26.0%

## Employee Salary Trends

In FY25 the Commission’s average salary for all career employees increased by 5.5% from \$90,961 (in FY24) to \$95,998.



Fiscal Year	FY21	FY22	FY23	FY24	FY25
Female	\$82,410	\$86,575	\$90,613	\$95,811	\$101,262
Male	\$74,672	\$79,405	\$82,544	\$87,698	\$92,502
All Employees	\$77,719	\$82,241	\$85,699	\$90,961	\$95,998

## Top of Grade Trends

Top-of Grade (TOG) is defined as the maximum annual salary (\$) of a position’s grade salary range. Non-represented employees at TOG identified are within \$10.00 of their position’s grade maximum annual salary. Union represented employees at TOG identified as having received their longevity increase. In FY25, the percentage of career employees at the top of grade was 21.4%. This is an increase from the 15.1% of employees at the top of grade in FY24.

### Five-Year Top-of-Grade Distribution Trends

Top-of-Grade	FY21	FY22	FY23	FY24	FY25
Number of Employees	179	332	330	352	517
Number of Total Employees	2,184	2,093	2,166	2,327	2,420
Percentage of Total Employees	8.2%	15.9%	15.2%	15.1%	21.4%

### Five-Year Demographic Trends

Over the past five fiscal years, there have been incremental changes in the Commission’s career workforce demographics.

#### Five-Year Demographic Distribution by Race/Ethnicity and Gender:

	FY21	FY22	FY23	FY24	FY25	% Change over 5 years
Asian	94	97	106	105	113	20.21%
Black or African American	855	822	853	934	959	12.16%
Hispanic or Latino	155	160	172	191	211	36.13%
Native American/Native Alaskan	9	10	10	14	13	44.44%
Native Hawaiian/Pacific Island	1	1	1	1	2	100.00%
Two or More Races	25	25	42	59	71	184.00%
White	1,045	978	982	1,023	1,051	0.57%
Minority Combined Total	1,139	1,115	1,184	1,304	1,369	20.19%
Female	860	828	847	936	966	12.33%
Male	1,324	1,265	1,319	1,391	1,454	9.82%
Total Career Workforce	2,184	2,093	2,166	2,327	2,420	10.81%

### Five-Year Age Distribution Trends

Over the past five fiscal years, the percentage of employees in the 60+ age category slightly increased from 16.6% to 16.9% of the career workforce. The largest change was reported in the 50-59 category, that decreased from 24.9% to 23.2%.

#### Five-Year Demographic Distribution by Age Table: FY21-FY25

	FY21		FY22		FY23		FY24		FY25	
<b>Age / % of Population</b>										
60+ Years of Age	340	15.6%	333	15.9%	333	15.4%	387	16.6%	409	16.9%
50-59 Years of Age	612	28.0%	574	27.4%	588	27.2%	579	24.9%	563	23.3%
40-49 Years of Age	533	24.4%	529	25.3%	542	25.0%	595	25.6%	636	26.3%
30-39 Years of Age	520	23.8%	500	23.9%	518	23.9%	560	24.1%	593	24.5%
18-29 Years of Age	179	8.2%	157	7.5%	185	8.5%	206	8.9%	219	9.0%
Total Career Workforce	2,184		2,093		2,166		2,327		2,420	

## Retirement Eligibility and Projection Trends

In projecting percentage of employees eligible for normal retirement within future five years, the percentage of eligible employees in FY25 has slightly increased over the previous year.

Fiscal Year	Five-Year Trend
FY21	30.3%
FY22	30.0%
FY23	27.5%
FY24	25.1%
FY25	25.5%

In FY26, 348 of 2,420 (14.4% of the workforce) employees will be eligible for normal retirement. Between FY26 and FY30, 618 of 2,420 employees, or 25.5% of all career employees (full-time and part-time) will be eligible for normal retirement.

EEO-4 Category	FY2026	FY2027	FY2028	FY2029	FY2030	5 Year Total	% of EEO Category
Administrative Support	20	1	2	1	7	31	21.5%
Official and Administrator	34	4	5	6	3	52	40.6%
Paraprofessional	11	6	5	1	3	26	35.6%
Professional	155	27	36	26	37	281	23.3%
Protective Service	21	4	2	3	4	34	21.3%
Service-Maintenance	49	6	12	11	14	92	23.0%
Skilled Craft	26	6	3	3	13	51	29.8%
Technician	32	4	6	6	3	51	36.7%
Grand Total	348	58	71	57	84	618	25.5%

## Retirement Trends

### Five-Year Retirement Separations

Fiscal Year	Number Retired	% of Workforce Retired
FY21	69	3.2%
FY22	97	4.6%
FY23	89	4.1%
FY24	55	2.4%
FY25	48	2.0%

## Turnover Trends

The turnover rate for career employees in FY25 was 7.0%.

### Five-Year Turnover Trend

<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
8.2%	14.0%	11.3%	8.1%	7.0%

Turnover rates as reported by the DC SHRM and directly from local governments for FY25. M-NCPPC has the lowest turnover rate of organizations that reported this data.

<b>Organization</b>	<b>Turnover Rate</b>
Metropolitan Washington Airports Authority	12.4%
Fairfax County Government	10.3%
Loudoun County Government	9.6%
Arlington County Government	9.3%
Prince William County Service Authority	8.3%
WSSC Water	8.3%
Montgomery County Government	7.4%
<b>M-NCPPC</b>	7.0%

# **Non-Permanent Workforce Highlights**

## Non-Permanent (Seasonal/Intermittent, Temporary, and Term Contract) Workforce Composition, Demographics & Benefits

In FY25, the non-career workforce totaled 4,734 employees (as of 6/30/2025). Of this number, 99.3% (4,704) were Seasonal/Intermittent Contract and 0.63% (30) were Term or Temporary Contract.

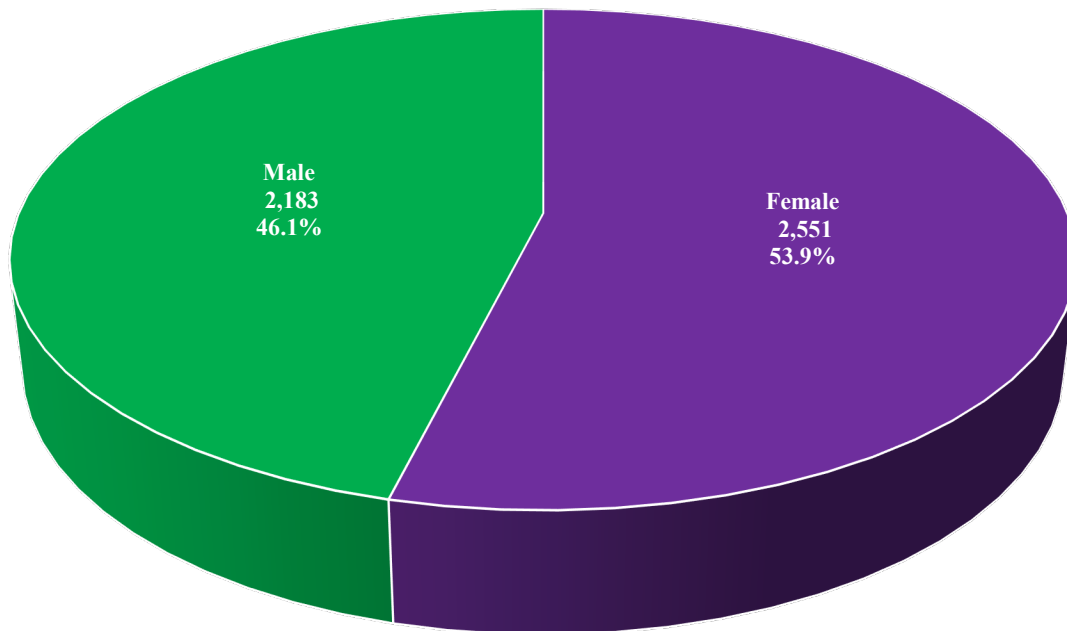
Of non-permanent seasonal/intermittent employees, 88.3% worked in Prince George’s County Parks and Recreation and 10.6% worked in Montgomery County Parks.

### Distribution of Non-Permanent Employees by Department

Department	Count of Employees	Percentage
Bi-County Corporate Operations	17	0.4%
Montgomery County Commissioners' Office	1	0.0%
Montgomery County Planning	9	0.2%
Montgomery County Parks	502	10.6%
Prince George's County Commissioners' Office	3	0.1%
Prince George's County Planning	24	0.5%
Prince George's County Parks and Recreation	4,178	88.3%
<b>M-NCPPC Non-Permanent Employees Total</b>	<b>4,734</b>	<b>100.0%</b>

The gender composition of non-permanent employees in FY25 was 53.9% female and 46.1% male.

### Non-Permanent Employees by Gender



Total Non-Permanent Employees: 4,734

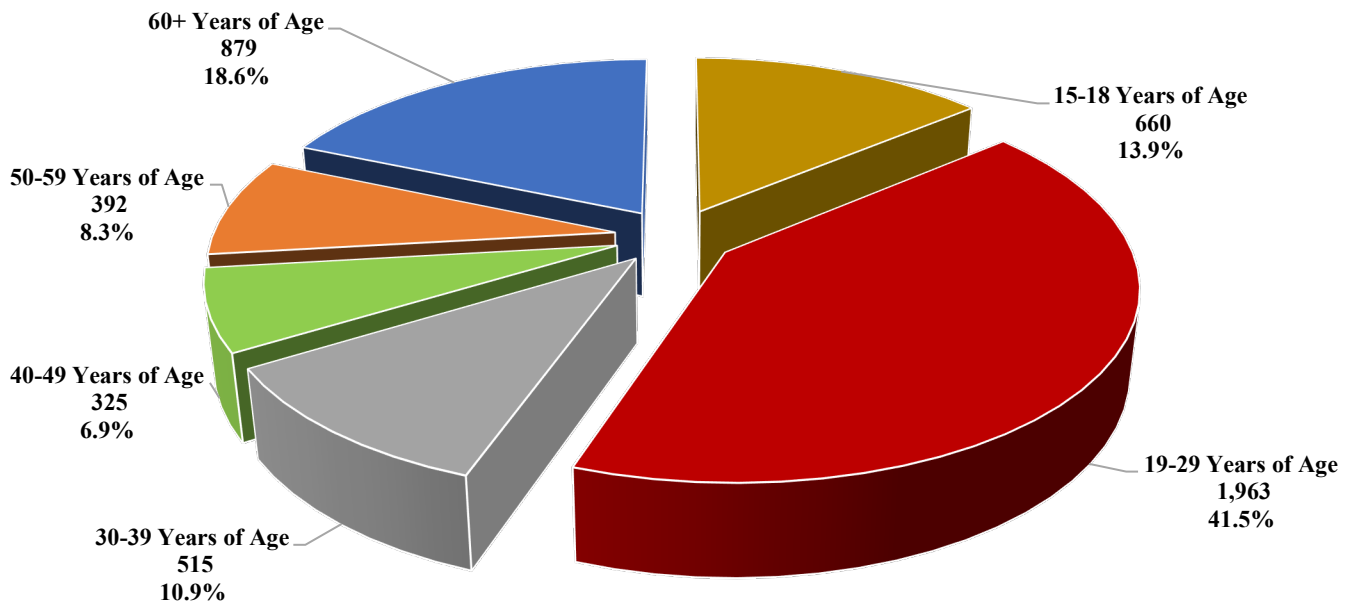
In FY25, the racial/ethnic composition of non-permanent employees was as follows:

**Non-Permanent Employees by EEO-4 Race/Ethnicity**



In FY25, the age distribution of non-permanent employees was as follows:

**Distribution of Non-Permanent Employees by Age**



Average Age: 36 Years of Age

Total Non-Permanent Employees: 4,734

## **Benefits – Non-Permanent/Seasonal Employees**

The Commission offered seasonal/intermittent, term contract, and temporary employees benefits. Below is a list of eligible benefits for FY25.

- **Seasonal/Intermittent**

- Credit Union Membership
- Direct Deposit
- Family Medical Leave (subject to meeting minimum service and work-hour requirements)
- Leave without pay
- Medical – Kaiser Permanente HMO and Prescription Drugs
- Medical – United Healthcare Select EPO Plan
- Prescription – Caremark
- Medical health benefits are offered as long as they meet the requirements for the Affordable Care Act as they apply to M-NCPPC, and the employee works on average a minimum of 30 hours per week over the course of a twelve (12) month period as defined by the Affordable Care Act
- In FY18, with the passage of the Maryland Healthy Working Families Act employees who work at least 24 hours, per bi-weekly pay period, are eligible to earn up to 40 hours of sick leave each calendar year
- Workers' Compensation

- **Term Contract**

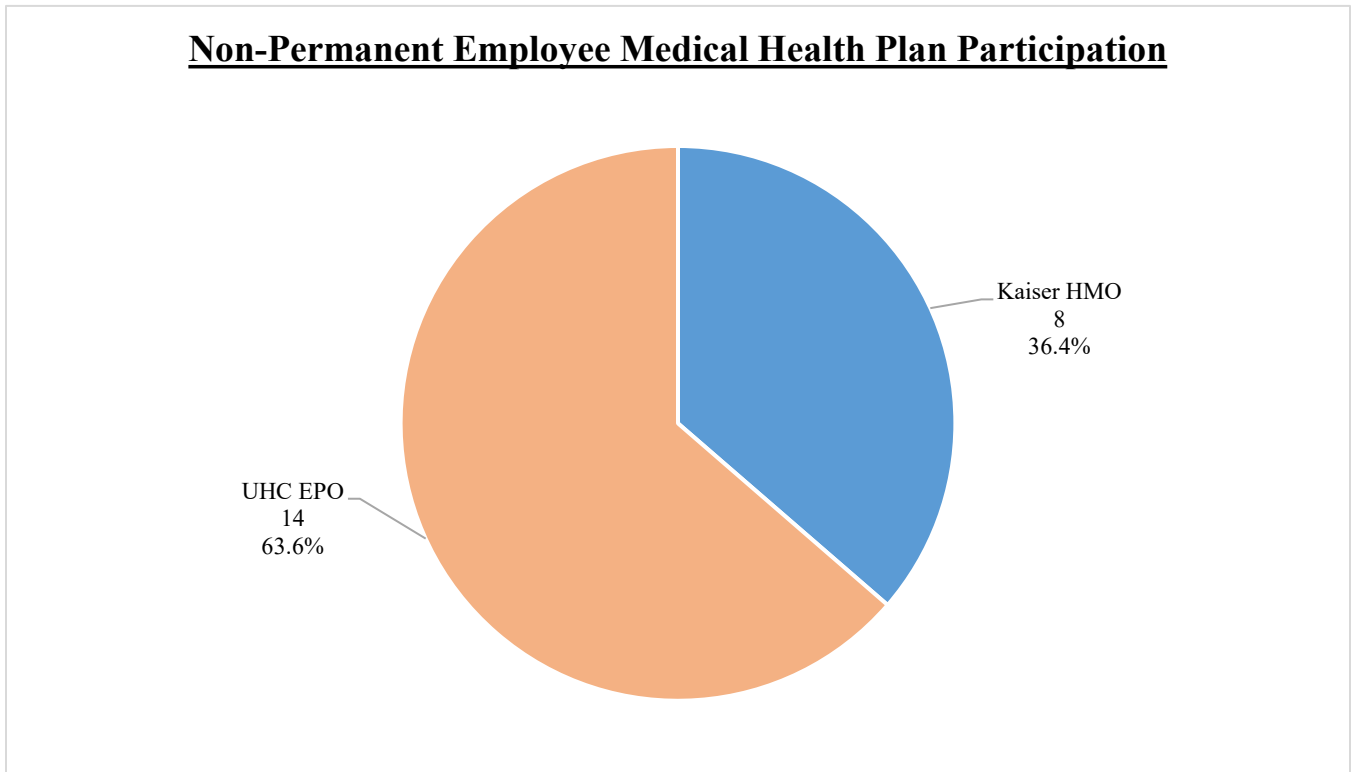
- Credit Union Membership
- Direct Deposit
- Deferred Compensation
- Employee Assistance Program (EAP)
- Flexible Spending Account
- Family Medical Leave
- Workers Compensation
- Traditional IRA
- Roth IRA
- Medical – Kaiser Permanente HMO and Prescription Drugs
- Medical – United Healthcare Select EPO Plan
- Prescription – Caremark
- Annual leave: up 2 weeks of paid generic leave, Paid holiday leave, Administrative leave, Holiday pay when working a holiday, FMLA (subject to meeting minimum service and work-hour requirements), and Leave without pay
- Term Contract employees are eligible at the time of hire for medical health insurance, prescription plan, flexible spending accounts, and retirement programs including Traditional and Roth IRA Deferred Compensation IRC 457, and flexible spending accounts
- Workers' Compensation

- **Temporary**

- Direct Deposit
- Leave without pay
- Family Medical Leave Act (FMLA) (subject to meeting minimum service and work-hour requirements)
- In FY18, with the passage of the Maryland Healthy Working Families Act employees who work at least 24 hours, per bi-weekly pay period, are eligible to earn up to 40 hours of sick leave each calendar year
- Temporary employees are not eligible for health benefits
- Workers' Compensation

## Health Benefits – Non-Permanent Employees

Note: In FY18 the passage of the Maryland Health Working Families Act made up to 40 hours of sick leave benefits available to Seasonal/Intermittent and Temporary Contract employees who work at least 24 hours in a bi-weekly pay period.



194 or 4.0% of the total number of Non-Permanent employees are eligible for Medical Health Plans  
Total Number of Non-Permanent Medical Health Care Participants: 22  
12 Term Contract Medical Health Plan participants  
10 Seasonal/Intermittent Medical Health Plan Participants

**M-NCPPC Montgomery County**

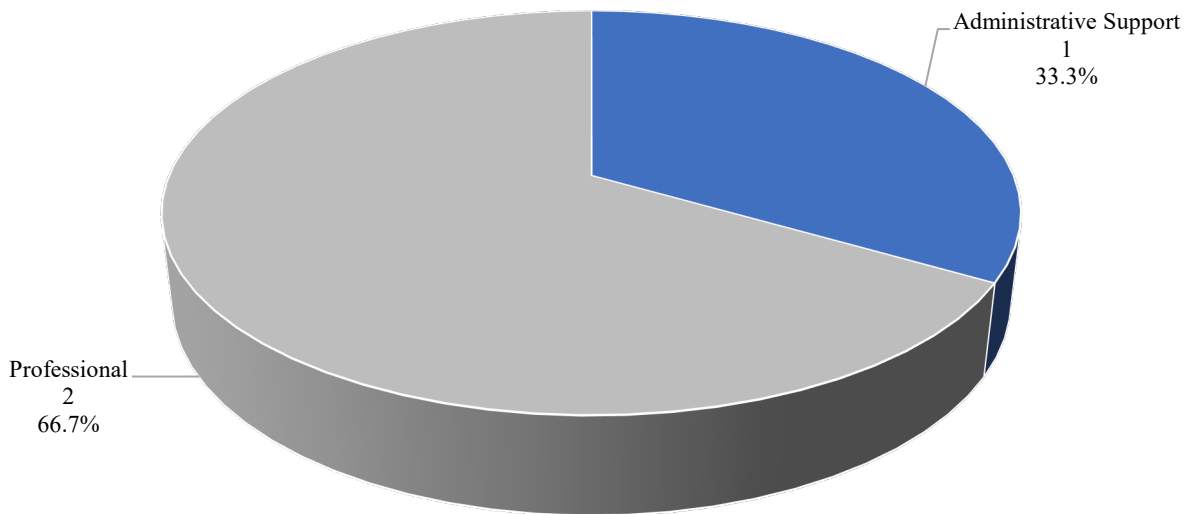
**Commissioners' Office**

**Department of Planning**

**Department of Parks**

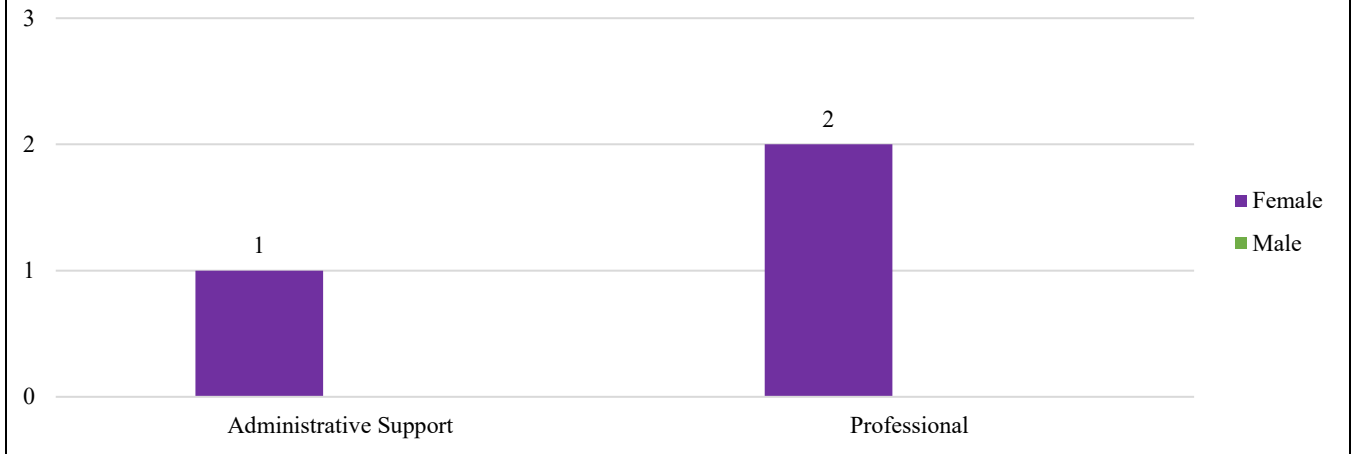
# Montgomery County Commissioners' Office

## EEO-4 Job Category: Montgomery County Commissioners' Office



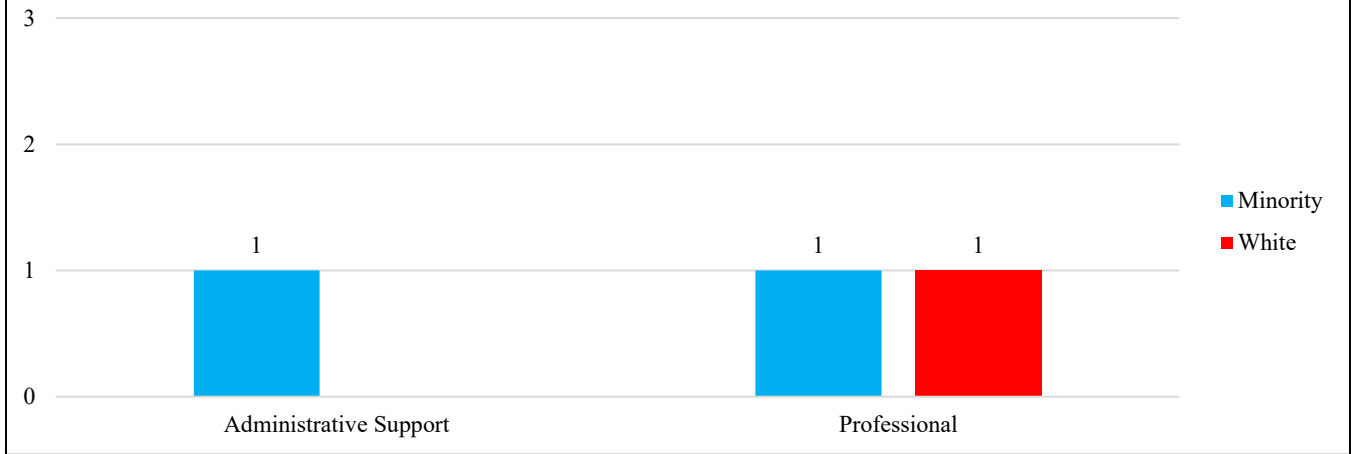
MCCO Career Employee Total: 3

**Distribution by EEO-4 Job Category and Gender: Montgomery County Commissioners' Office**



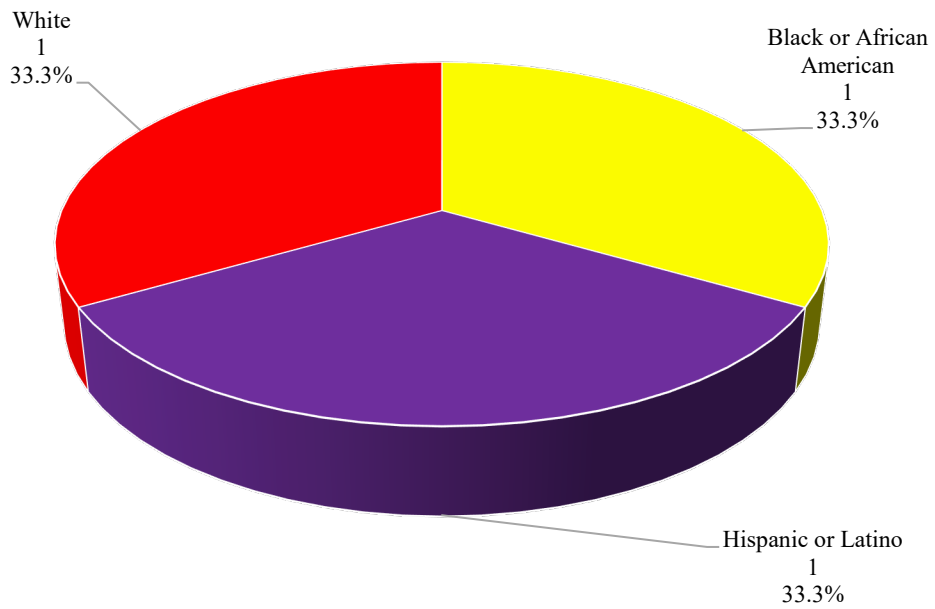
EEO-4 Job Category	Female	Male
Administrative Support	1	0
Professional	2	0
<b>Total</b>	<b>3</b>	<b>0</b>

**Distribution by EEO-4 Job Category and Race/Ethnicity: Montgomery County Commissioners' Office**



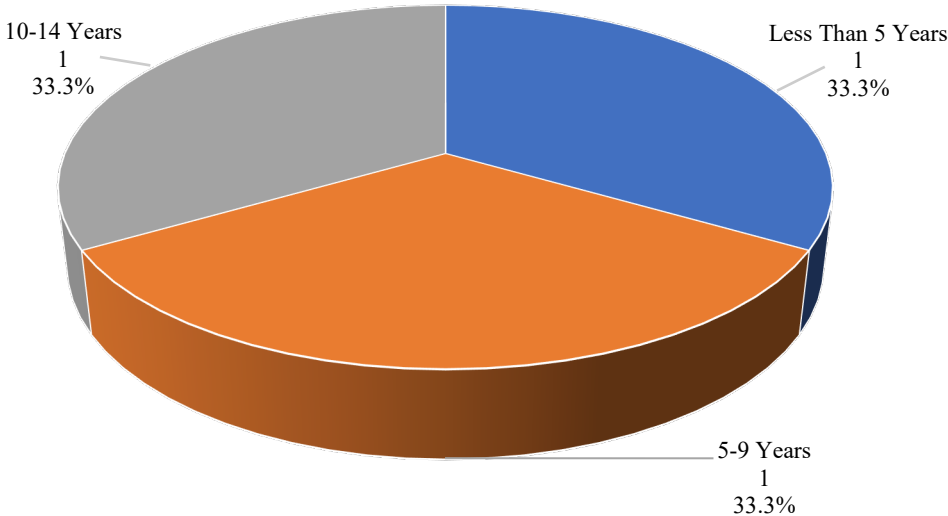
EEO-4 Race/Ethnicity	Minority	White
Administrative Support	1	0
Professional	1	1
<b>Total</b>	<b>2</b>	<b>1</b>

**EEO-4 Race/Ethnicity: Montgomery County Commissioners' Office**



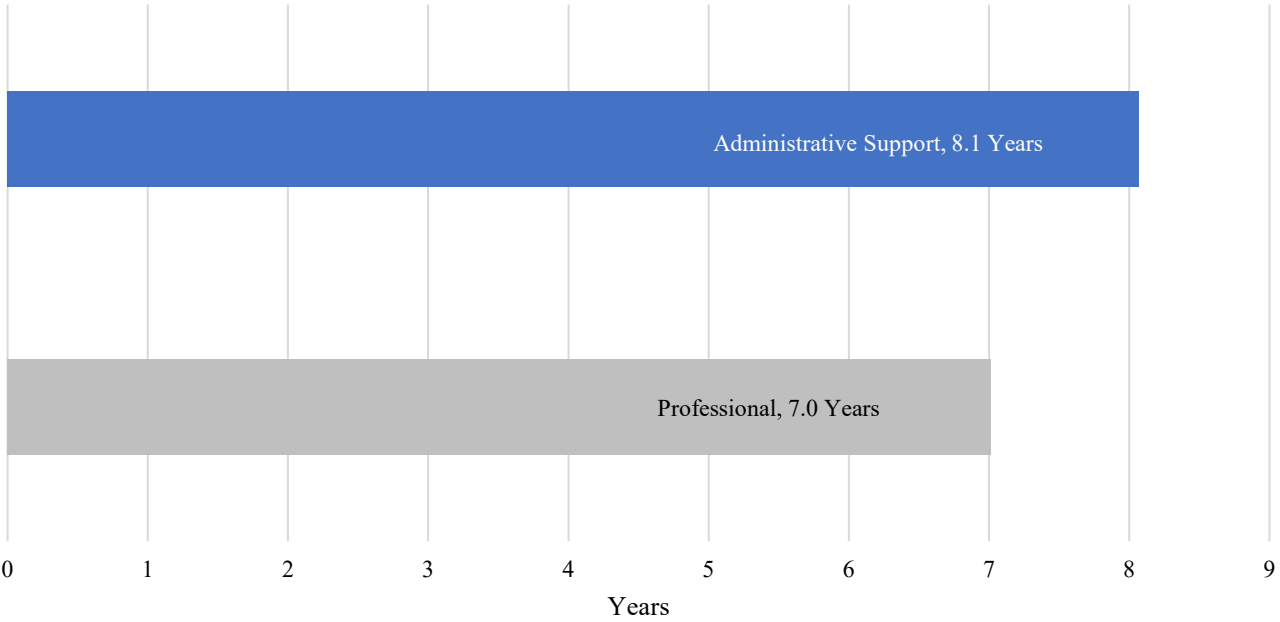
MCCO Career Employee Total: 3

**Length of Service for Career Employees: Montgomery County  
Commissioners' Office**



MCCO Career Employee Total: 3

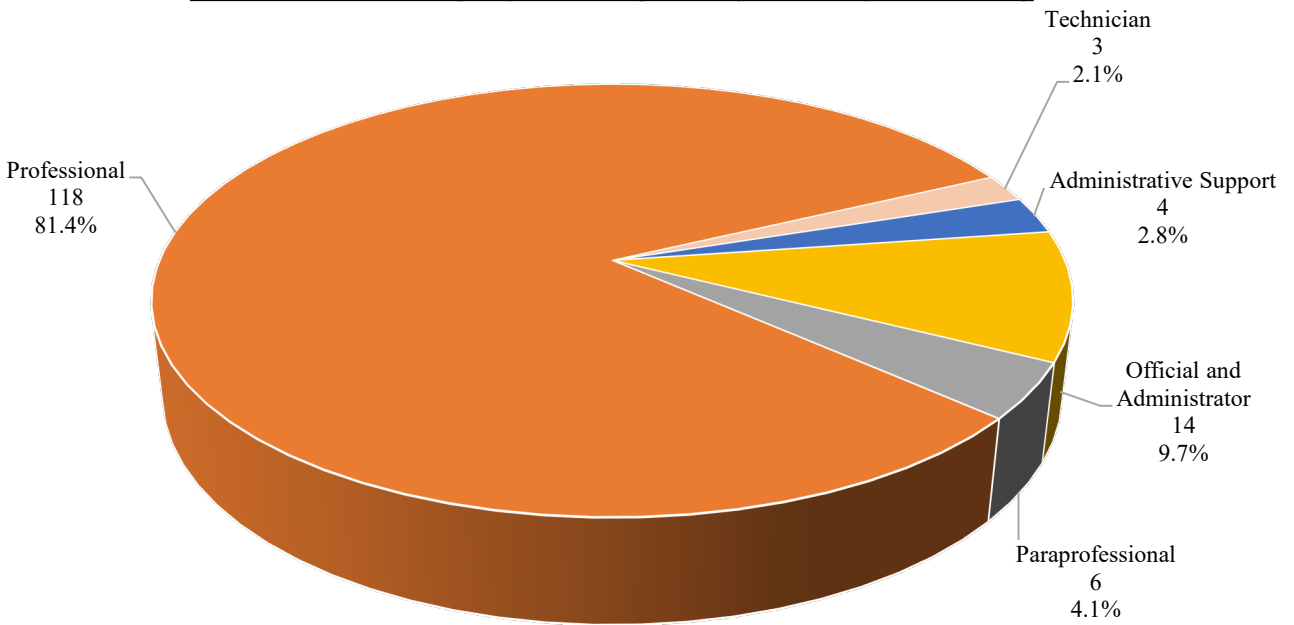
**Average Length of Service by EEO-4 Job Category: Montgomery County  
Commissioners' Office**



MCCO Career Employee Total: 3

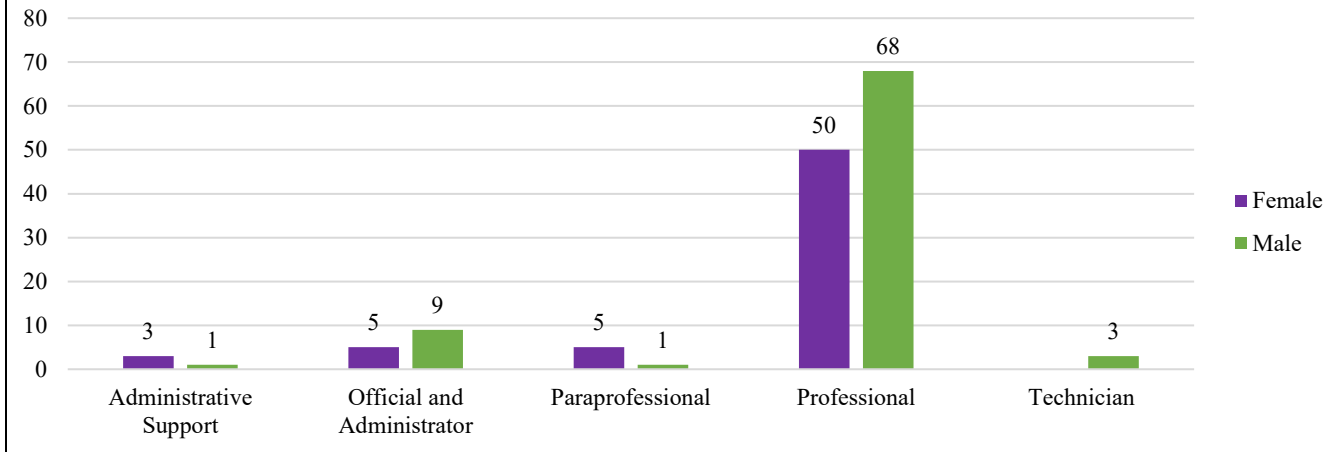
# Montgomery County Planning

## EEO-4 Job Category: Montgomery County Planning



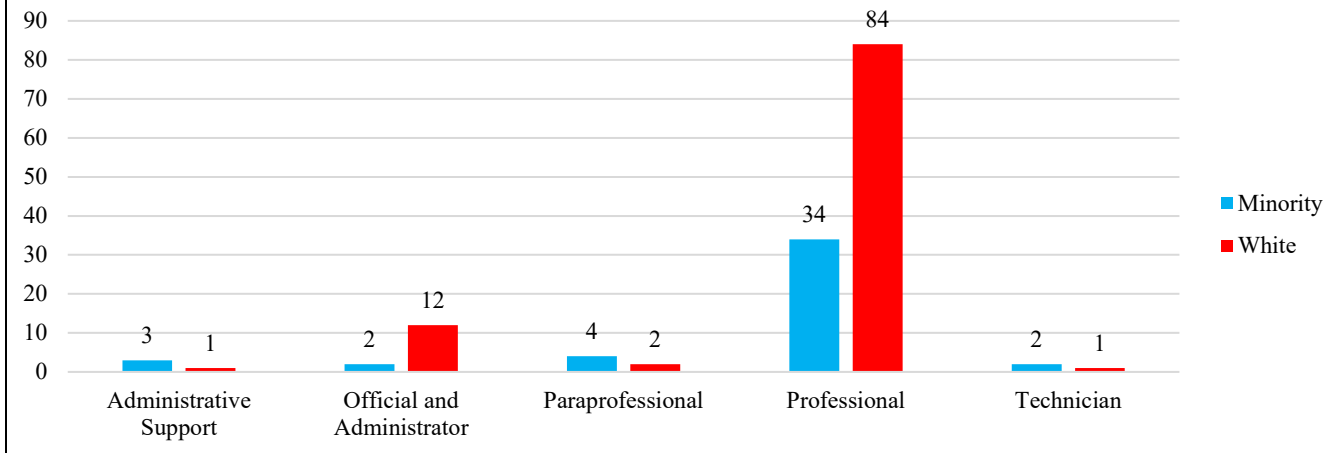
MCPL Career Employee Total: 145

**Distribution by EEO-4 Job Category and Gender: Montgomery County Planning**



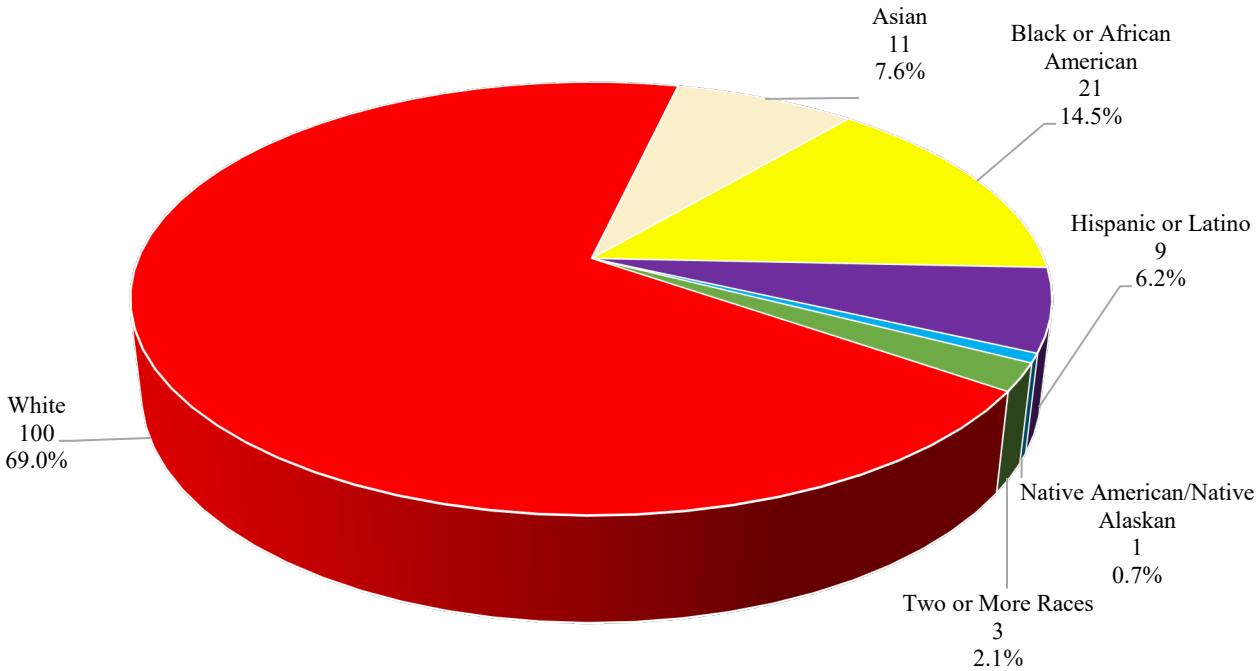
<b>EEO-4 Job Category</b>	<b>Female</b>	<b>Male</b>
Administrative Support	3	1
Official and Administrator	5	9
Paraprofessional	5	1
Professional	50	68
Technician	0	3
<b>Total</b>	<b>63</b>	<b>82</b>

**Distribution by EEO-4 Job Category and Race/Ethnicity**  
**Montgomery County Planning**



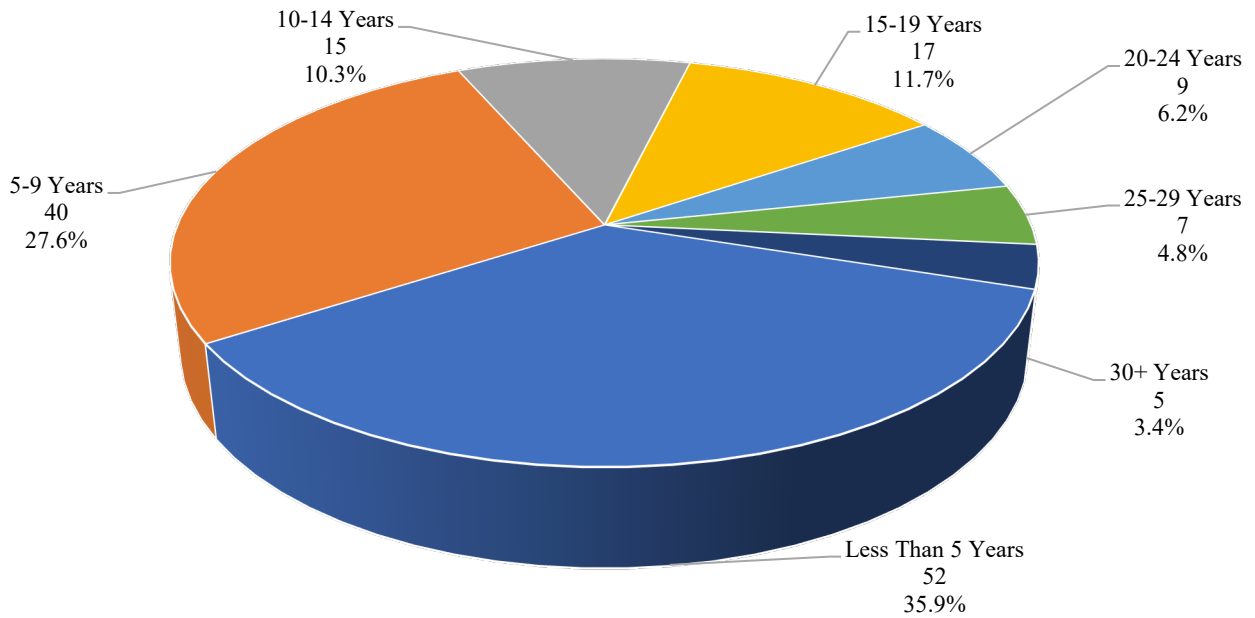
<b>EEO-4 Job Category</b>	<b>Minority</b>	<b>White</b>
Administrative Support	3	1
Official and Administrator	2	12
Paraprofessional	4	2
Professional	34	84
Technician	2	1
<b>Total</b>	<b>45</b>	<b>100</b>

**EEO-4 Race/Ethnicity: Montgomery County Planning**



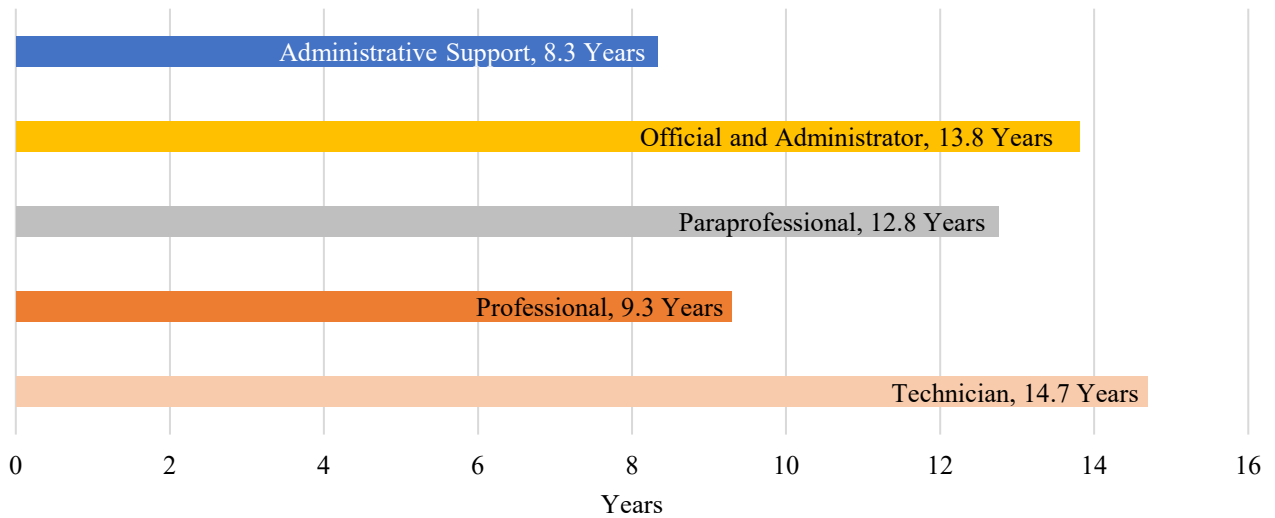
MCPL Career Employee Total: 145

**Length of Service for Career Employees: Montgomery County Planning**



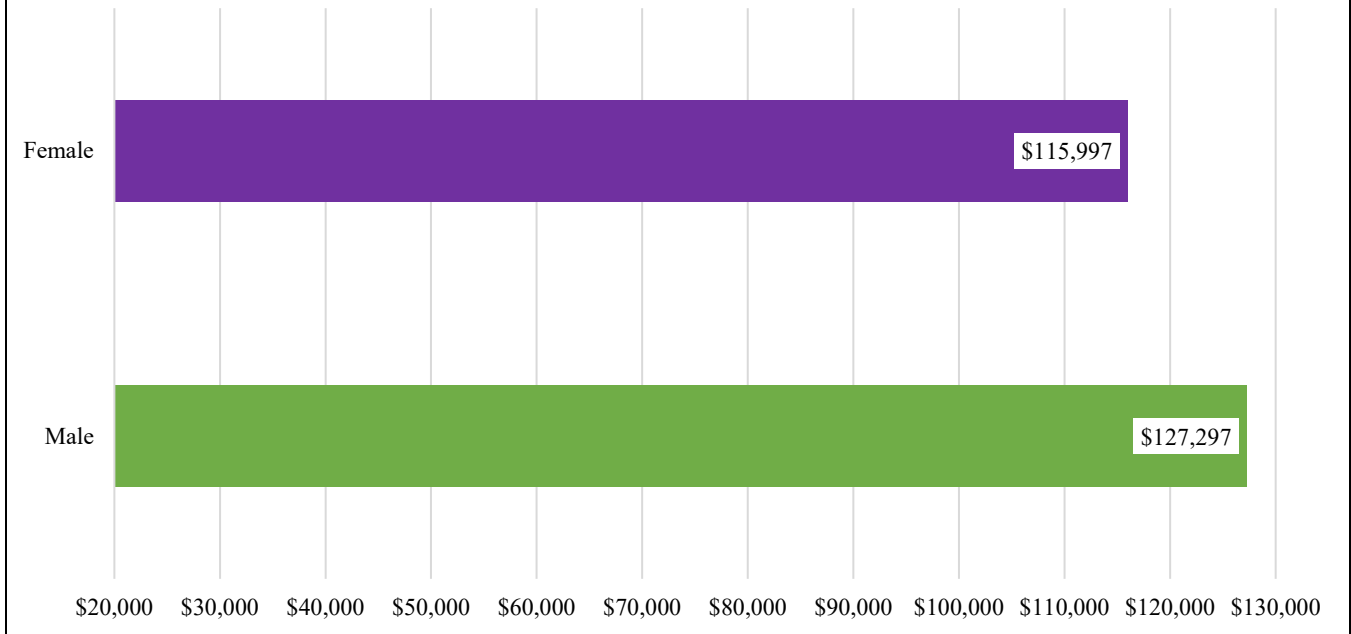
MCPL Career Employee Total: 145

**Average Length of Service by EEO-4 Job Category: Montgomery County Planning**



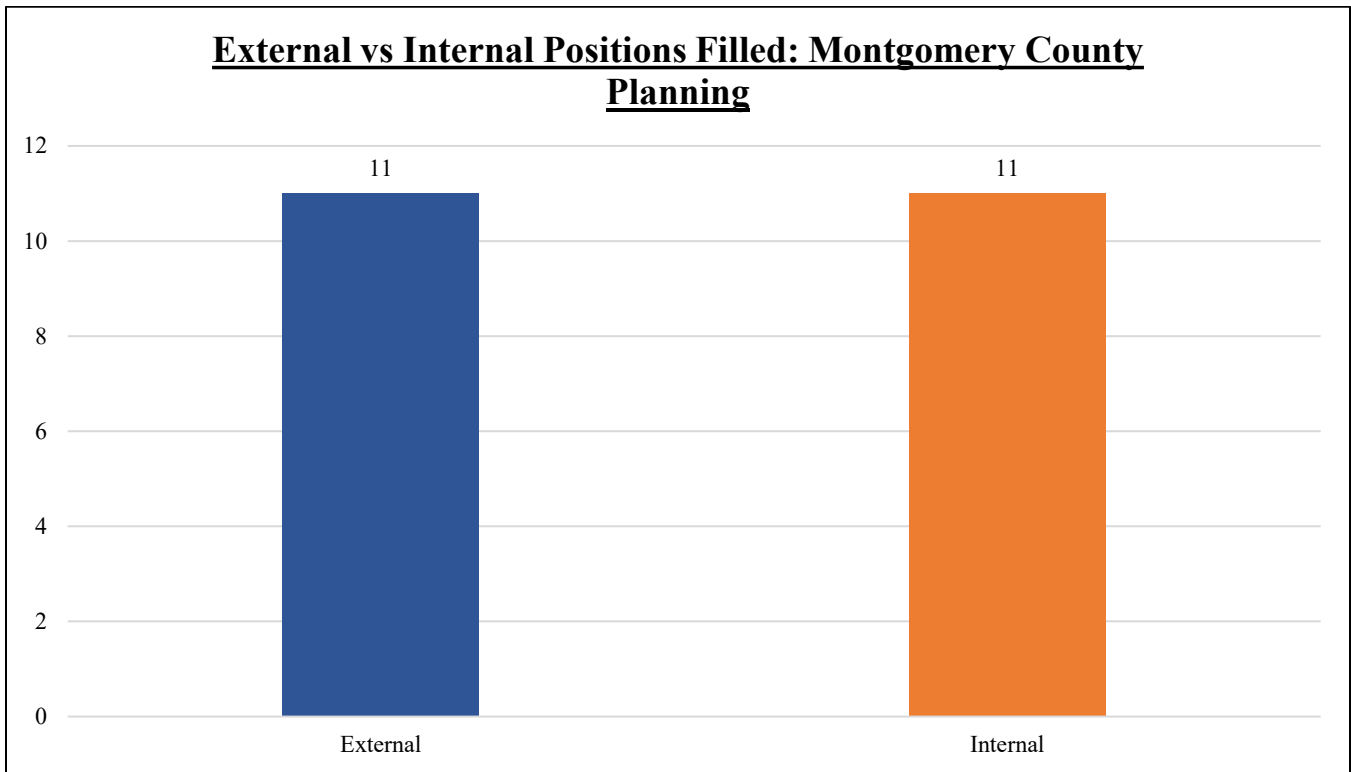
MCPL Career Employee Total: 145

**Average Annual Salary for Career Employees by Gender:  
Montgomery County Planning**



MCPL Average Salary: \$122,387

**External vs Internal Positions Filled: Montgomery County  
Planning**

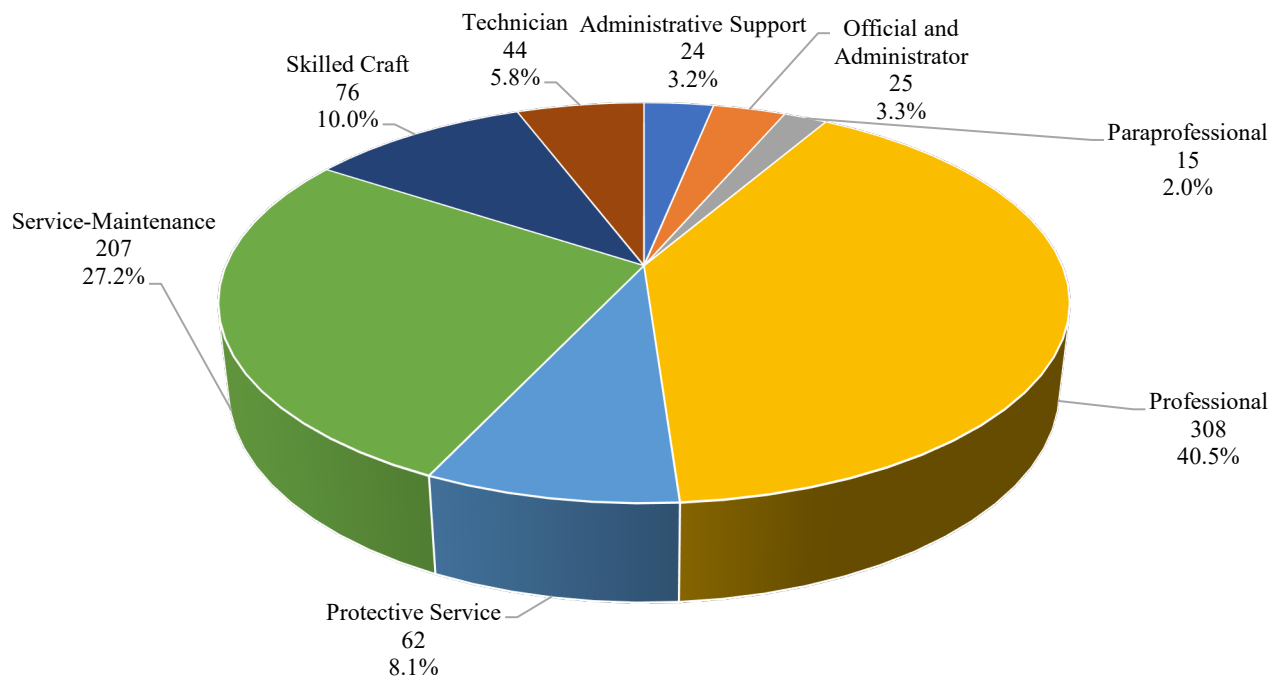


MCPL Positions Filled: 22

- The average time to fill for MCPL was 85 business days.
- There were 6 terminations in MCPL who left the Agency (4.1% of their workforce).
  - This does not include employees who remained with the Agency but left the Department.

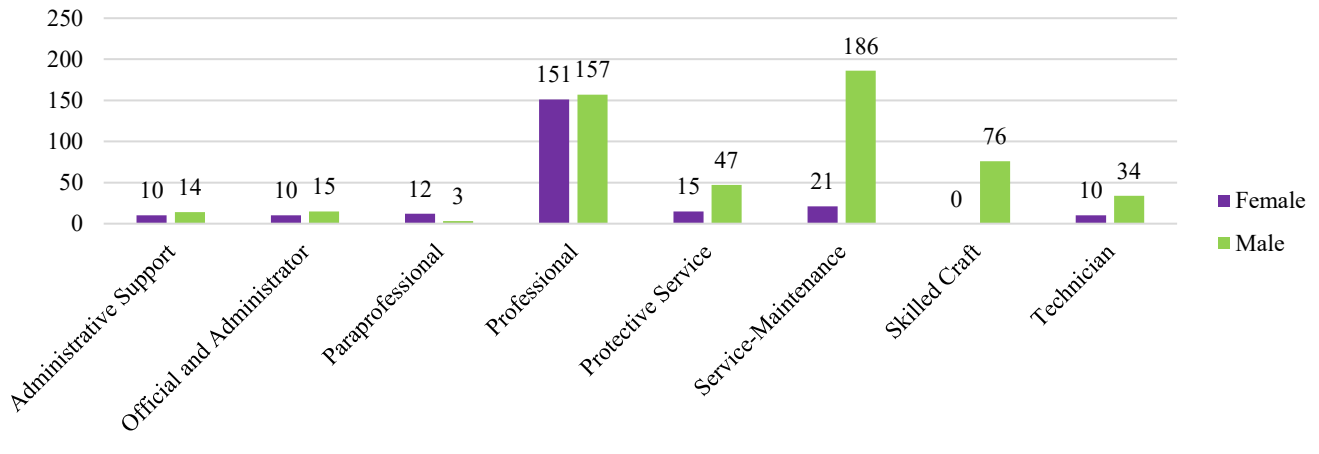
# Montgomery County Department of Parks

## EEO-4 Job Category: Montgomery County Parks



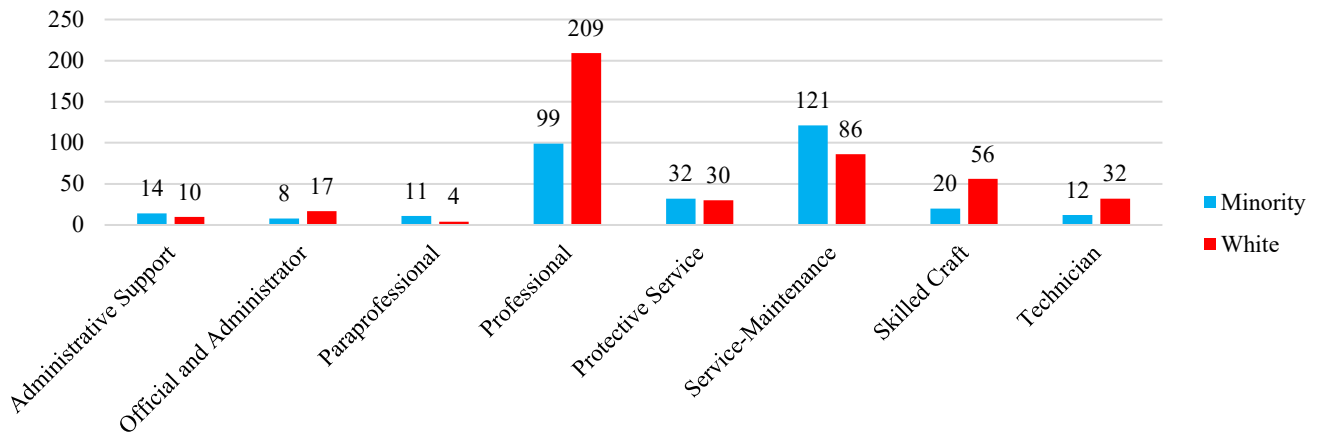
MCPK Career Employee Total: 761

### Distribution by EEO-4 Job Category and Gender: Montgomery County Parks



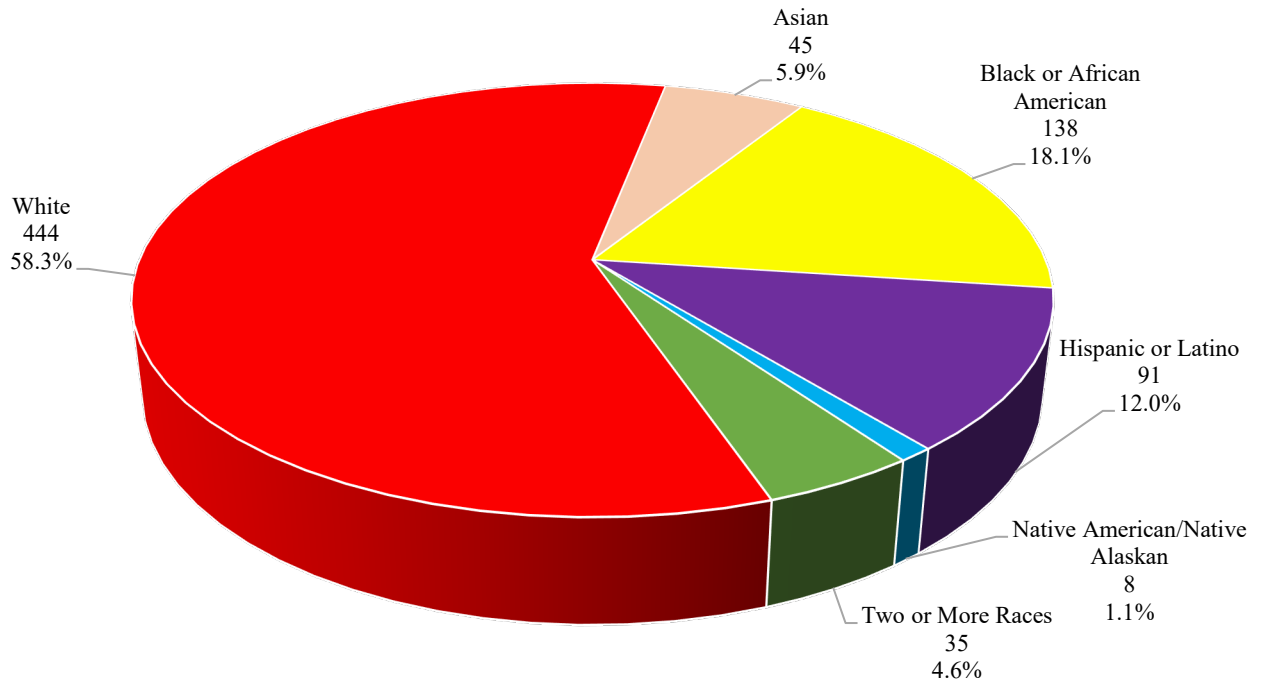
EEO-4 Job Category	Female	Male
Administrative Support	10	14
Official and Administrator	10	15
Paraprofessional	12	3
Professional	151	157
Protective Service	15	47
Service-Maintenance	21	186
Skilled Craft	0	76
Technician	10	34
<b>Total</b>	<b>229</b>	<b>532</b>

### Distribution by EEO-4 Job Category and Race/Ethnicity: Montgomery County Parks



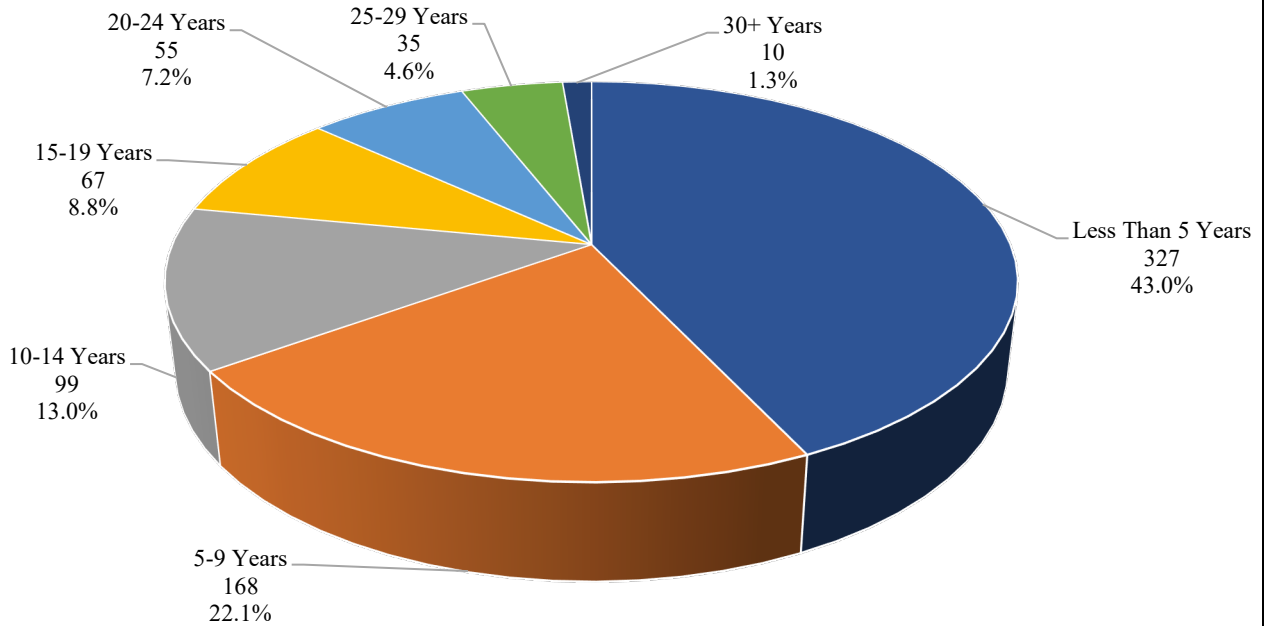
EEO-4 Job Category	Minority	White
Administrative Support	14	10
Official and Administrator	8	17
Paraprofessional	11	4
Professional	99	209
Protective Service	32	30
Service-Maintenance	121	86
Skilled Craft	20	56
Technician	12	32
<b>Total</b>	<b>317</b>	<b>444</b>

### EEO-4 Race/Ethnicity: Montgomery County Parks



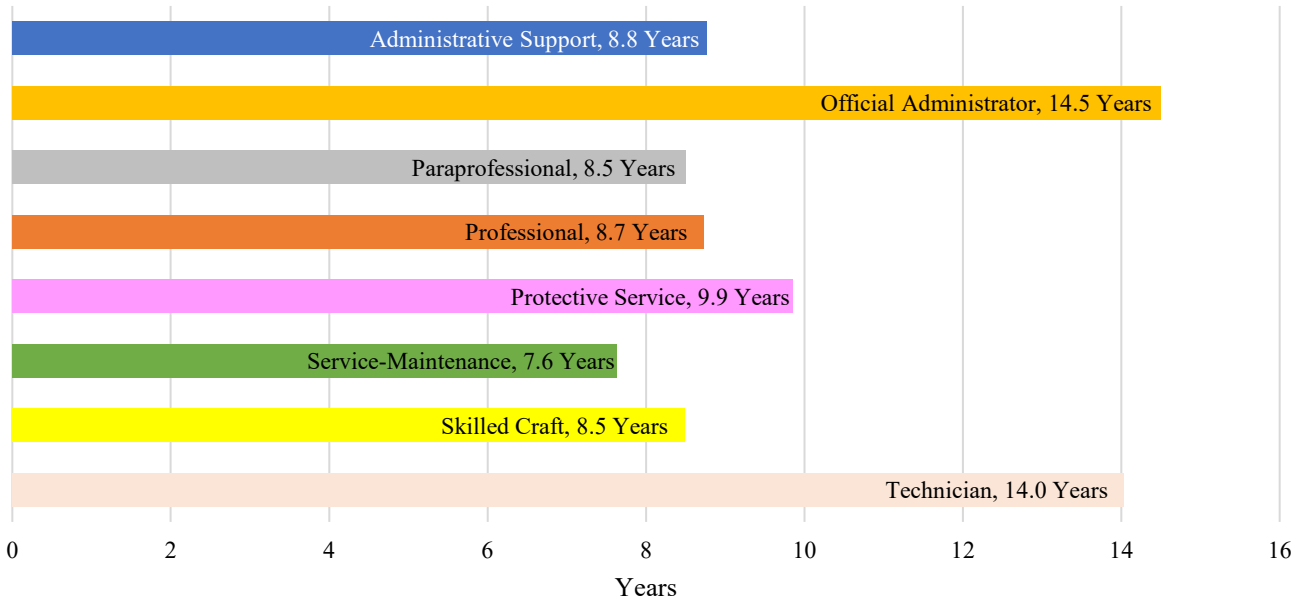
MCPK Career Employees Total: 761

**Length of Service for Career Employees: Montgomery County Parks**



MCPK Career Employees Total: 761

**Average Length of Service by EEO-4 Job Category: Montgomery County Parks**



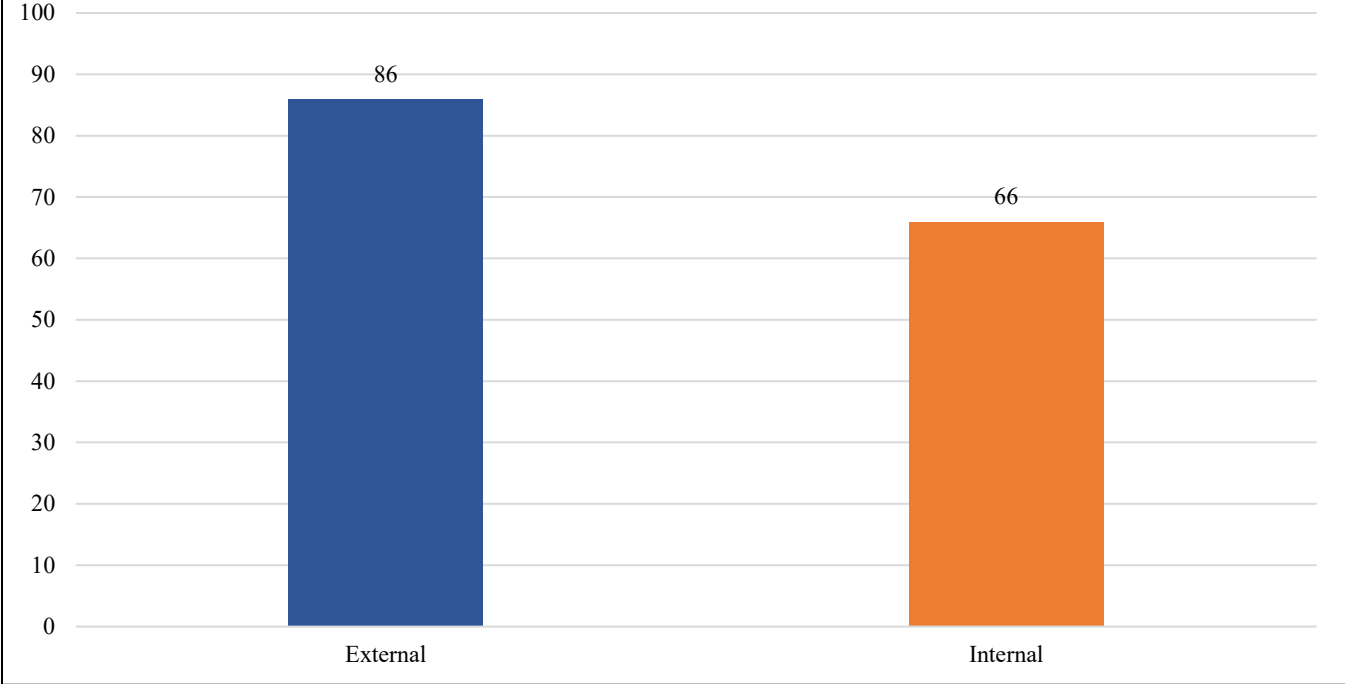
MCPK Career Employees Total: 761

**Average Salaries by Gender: Montgomery County Parks**



MCPK Average Salary: \$90,212

**External vs Internal Positions Filled: Montgomery County Parks**



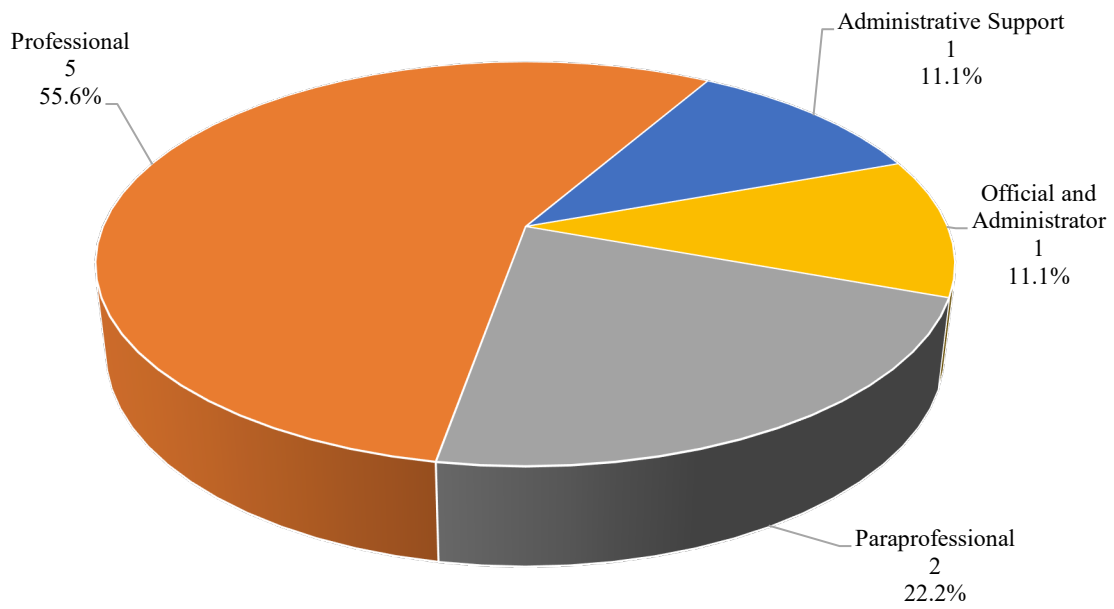
MCPK Positions Filled: 152

- The average time to fill for MCPK was 88 business days.
- There were 52 terminations in MCPK who left the Agency. (6.8% of their workforce).
  - This does not include employees who remained with the Agency but left the Department.

**M-NCPPC Prince George's County**  
**Commissioners' Office**  
**Department of Planning**  
**Department of Parks and Recreation**

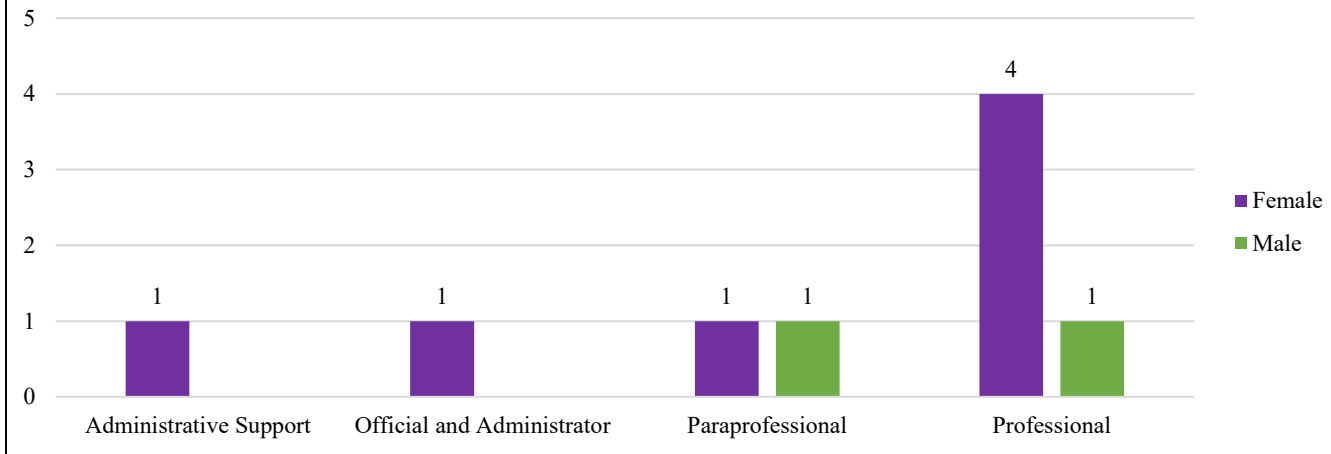
# Prince George's County Commissioners' Office

## EEO-4 Job Category: Prince George's County Commissioners' Office



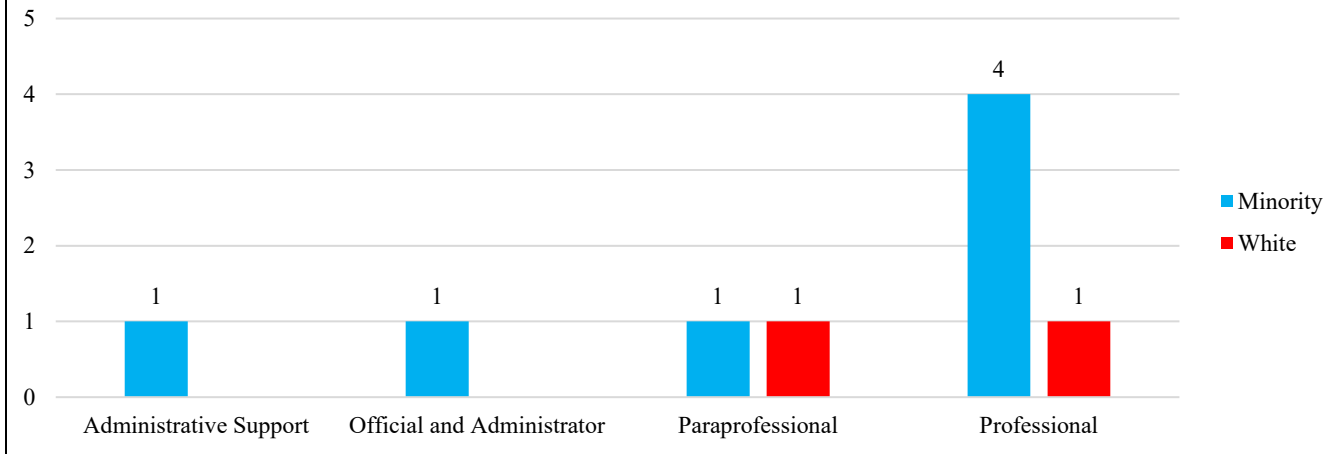
PGCCO Career Employee Total: 9

**Distribution by EEO-4 Job Category and Gender:**  
**Prince George's County Commissioners' Office**



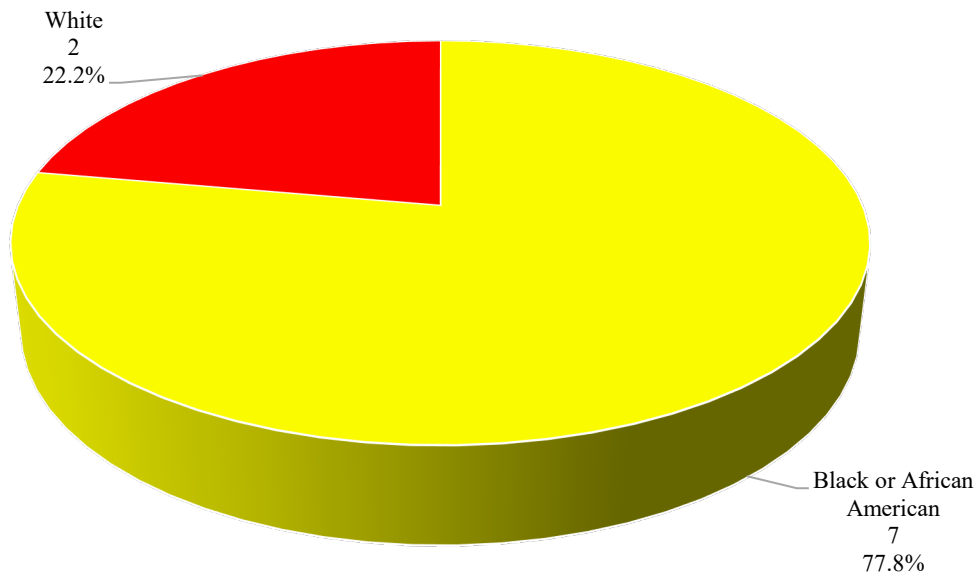
<b>EEO-4 Job Category</b>	<b>Female</b>	<b>Male</b>
Administrative Support	1	0
Official and Administrator	1	0
Paraprofessional	1	1
Professional	4	1
<b>Total</b>	<b>7</b>	<b>2</b>

**Distribution by EEO-4 Job Category and Race/Ethnicity:**  
**Prince George's County Commissioners' Office**



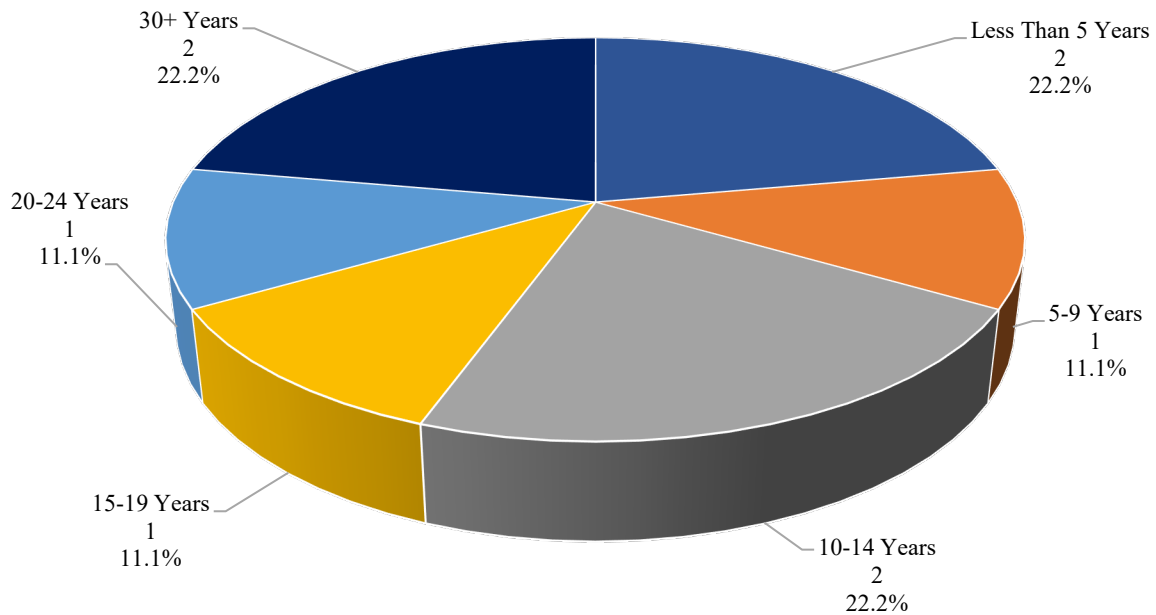
<b>EEO-4 Job Category</b>	<b>Minority</b>	<b>White</b>
Administrative Support	1	0
Official and Administrator	1	0
Paraprofessional	1	1
Professional	4	1
<b>Total</b>	<b>7</b>	<b>2</b>

**EEO-4 Race/Ethnicity:**  
**Prince George's County Commissioners' Office**



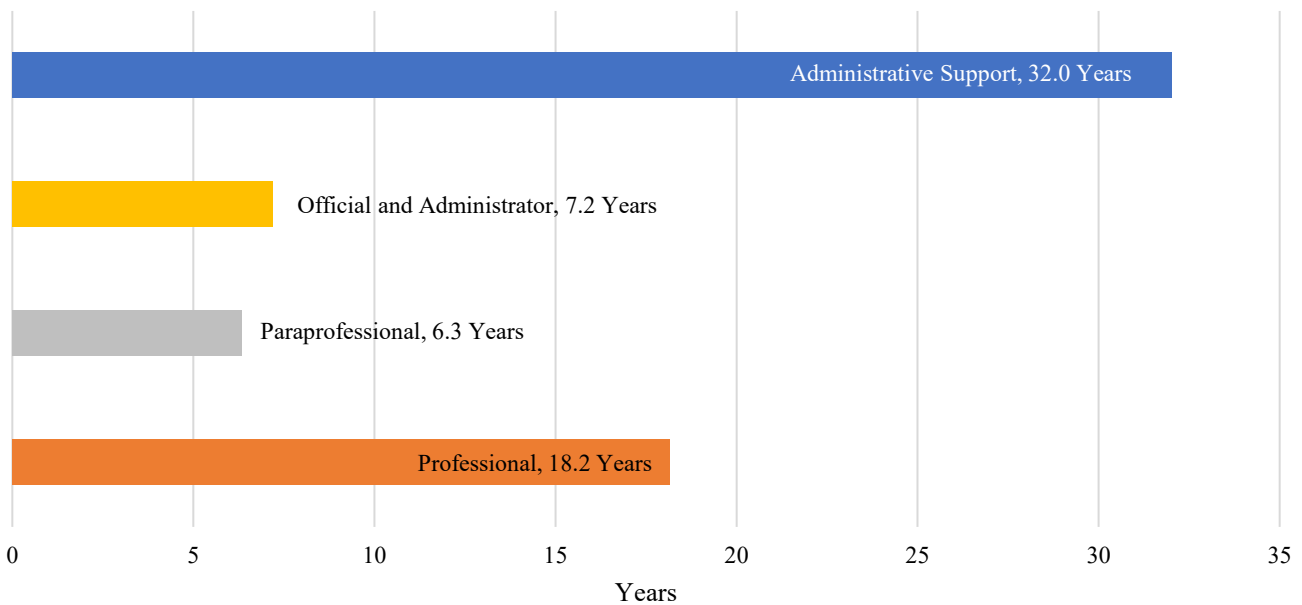
PGCCO Career Employee Total: 9

**Length of Service for Career Employees:  
Prince George's County Commissioners' Office**



PGCCO Career Employee Total: 9

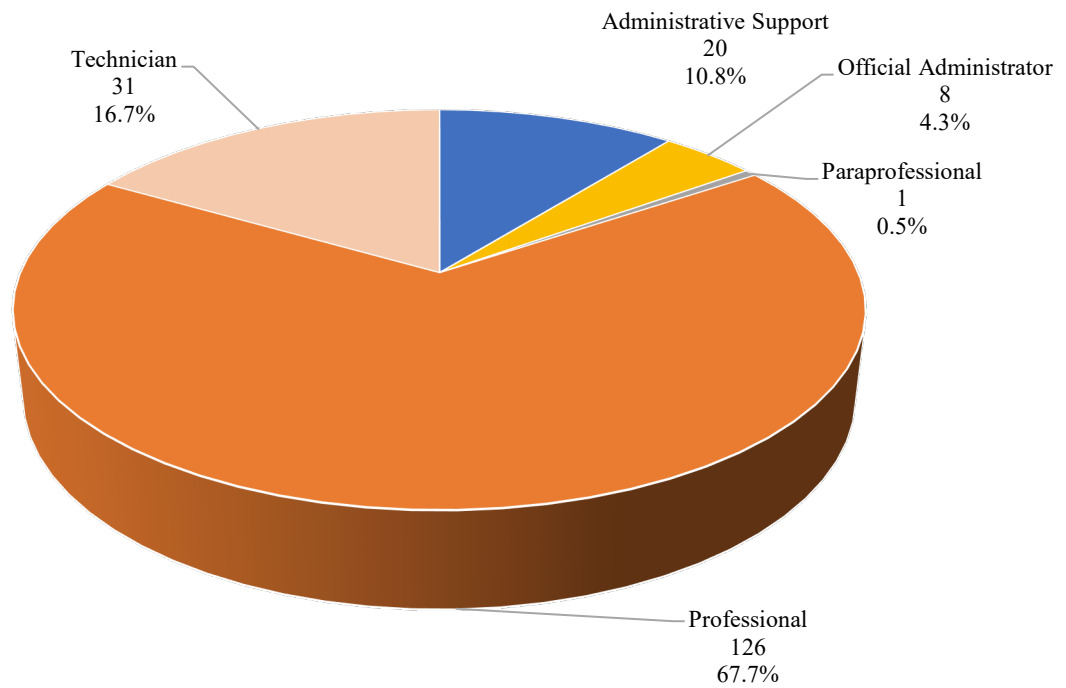
**Average Length of Service by EEO-4 Job Category:  
Prince George's County Commissioners' Office**



PGCCO Career Employee Total: 9

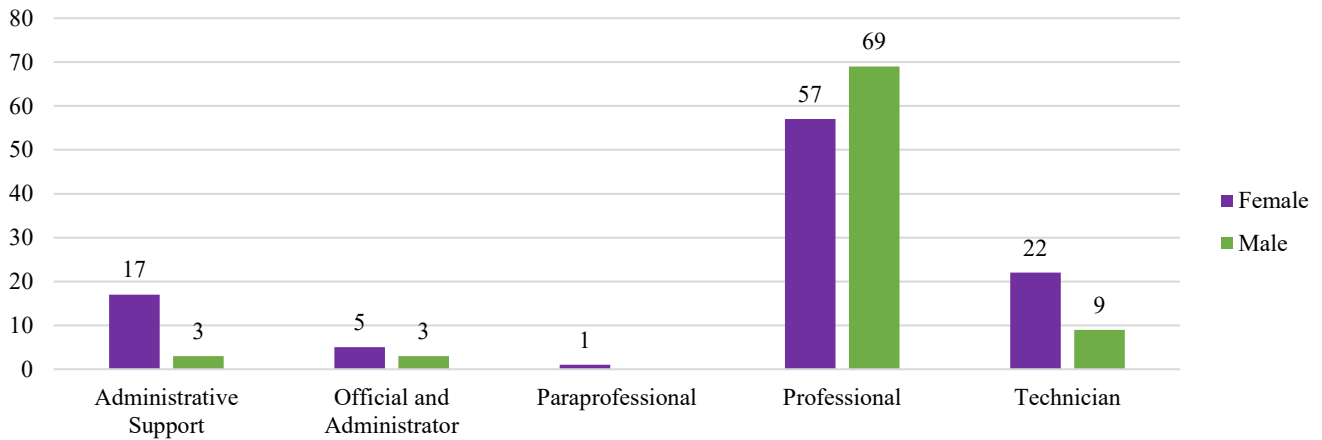
# Prince George's County Planning

## EEO-4 Job Category: Prince George's County Department of Planning



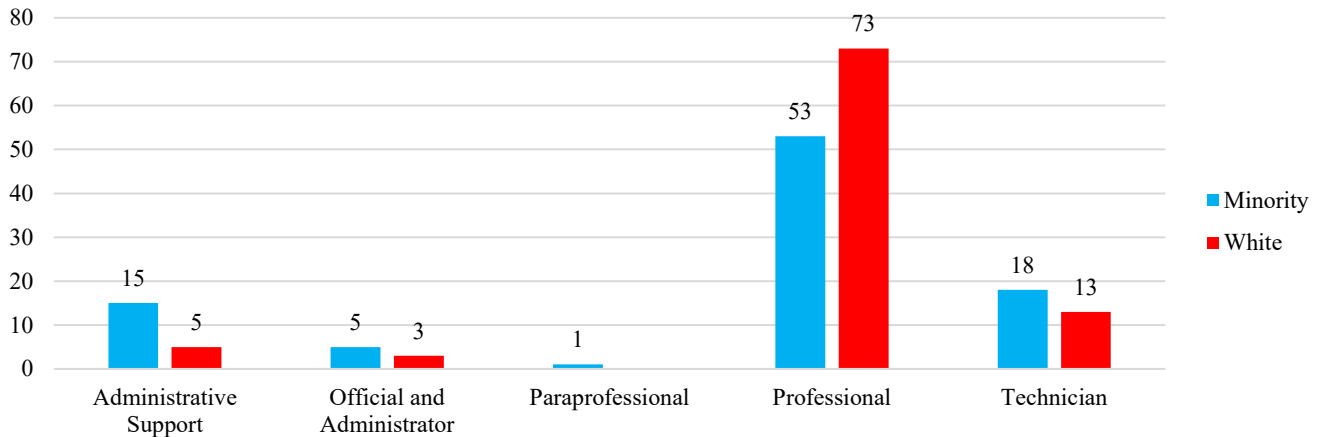
PGPL Career Employee Total: 186

**Distribution by EEO-4 Job Category and Gender:**  
**Prince George's County Planning**



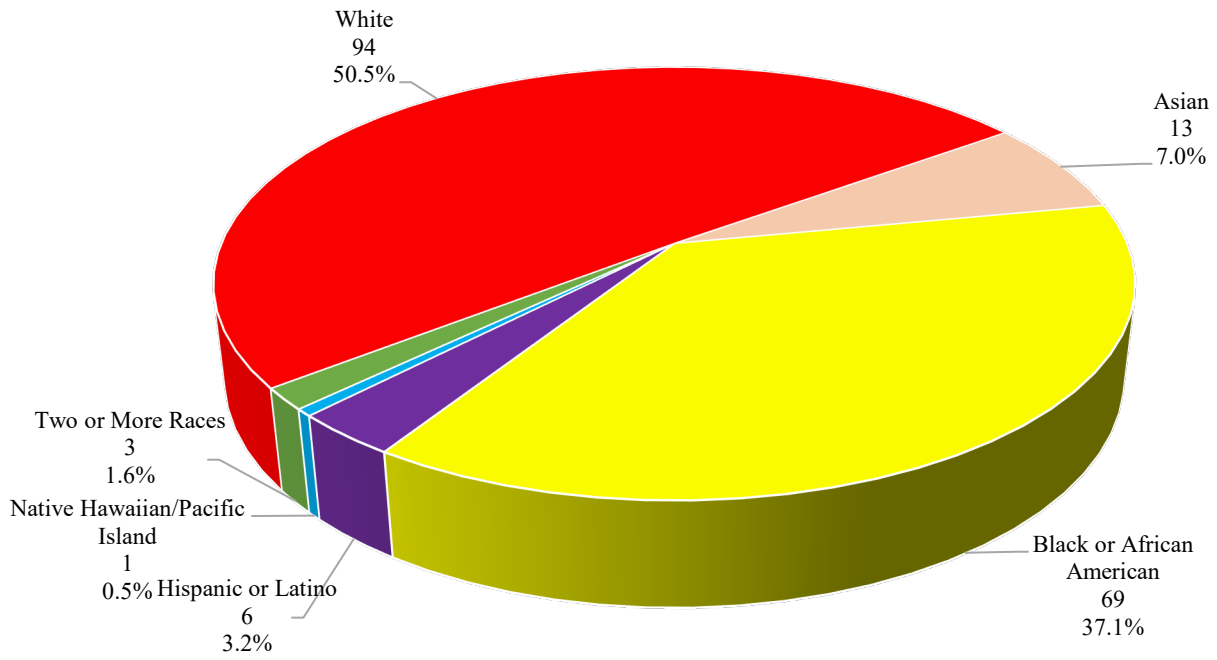
<b>EEO-4 Job Category</b>	<b>Female</b>	<b>Male</b>
Administrative Support	17	3
Official and Administrator	5	3
Paraprofessional	1	0
Professional	57	69
Technician	22	9
<b>Total</b>	<b>102</b>	<b>84</b>

**Distribution by EEO-4 Job Category and Race/Ethnicity:**  
**Prince George's County Planning**



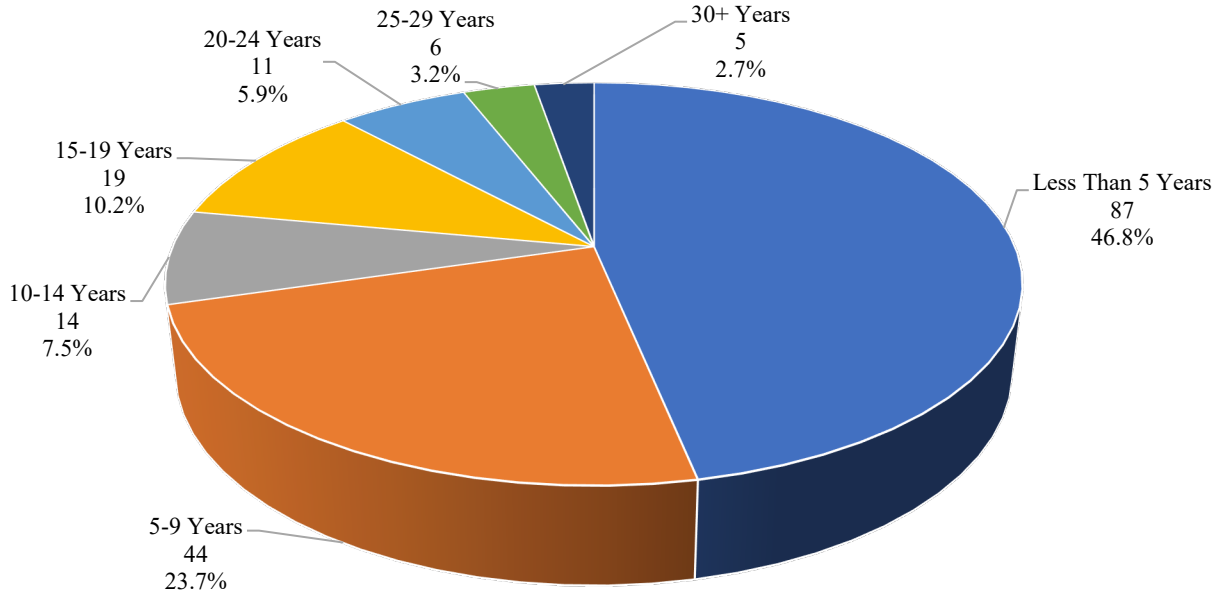
<b>EEO-4 Job Category</b>	<b>Minority</b>	<b>White</b>
Administrative Support	15	5
Official and Administrator	5	3
Paraprofessional	1	0
Professional	53	73
Technician	18	13
<b>Total</b>	<b>92</b>	<b>94</b>

**EEO-4 Race/Ethnicity: Prince George's County Planning**



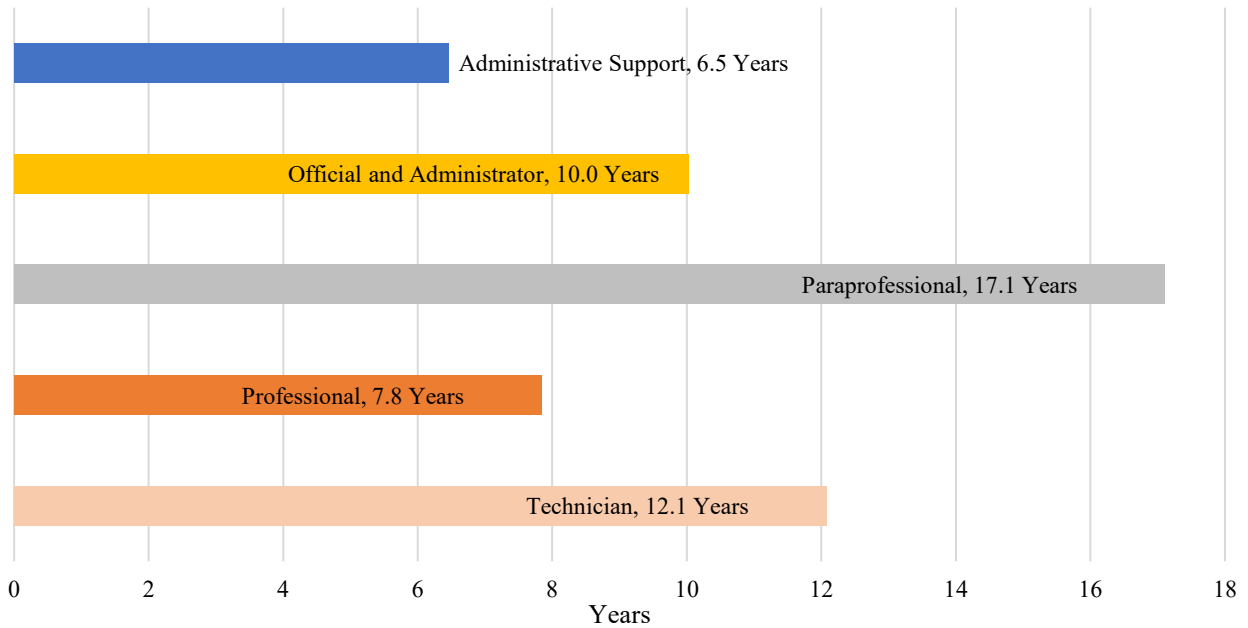
PGPL Career Employee Total: 186

**Length of Service for Career Employees:  
Prince George's County Planning**



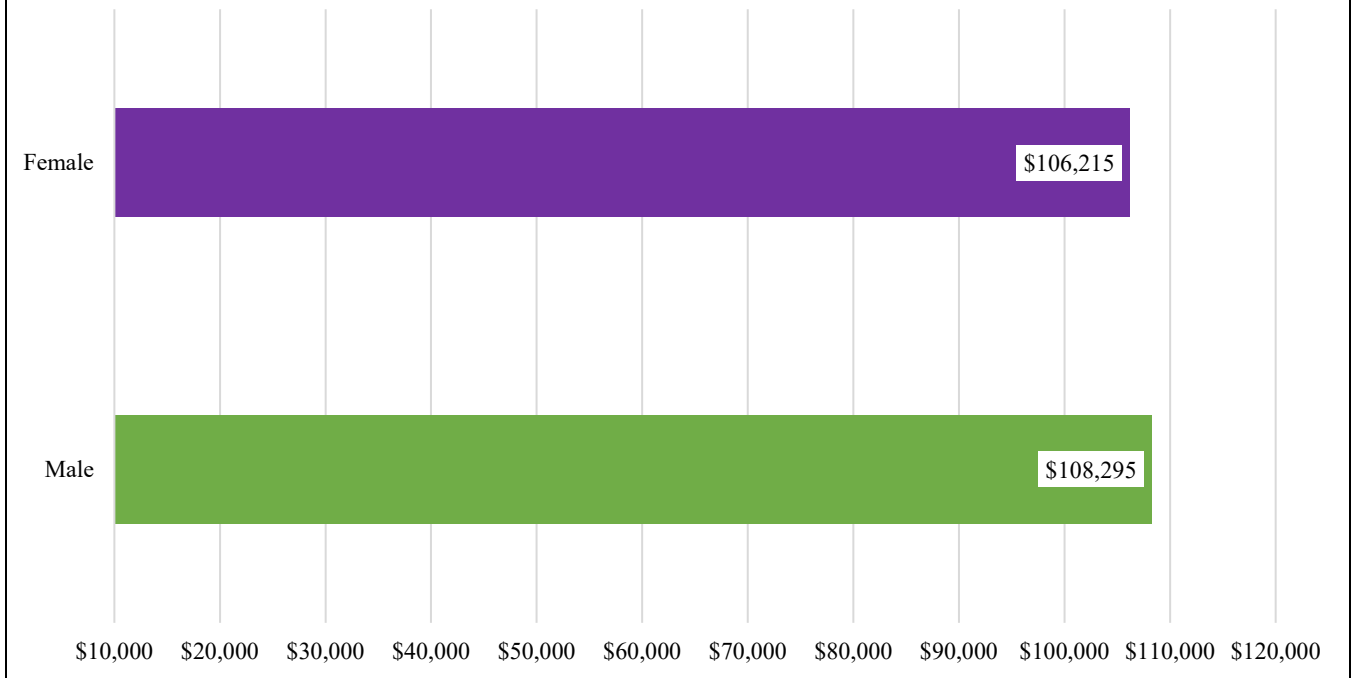
PGPL Career Employee Total: 186

**Average Length of Service by EEO-4 Job Category:  
Prince George's County Planning**



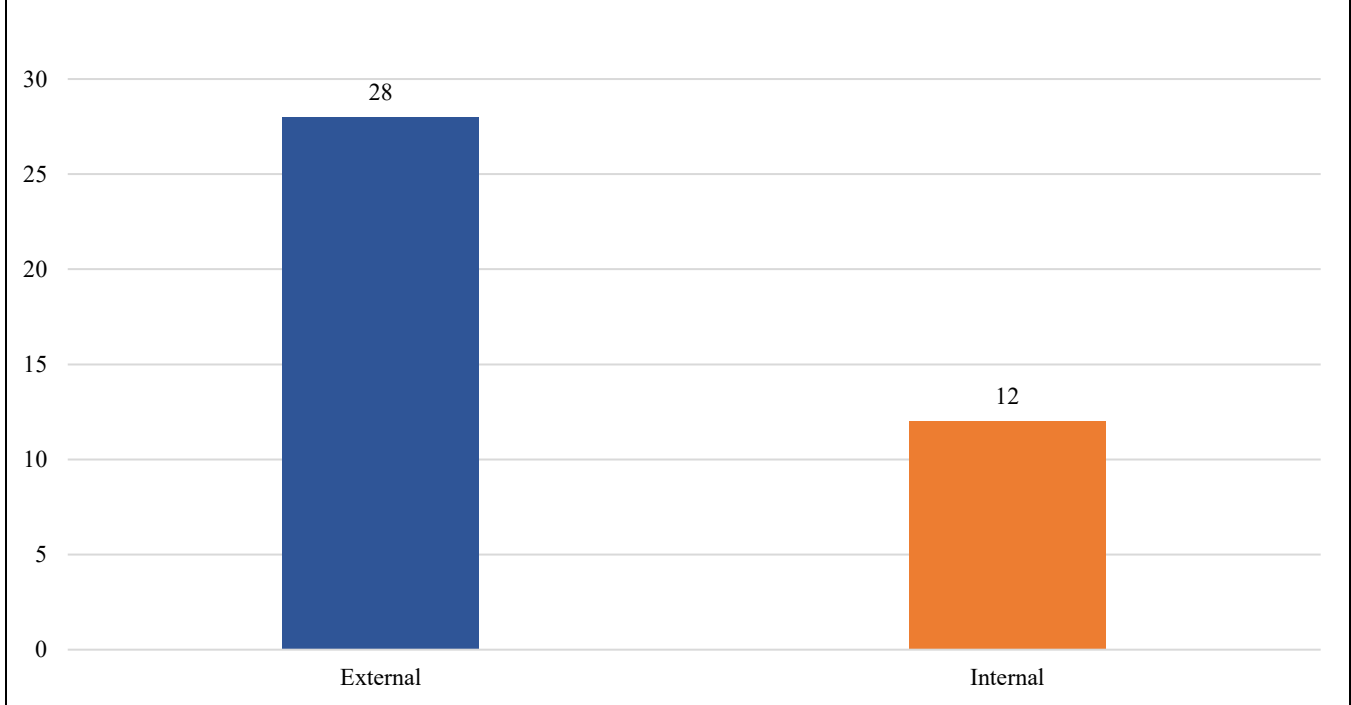
PGPL Career Employee Total: 186

### Average Salaries by Gender: Prince George's County Planning



- PGPL Average Salary: \$107,154

### External vs Internal Positions Filled: Prince George's County Planning

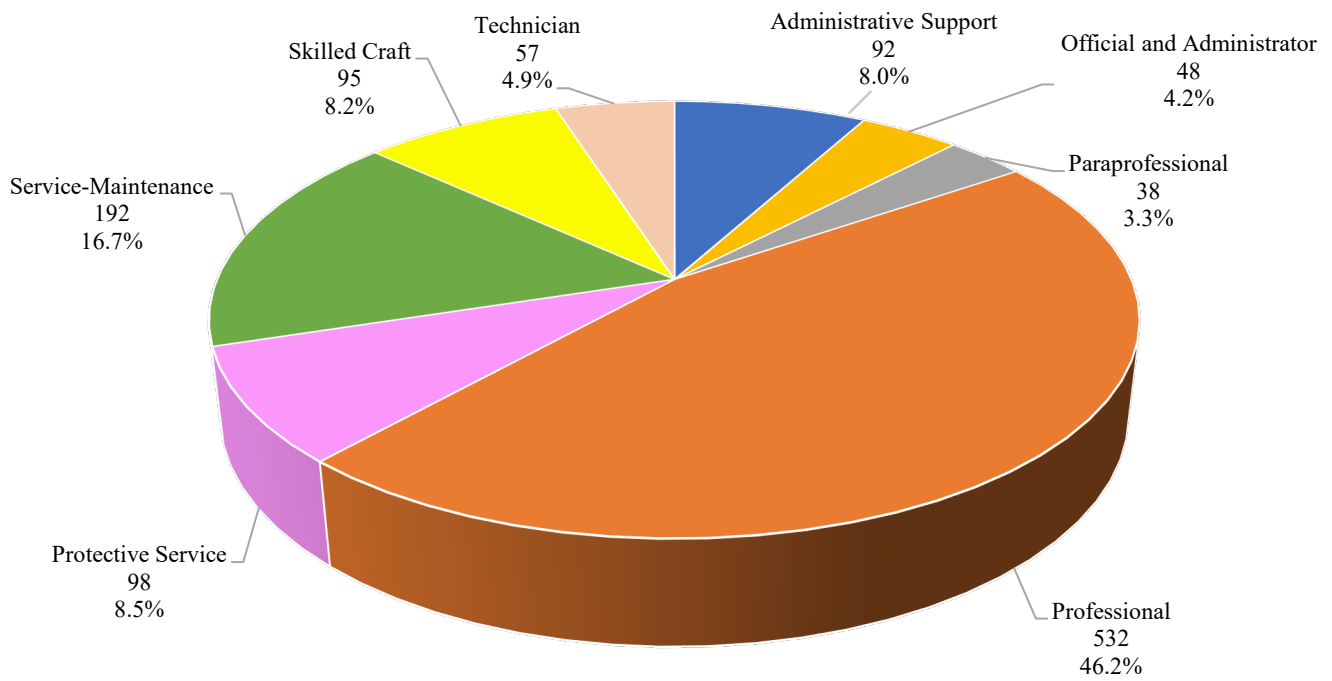


PGPL Positions Filled: 40

- The average time to fill for PGPL was 113 business days.
- There were 21 terminations in PGPL who left the Agency. (11.3% of their workforce).
  - This does not include employees who remained with the Agency but left the Department.

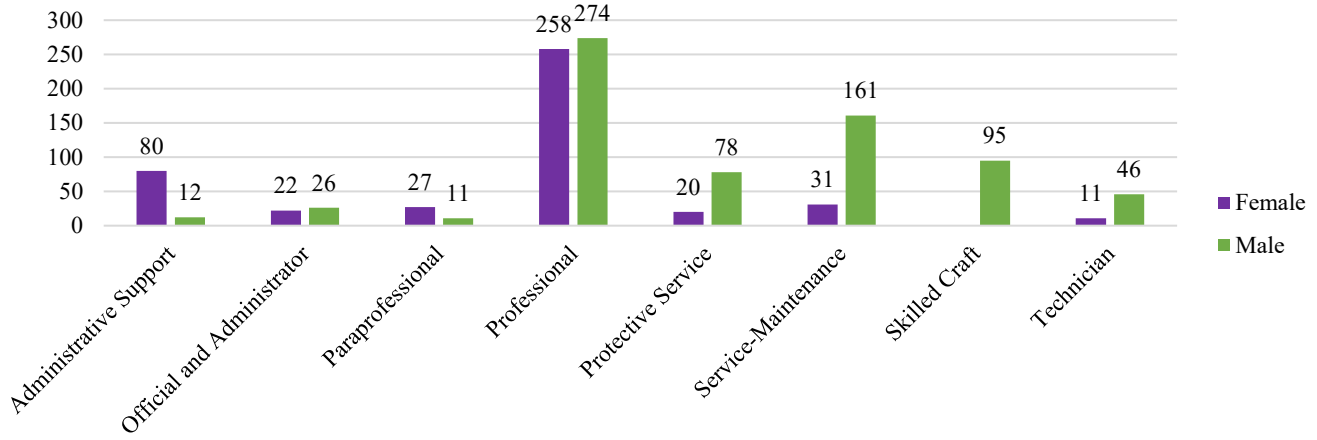
# Prince George's County Parks and Recreation

## EEO-4 Job Category: Prince George's County Parks and Recreation



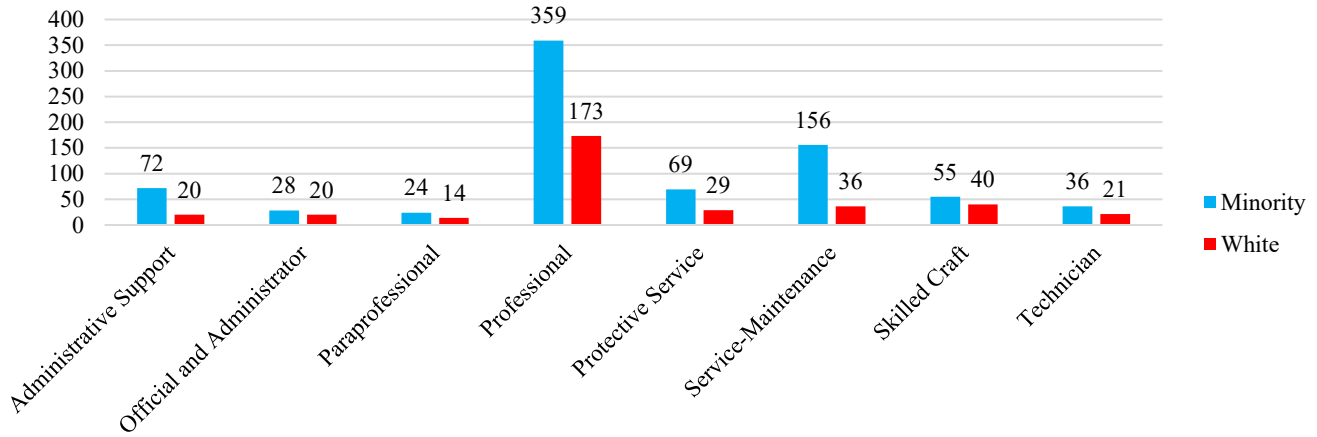
PGPR Career Employee Total: 1,152

**Distribution by EEO-4 Job Category and Gender:**  
**Prince George's County Parks and Recreation**



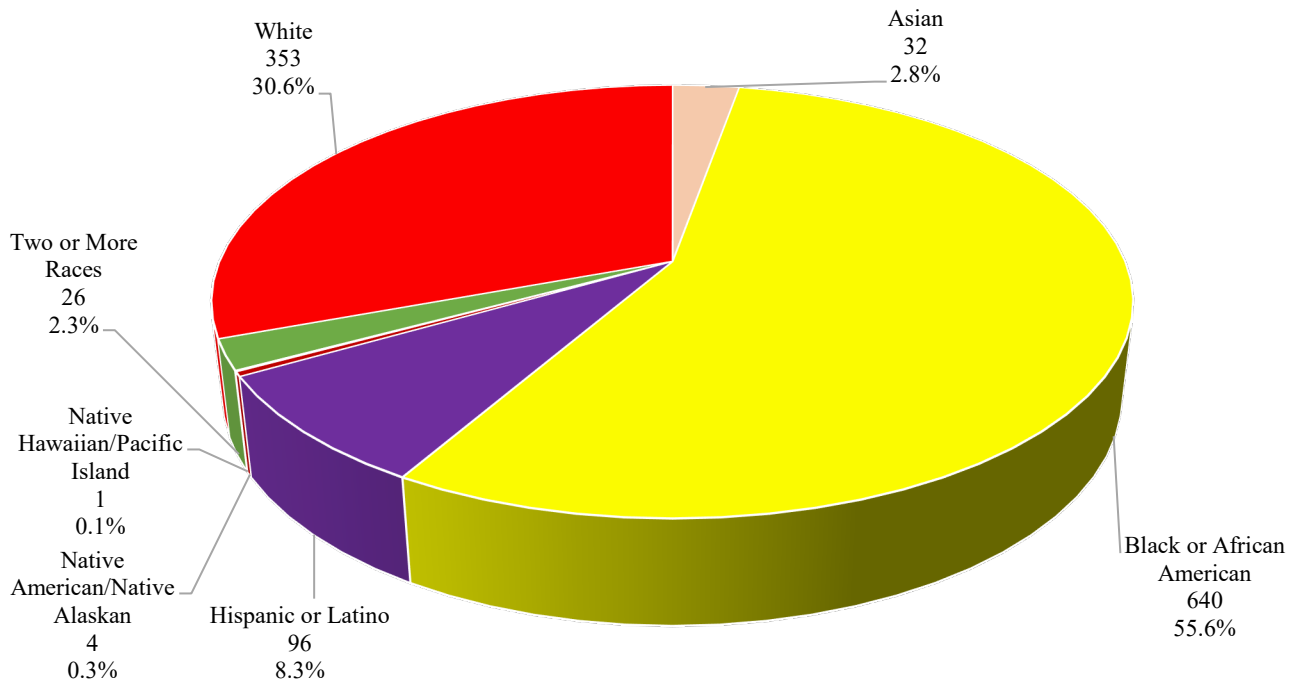
EEO-4 Job Category	Female	Male
Administrative Support	80	12
Official and Administrator	22	26
Paraprofessional	27	11
Professional	258	274
Protective Service	20	78
Service-Maintenance	31	161
Skilled Craft	0	95
Technician	11	46
<b>Total</b>	<b>449</b>	<b>703</b>

**Distribution by EEO-4 Job Category and Race/Ethnicity:**  
**Prince George's County Parks and Recreation**



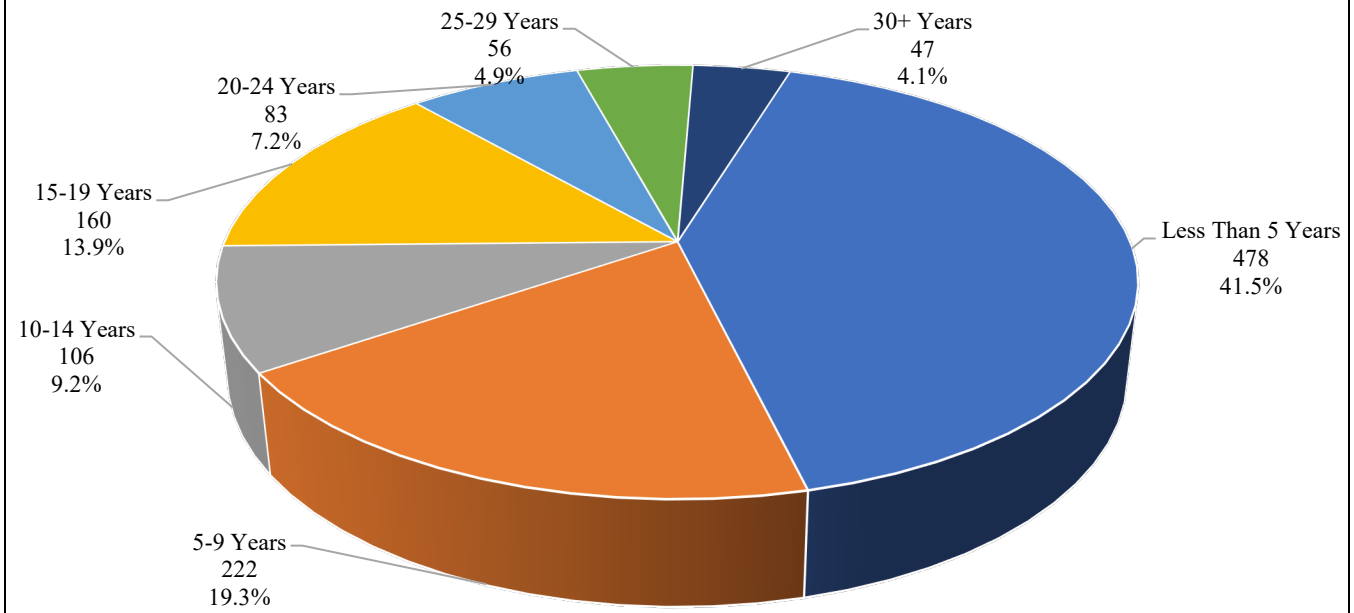
EEO-4 Job Category	Minority	White
Administrative Support	72	20
Official and Administrator	28	20
Paraprofessional	24	14
Professional	359	173
Protective Service	69	29
Service-Maintenance	156	36
Skilled Craft	55	40
Technician	36	21
<b>Total</b>	<b>799</b>	<b>353</b>

**EEO-4 Race/Ethnicity: Prince George's County Parks and Recreation**



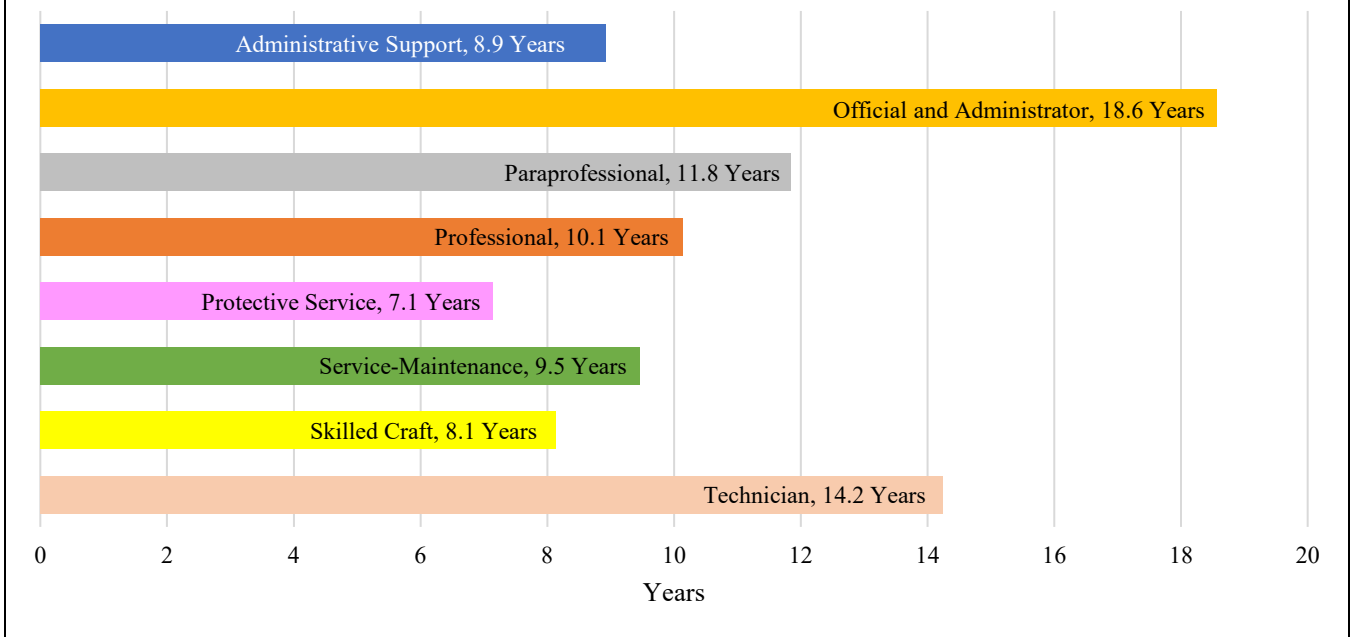
PGPR Career Employee Total: 1,152

**Length of Service for Career Employees: Prince George's  
Department of Parks and Recreation**



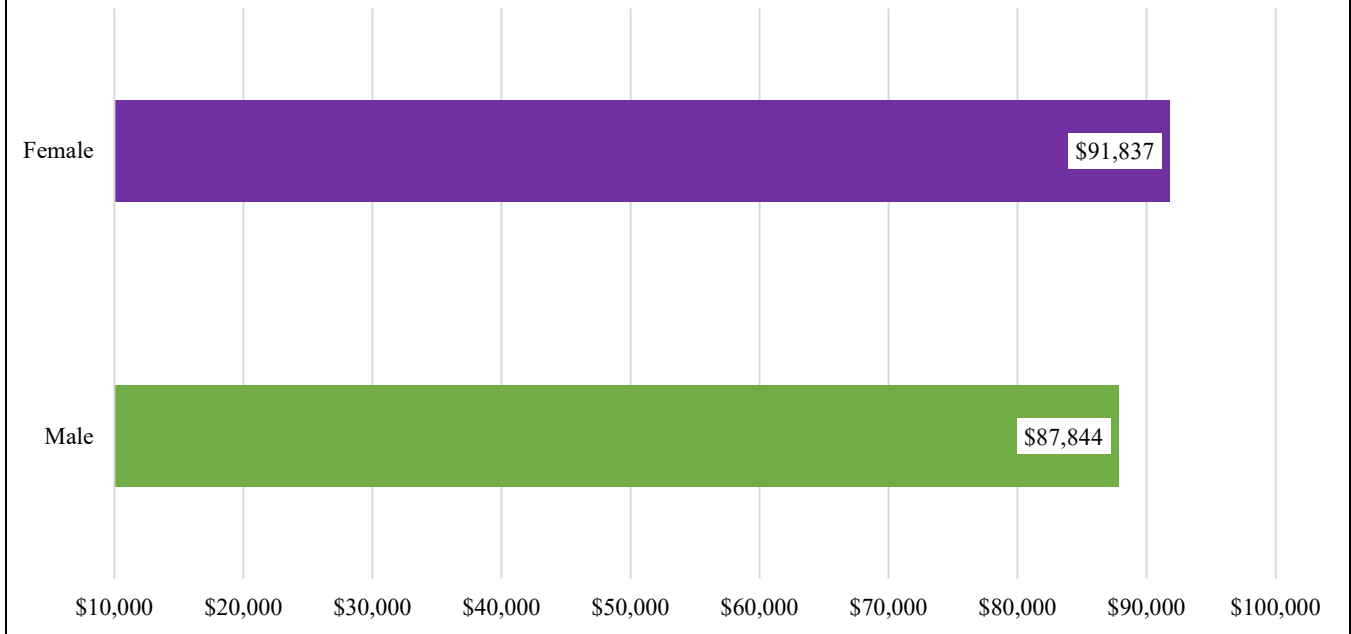
PGPR Career Employee Total: 1,152

**Average Length of Service by EEO-4 Job Category:  
Prince George's County Parks and Recreation**



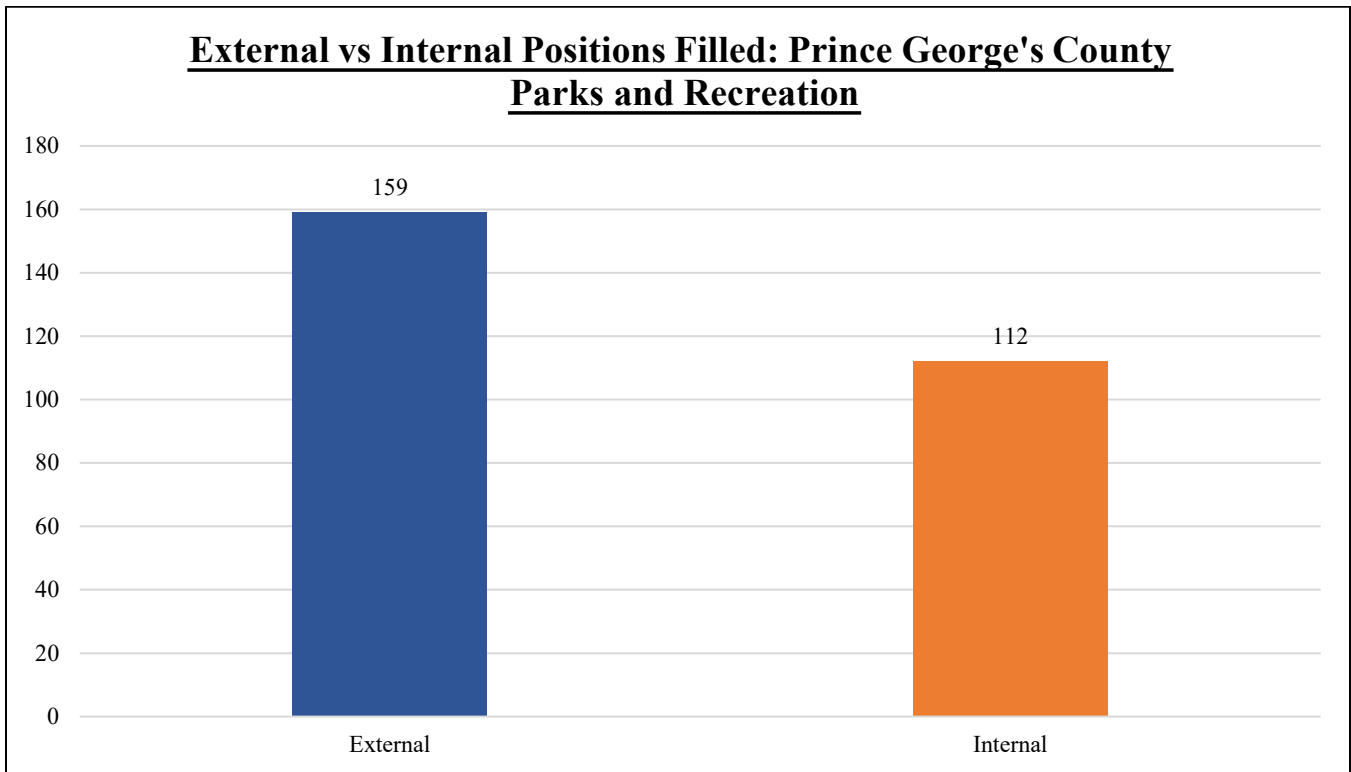
PGPR Career Employee Total: 1,152

**Average Salaries by Gender: Prince George's County  
Parks and Recreation**



PGPR Average Salary: \$89,400

**External vs Internal Positions Filled: Prince George's County  
Parks and Recreation**



PGPR Positions Filled: 271

- The average time to fill for PGPR was 97 business days.
- There were 77 terminations in PGPR who left the Agency (6.7% of their workforce).
  - This does not include employees who remained with the Agency but left the Department.

**M-NCPPC Bi-County Operations**

**Department of Finance**

**Department of Human Resources and Management**

**Legal Department**

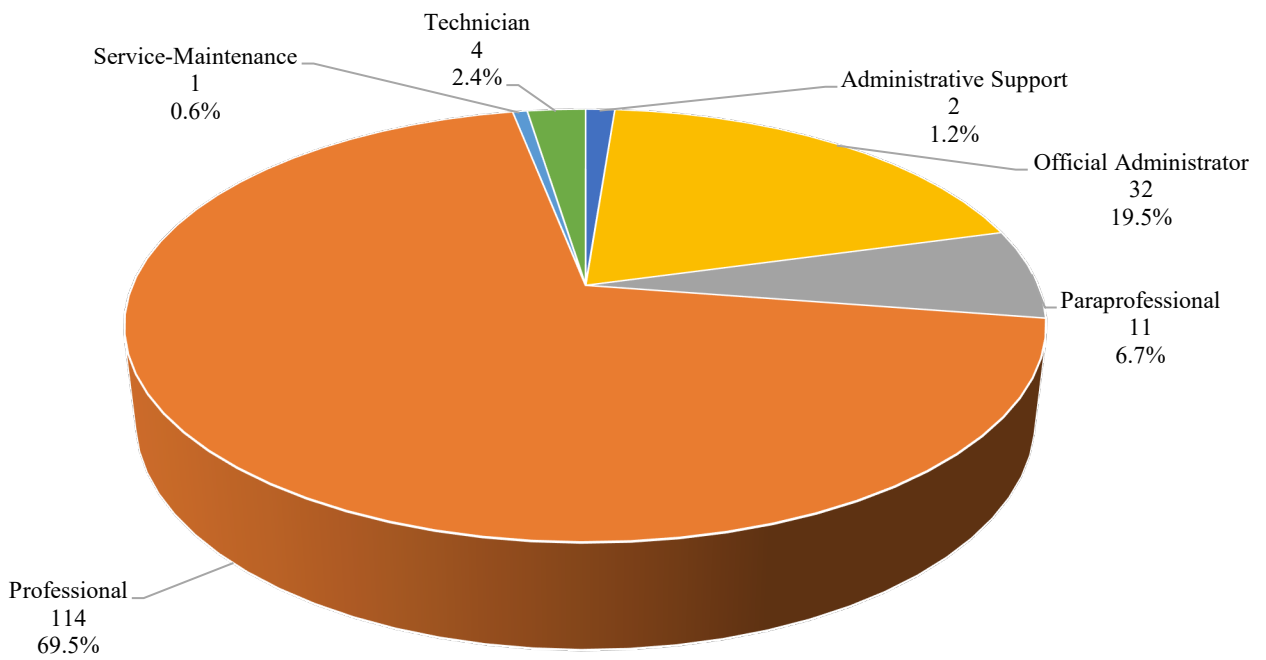
**Office of Chief Information Officer**

**Office of the Inspector General**

**Merit System Board**

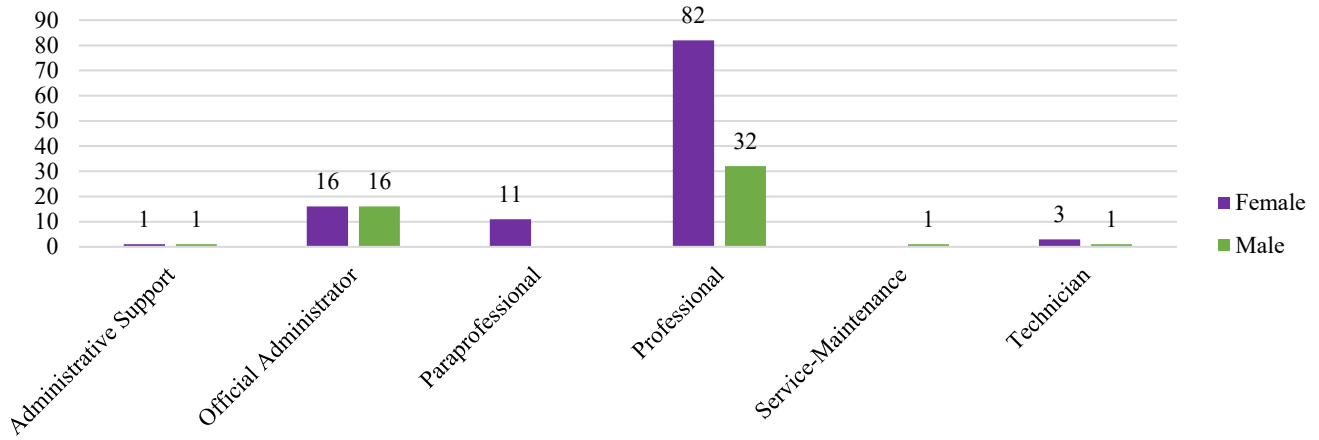
# Bi-County Operations

## EEO-4 Job Category: Bi-County Operations



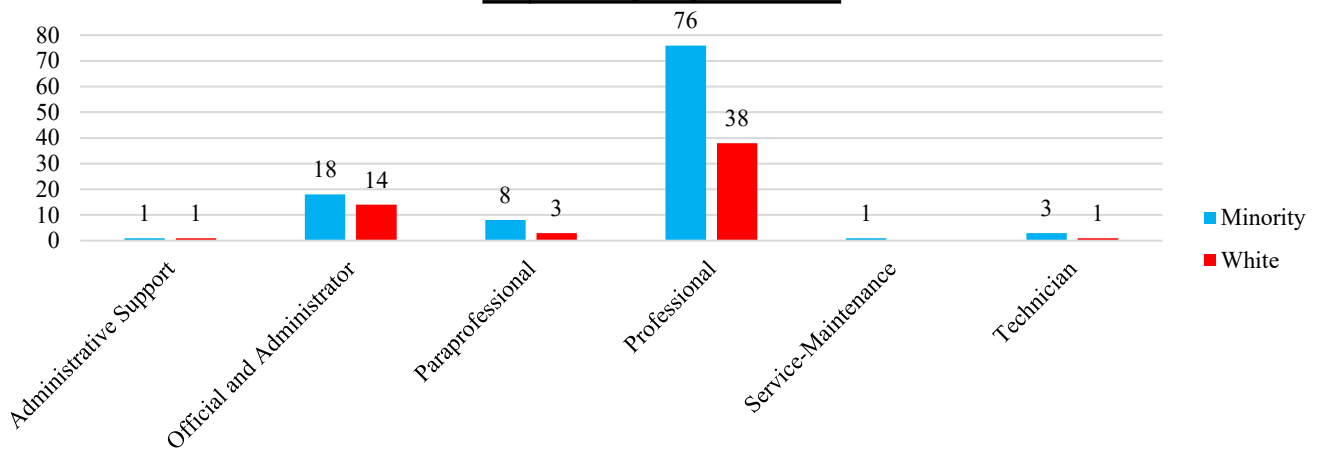
Bi-County Operations Career Employee Total: 164

### Distribution by EEO-4 Job Category and Gender: Bi-County Operations



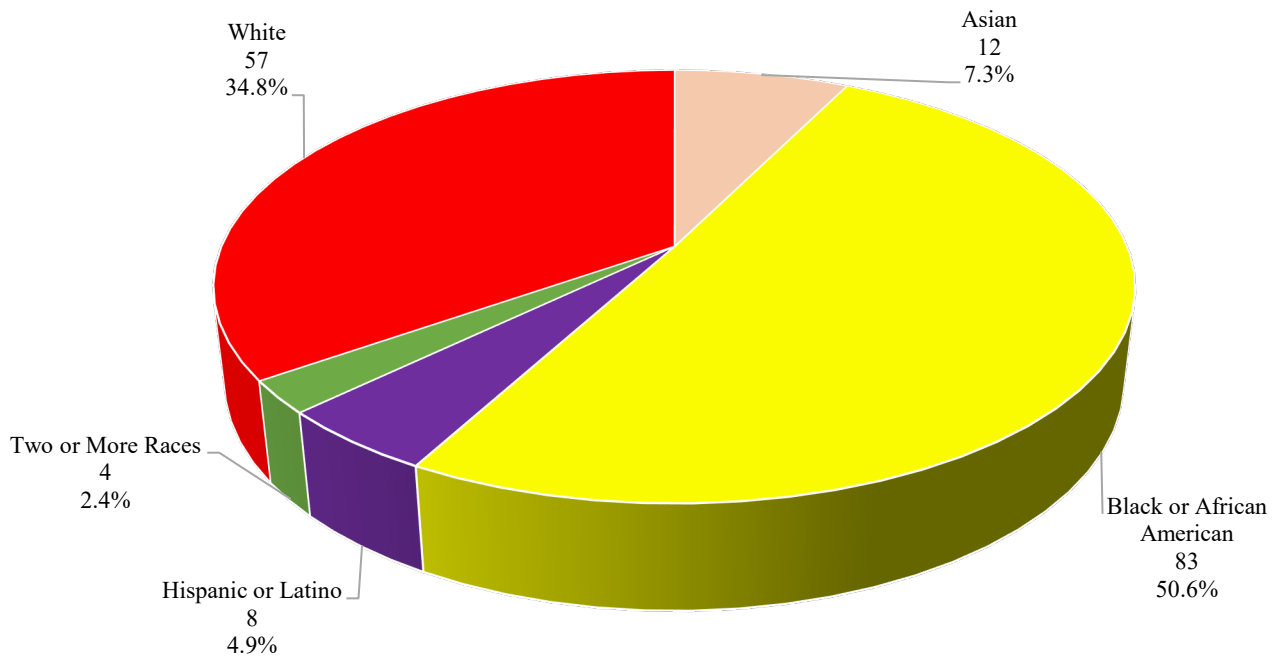
EEO-4 Job Category	Female	Male
Administrative Support	1	1
Official Administrator	16	16
Paraprofessional	11	0
Professional	82	32
Service-Maintenance	0	1
Technician	3	1
<b>Total</b>	<b>113</b>	<b>51</b>

### Distribution by EEO-4 Job Category and Race/Ethnicity: Bi-County Operations



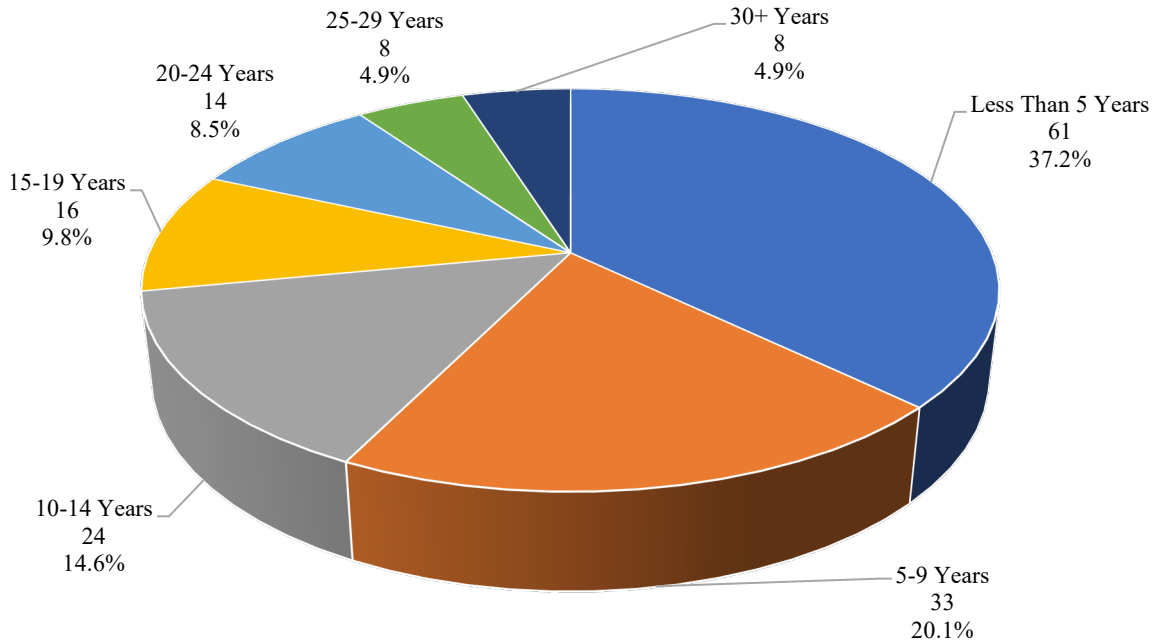
EEO-4 Job Category	Minority	White
Administrative Support	1	1
Official and Administrator	18	14
Paraprofessional	8	3
Professional	76	38
Service-Maintenance	1	0
Technician	3	1
<b>Total</b>	<b>107</b>	<b>57</b>

**EEO-4 Race/Ethnicity: Bi-County Operations**



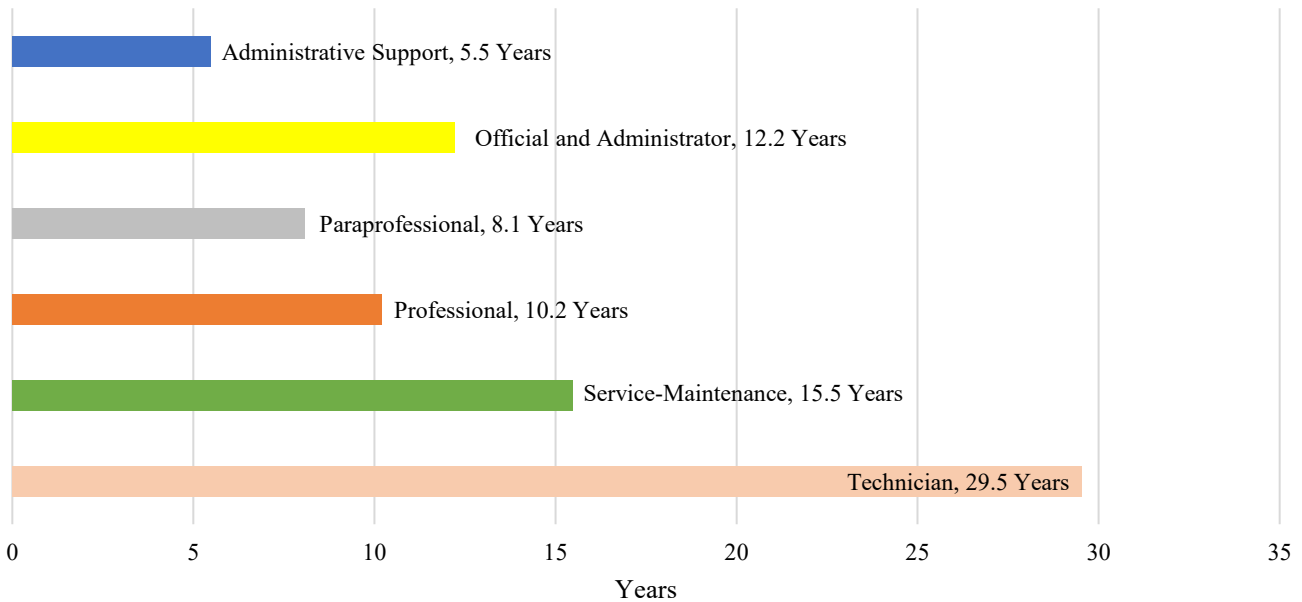
Bi-County Operations Career Employee Total: 164

**Length of Service for Career Employees: Bi-County Operations**



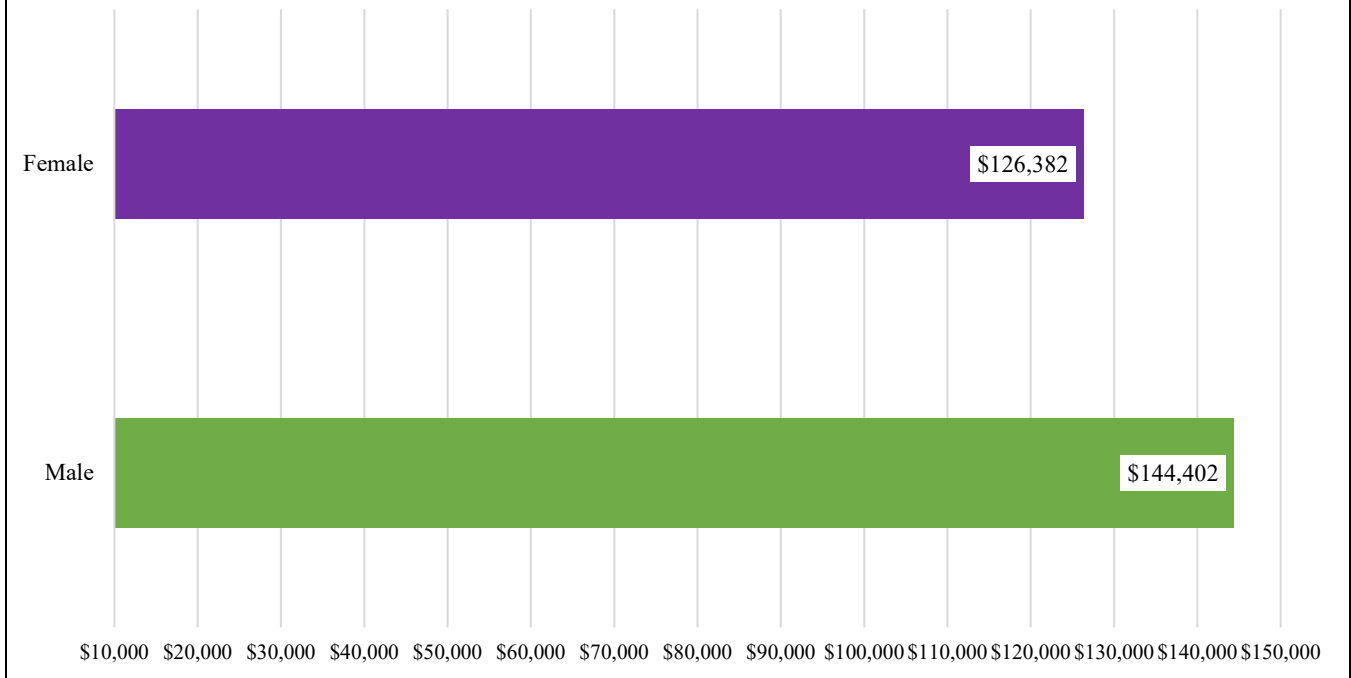
Bi-County Operations Career Employee Total: 164

**Average Length of Service by EEO-4 Job Category: Bi-County Operations**



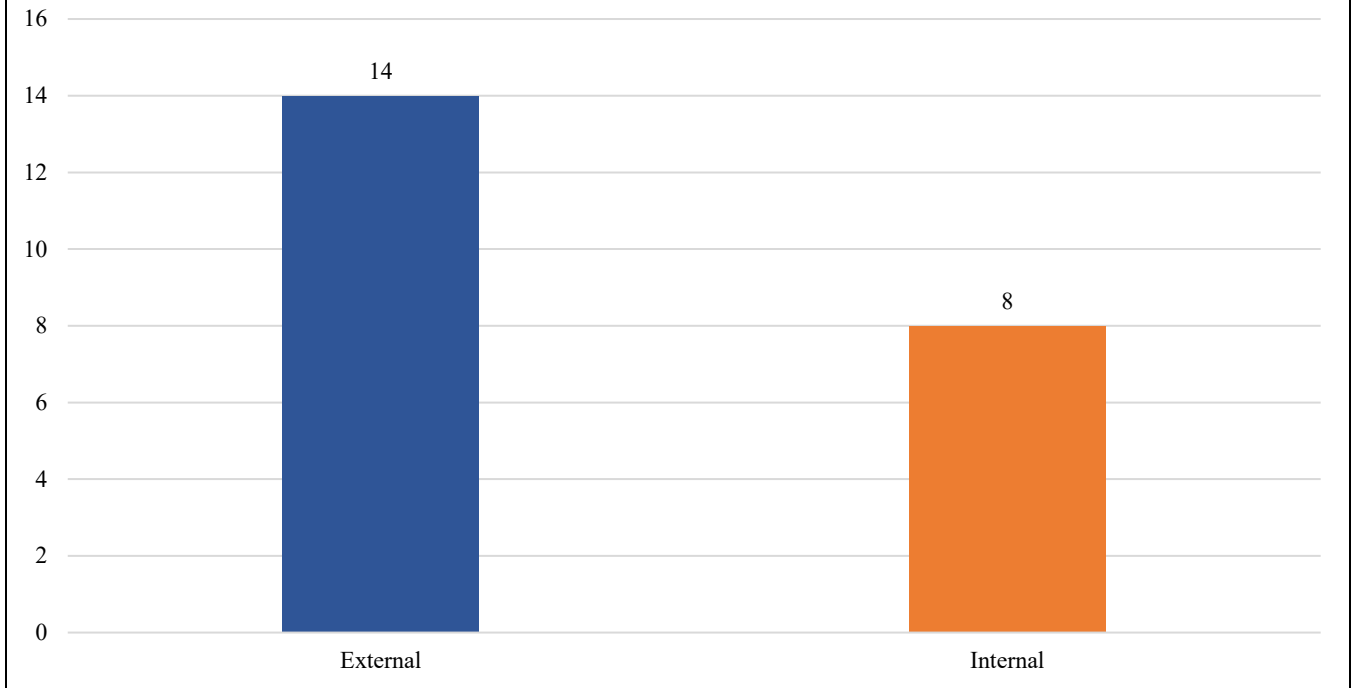
Bi-County Operations Career Employee Total: 164

### Average Salaries by Gender: Bi-County Operations



Average Salary Bi-County Operations: \$131,985

### External vs Internal Positions Filled: Bi-County Operations



Bi-County Operations Positions Filled: 22

- The average time to fill for Bi-County Operation Departments was 119 business days.
- There were 12 terminations in Bi-County Operation Departments who left the Agency (7.3% of their workforce).
  - This does not include employees who remained with the Agency but left the Departments.

# Appendix

## Excerpt from U.S. Equal Employment Opportunity Commission's EEOC Form 164, State and Local Government Information (EEO-4), Instruction Booklet.

### DEFINITIONS OF THE EEO-4 RACE AND ETHNICITY CATEGORIES

An employer may acquire the race/ethnic information necessary for this section either by visual surveys of the workforce or from post-employment records as to the identity of employees. Since visual surveys are permitted, the fact that race/ethnic identifications are not present on agency records is not an excuse for failure to provide the data called for. However, although the Commission does not encourage direct inquiry as a method of determining racial or ethnic identity, this method is not prohibited in cases where it has been used in the past, or where other methods are not practical, provided it is not used for purposes of discrimination.

Moreover, the fact that employees may be located at different addresses does not provide an acceptable reason for their failure to comply with the reporting requirements. In such cases, it is recommended that visual surveys be conducted for the employer by people such as supervisors who are responsible for the work of the employees or to whom the employees report for instruction or otherwise.

Please note that the General Counsel of the Commission has ruled, based on court decisions, that the Commission has the authority to require the racial and ethnic identification of employees, regardless of any possible conflicting state or local laws.

The concept of race as used by the Equal Employment Opportunity Commission does not denote clear-cut scientific definitions of anthropological origins. For the purposes of this report, an employee may be included in the group to which he or she appears to belong, identifies with, or is regarded in the community as belonging. However, no person may be counted in more than one race/ethnic category.

NOTE: The category "HISPANIC", while not a race identification, is included as a separate race/ethnic category because of the employment discrimination often encountered by this group; for this reason, do not include HISPANIC under either "white" or "black".

- a. **Hispanic or Latino** - A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.
- b. **White (Not Hispanic or Latino)** - A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.
- c. **Black or African American (Not Hispanic or Latino)** - A person having origins in any of the black racial groups of Africa.
- d. **Native Hawaiian or Other Pacific Islander (Not Hispanic or Latino)** - A person having origins in any of the peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- e. **Asian (Not Hispanic or Latino)** - A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian Subcontinent, including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- f. **American Indian or Alaska Native (Not Hispanic or Latino)** - A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment.
- g. **Two or More Races (Not Hispanic or Latino)** - All persons who identify with more than one of the above five races (White, Black or African American, Native Hawaiian or Other Pacific Islander, Asian, American Indian or Alaska Native).

*Note to the reader: Category "Native Hawaiian or Other Pacific Islander (Not Hispanic or Latino)" - A person having origins in any of the peoples of Hawaii, Guam, Samoa, or other Pacific Islands," has been added to EEO- 1 Reporting requirements and has been elected for utilization within M-NCPPC EEO-4 reporting as of FY17*

## DESCRIPTION OF JOB CATEGORIES

- a. **Officials and Administrators:** Occupations in which employees set broad policies, exercise overall responsibility for execution of these policies, direct individual departments or special phases of the agency's operations, or provide specialized consultation on a regional, district or area basis. Includes: department heads, bureau chiefs, division chiefs, directors, deputy directors, controllers, wardens, superintendents, sheriffs, police and fire chiefs and inspectors, examiners (bank, hearing, motor vehicle, warehouse), inspectors (construction, building, safety, rent-and-housing, fire, A.B.C. Board, license, dairy, livestock, transportation), assessors, tax appraisers and investigators, coroners, farm managers, and kindred workers.
- b. **Professionals:** Occupations which require specialized and theoretical knowledge which is usually acquired through college training or through work experience and other training which provides comparable knowledge. Includes: personnel and labor relations workers, social workers, doctors, psychologists, registered nurses, economists, dietitians, lawyers, systems analysts, accountants, engineers, employment and vocational rehabilitation counselors, teachers or instructors, police and fire captains and lieutenants, librarians, management analysts, airplane pilots and navigators, surveyors and mapping scientists, and kindred workers.
- c. **Technicians:** Occupations which require a combination of basic scientific or technical knowledge and manual skill which can be obtained through specialized post-secondary school education or through equivalent on-the-job training. Includes: computer programmers, drafters, survey and mapping technicians, licensed practical nurses, photographers, radio operators, technical illustrators, highway technicians, technicians (medical, dental, electronic, physical sciences), police and fire sergeants, inspectors (production or processing inspectors, testers and weighers), and kindred workers.
- d. **Protective Service:** Occupations in which workers are entrusted with public safety, security and protection from destructive forces. Includes: police patrol officers, firefighters, guards, deputy sheriffs, bailiffs, correctional officers, detectives, marshals, harbor patrol officers, game and fish wardens, park rangers (except maintenance), and kindred workers.
- e. **Paraprofessionals:** Occupations in which workers perform some of the duties of a professional or technician in a supportive role, which usually require less formal training and/or experience normally required for professional or technical status. Such positions may fall within an identified pattern of staff development and promotion under a New Careers concept. Included: research assistants, medical aides, child support workers, policy auxiliary welfare service aides, recreation assistants, homemaker aides, home health aides, library assistants and clerks, ambulance drivers and attendants, and kindred workers.
- f. **Administrative Support:** Occupations in which workers are responsible for internal and external communication, recording and retrieval of data and/or information and other paperwork required in an office. Includes: bookkeepers, messengers, clerk-typists, stenographers, court transcribers, hearing reporters, statistical clerks, dispatchers, license distributors, payroll clerks, office machine and computer operators, telephone operators, legal assistants, sales workers, cashiers, toll collectors, and kindred workers.
- g. **Skilled Craft:** Occupations in which workers perform jobs which require special manual skill and a thorough and comprehensive knowledge of the process involved in the work which is acquired through on-the-job training and experience or through apprenticeship or other formal training programs. Includes: mechanics and repairers, electricians, heavy equipment operators, stationary engineers, skilled machining occupations, carpenters, compositors and typesetters, power plant operators, water and sewage treatment plant operators, and kindred workers.
- h. **Service – Maintenance:** Occupations in which workers perform duties which result in or contribute to the comfort, convenience, hygiene or safety of the general public or which contribute to the upkeep and care of buildings, facilities or grounds of public property. Workers in this group may operate machinery. Includes: chauffeurs, laundry and dry-cleaning operatives, truck drivers, bus drivers, garage laborers, custodial employees, gardeners and groundskeepers, refuse collectors, construction laborers, park rangers (maintenance), farm workers (except managers), craft apprentices/trainees/helpers, and kindred workers.

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## Personnel Management Review Fiscal Year 2025

### Credits

William Spencer

Acting Executive Director

Lawrence (Todd) Allen

Human Resources Director

Boni King

PMR Project Advisor

Cristina Ramirez

PMR Project Manager

Honovi Elwell

PMR Project Analyst

# FY25 Personnel Management Review

Developed by the Classification and Compensation Team of the  
Department of Human Resources and Management

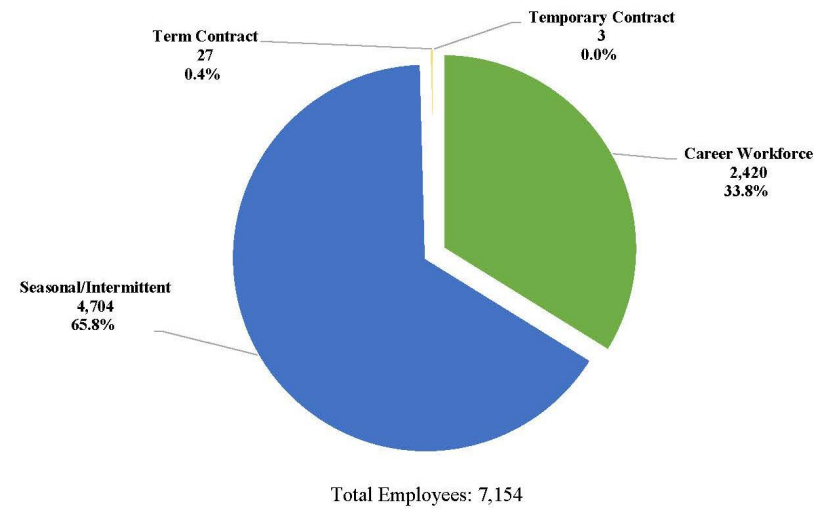
Presentation to Commissioners 04/15/2026

# New in FY25

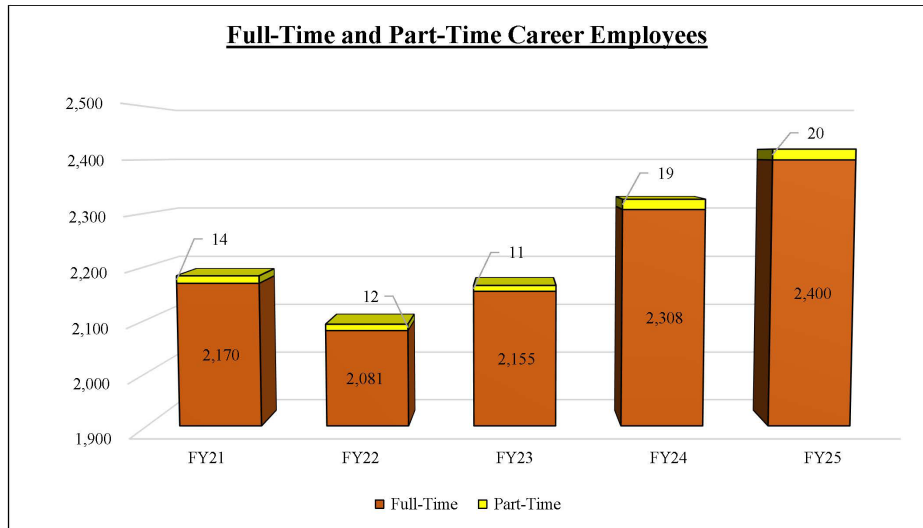
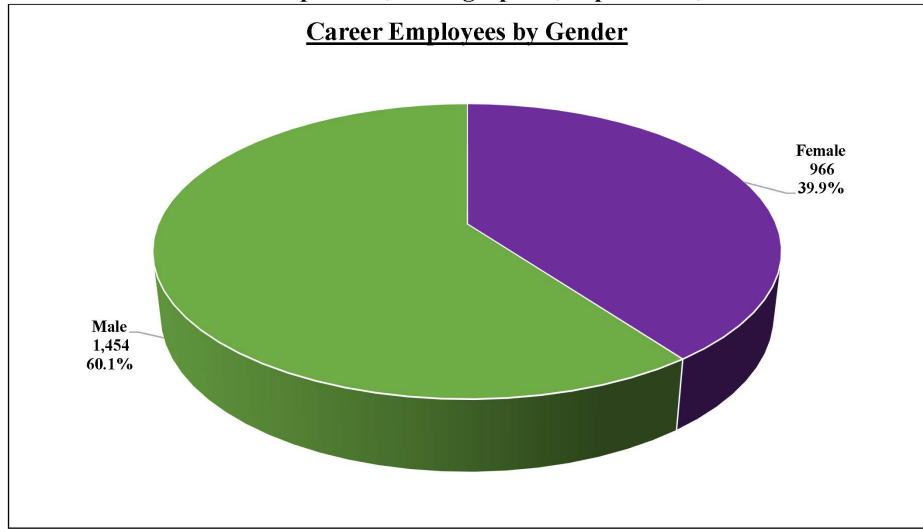
1. Average salaries by gender and by Department.
2. The number of external versus internal positions filled along with the average time to fill vacancies.
3. Number of terminations by Department.
4. PMR will be made accessible and optimized for those who require assistive technology.

# Document Divided into 6 Areas of Interest

	Page
1. Total Workforce	2
2. Career Workforce	8
3. Trends in Career Employee Lifecycle	33
4. Non-Permanent Workforce	41
5. Departmental and Bi-County Demographics	46
6. Appendix	82

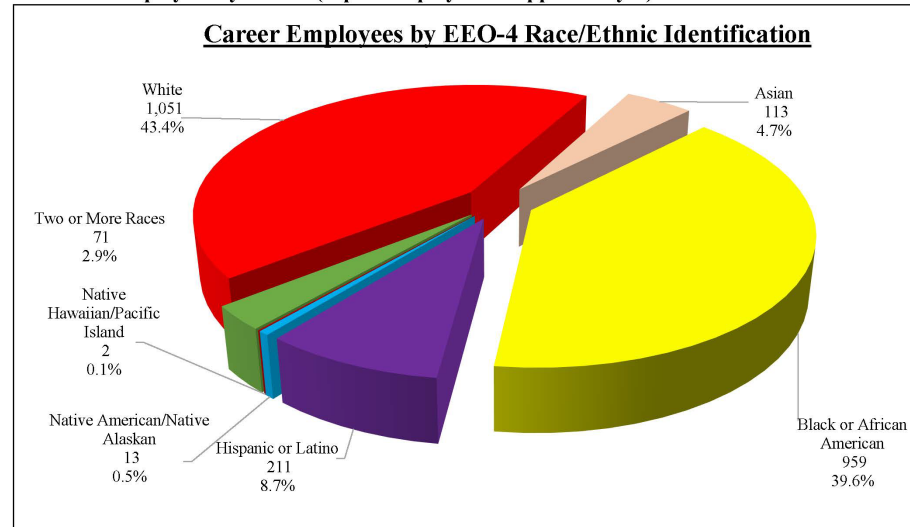


**Career Workforce Composition, Demographics, Separations, and Recruitment**



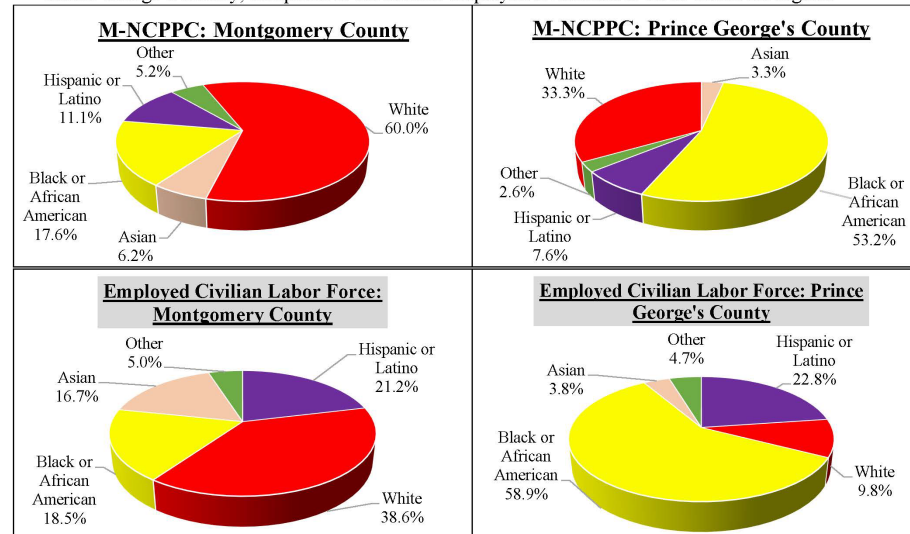
Fiscal Year	FY21	FY22	FY23	FY24	FY25
<b>Full-Time</b>	2,170	2,081	2,155	2,308	2,400
<b>Part-Time</b>	14	12	11	19	20
<b>Total</b>	2,184	2,093	2,166	2,327	2,420

**Career Employees by EEO-4 (Equal Employment Opportunity-4) Race/Ethnic Identification**



Total: 2,420

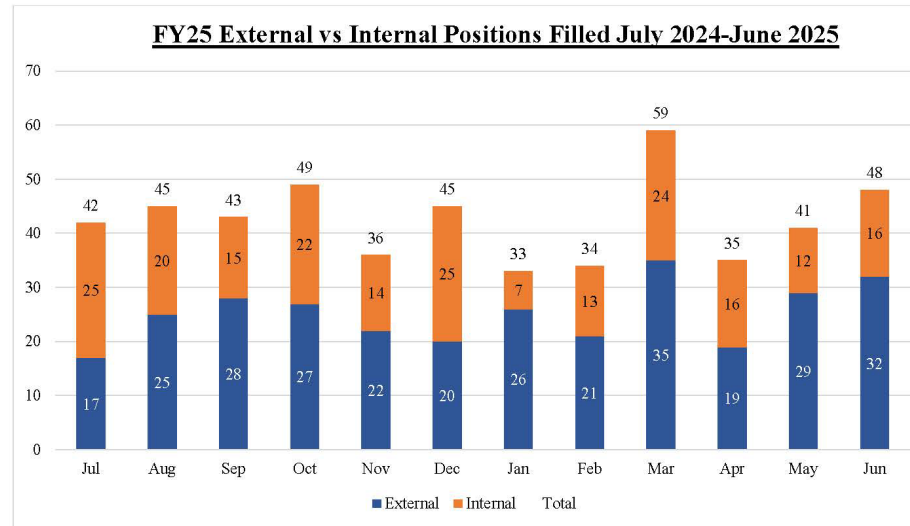
- The charts below reflect M-NCPPC career workforce distribution by race/ethnicity in Montgomery County and Prince George's County, compared to the broader employed civilian labor force within the region.



Source: 2024 American Community Survey 1-year estimates, Tables B01003, DP03, DP05, C23002H, C23002I, and analysis of PUMS data, U.S. Census Bureau; compiled by Research & Strategic Projects, Montgomery County Planning Department (12/04/25).

### Recruitment of Career Employees

In FY25, the Recruitment and Selection Services Division filled 510 career positions. Of these 510 positions, 301 were filled by external candidates and 209 were filled by internal candidates via promotion, demotion, or lateral assignment (these figures do not include positions filled through reclassification, appointment, or the Park Police rank promotional process).



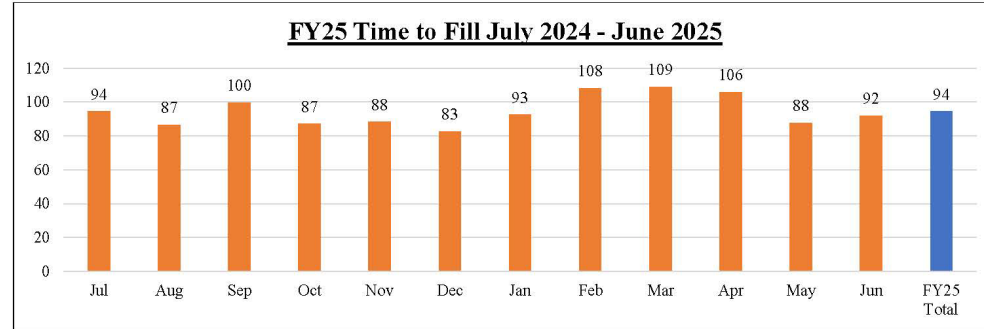
Positions Filled													
	July	August	September	October	November	December	January	February	March	April	May	June	Total
<b>External</b>	17	25	28	27	22	20	26	21	35	19	29	32	<b>301</b>
<b>Internal</b>	25	20	15	22	14	25	7	13	24	16	12	16	<b>209</b>
<b>Total</b>	<b>42</b>	<b>45</b>	<b>43</b>	<b>49</b>	<b>36</b>	<b>45</b>	<b>33</b>	<b>34</b>	<b>59</b>	<b>35</b>	<b>41</b>	<b>48</b>	<b>510</b>

The average salary for FY25 career new hires was \$74,422 as compared to the FY24 average of career new hires of \$76,377.

## Recruitment, Salary, Demographics, Retirement, and Turnover Trends

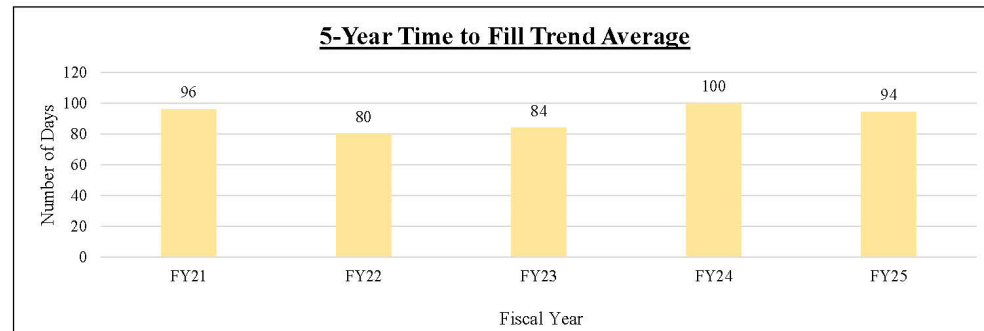
### Recruitment Trends

The average number of days to fill a position indicates the time between the date a position is posted/advertised and the date of hire. In FY25, it took an average of 94 days to fill a position by these metrics. Many variables contribute to the average number of days it takes to fill positions. The chart includes positions filled by both internal and external candidates. The chart excludes appointed positions and Park Police selections that follow specific hiring and promotional requirements.



**Average Time to Fill**

Month	July	August	September	October	November	December	January	February	March	April	May	June	FY25 Total
Average	94	87	100	87	88	83	93	108	109	106	88	92	94



Fiscal Year	Time to Fill
FY21	96
FY22	80
FY23	84
FY24	100
FY25	94

**Retirement Eligibility and Projection Trends**

In projecting percentage of employees eligible for normal retirement within future five years, the percentage of eligible employees in FY25 has slightly increased over the previous year.

Fiscal Year	Five-Year Trend
FY21	30.3%
FY22	30.0%
FY23	27.5%
FY24	25.1%
FY25	25.5%

In FY26, 348 of 2,420 (14.4% of the workforce) employees will be eligible for normal retirement. Between FY26 and FY30, 618 of 2,420 employees, or 25.5% of all career employees (full-time and part-time) will be eligible for normal retirement.

EEO-4 Category	FY2026	FY2027	FY2028	FY2029	FY2030	5 Year Total	% of EEO Category
Administrative Support	20	1	2	1	7	31	21.5%
Official and Administrator	34	4	5	6	3	52	40.6%
Paraprofessional	11	6	5	1	3	26	35.6%
Professional	155	27	36	26	37	281	23.3%
Protective Service	21	4	2	3	4	34	21.3%
Service-Maintenance	49	6	12	11	14	92	23.0%
Skilled Craft	26	6	3	3	13	51	29.8%
Technician	32	4	6	6	3	51	36.7%
Grand Total	348	58	71	57	84	618	25.5%

**Retirement Trends**

**Five-Year Retirement Separations**

Fiscal Year	Number Retired	% of Workforce Retired
FY21	69	3.2%
FY22	97	4.6%
FY23	89	4.1%
FY24	55	2.4%
FY25	48	2.0%

### Turnover Trends

The turnover rate for career employees in FY25 was 7.0%.

#### Five-Year Turnover Trend

FY21	FY22	FY23	FY24	FY25
8.2%	14.0%	11.3%	8.1%	7.0%

Turnover rates as reported by the DC SHRM and directly from local governments for FY25. M-NCPPC has the lowest turnover rate of organizations that reported this data.

Organization	Turnover Rate
Metropolitan Washington Airports Authority	12.4%
Fairfax County Government	10.3%
Loudoun County Government	9.6%
Arlington County Government	9.3%
Prince William County Service Authority	8.3%
WSSC Water	8.3%
Montgomery County Government	7.4%
M-NCPPC	7.0%

### Non-Permanent (Seasonal/Intermittent, Temporary, and Term Contract) Workforce Composition, Demographics & Benefits

In FY25, the non-career workforce totaled 4,734 employees (as of 6/30/2025). Of this number, 99.3% (4,704) were Seasonal/Intermittent Contract and 0.63% (30) were Term or Temporary Contract.

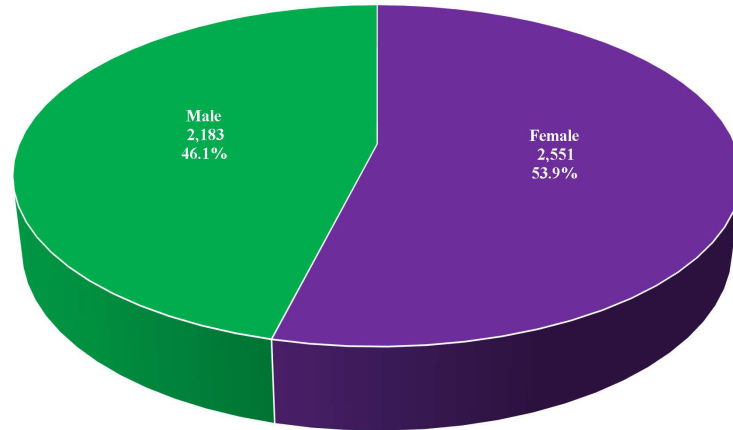
Of non-permanent seasonal/intermittent employees, 88.3% worked in Prince George's County Parks and Recreation and 10.6% worked in Montgomery County Parks.

#### Distribution of Non-Permanent Employees by Department

Department	Count of Employees	Percentage
Bi-County Corporate Operations	17	0.4%
Montgomery County Commissioners' Office	1	0.0%
Montgomery County Planning	9	0.2%
Montgomery County Parks	502	10.6%
Prince George's County Commissioners' Office	3	0.1%
Prince George's County Planning	24	0.5%
Prince George's County Parks and Recreation	4,178	88.3%
<b>M-NCPPC Non-Permanent Employees Total</b>	<b>4,734</b>	<b>100.0%</b>

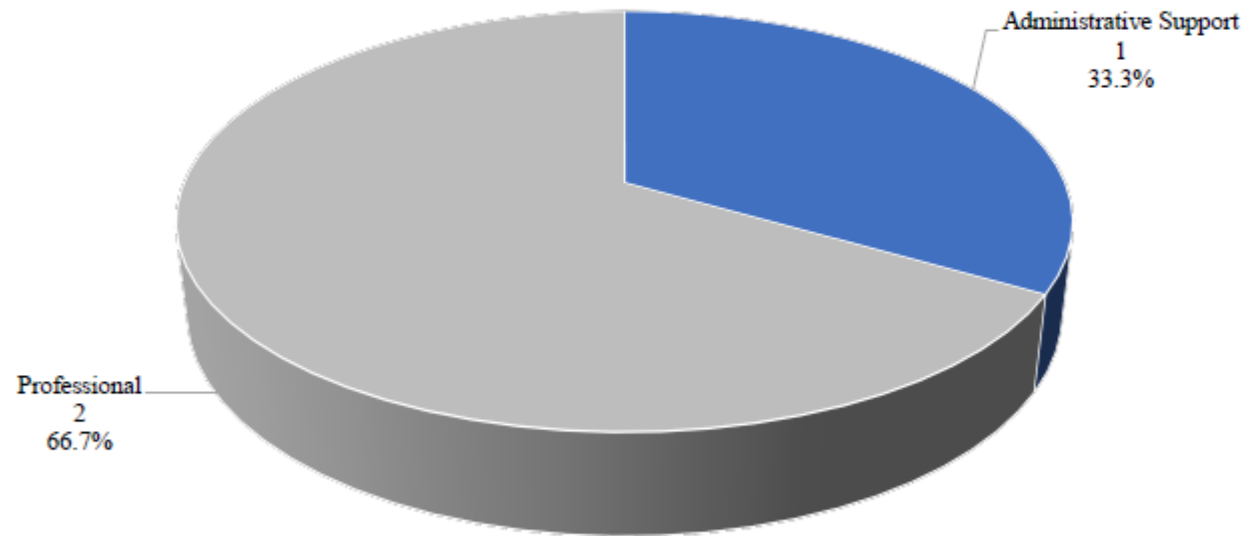
The gender composition of non-permanent employees in FY25 was 53.9% female and 46.1% male.

#### Non-Permanent Employees by Gender



Total Non-Permanent Employees: 4,734

**EEO-4 Job Category: Montgomery County Commissioners'  
Office**



MCCO Career Employee Total: 3

Thank you.  
Questions and feedback are  
appreciated.

**The Classification and Compensation Team:**

Boni King, Manager

Honovi Elwell

Flora Emeka-Opara

Gwen Montgomery

Cristina Ramirez

Patricia Wilson



The Maryland-National Capital Park and Planning Commission  
 Office of the Chief Information Officer  
 6611 Kenilworth Avenue, Suite 403  
 Riverdale, Maryland 20737  
<http://www.mncppc.org> □ T. (301) 454-1010

**TO:** Commissioners

**FROM:** Mazen Chilet, Chief Information Officer *Chilet*

**DATE:** 4/15/2026

**SUBJECT:** Chief Information Officer Report – 1<sup>st</sup> Quarter - 2026 – Open Session

**Update on the Enterprise Resource Planning (ERP): Project Mosaic and Other projects**

## ERP Modernization – Project Mosaic

### Project Status

- On December 13, 2025, Department Heads completed Round 3 scoring and selected the highest-ranked ERP vendor.
- During January–February 2026, Procurement, OCIO, and project sponsors completed reference checks for the selected vendor and the vendor advanced to the next procurement phase.
- Contract negotiations were initiated in February and remain in progress as of the end of March 2026.
- Implementation planning activities began in parallel, including project governance alignment and internal readiness coordination.

### Next Steps

- Contract execution pending completion of procurement and legal review.
- Implementation kickoff remains targeted for Spring / early Summer 2026, consistent with prior updates.
- The anticipated implementation window estimated to last 18–24 months, aligned with enterprise ERP best practices.

## Artificial Intelligence (AI) Training and Governance

### AI Training – Status Update

- Mandatory AI Training launched in Learning Central on January 19, 2026, in accordance with Notice 25-03: Interim Artificial Intelligence Guidance.

- Required audiences include:
  - Merit staff
  - Park Police
  - Term Contract employees
  - Consultants with Commission email addresses
- Currently, MCGEO and seasonal employees are exempt. However, seasonal employees were directed to the Innovate(US) website to complete the training

Training consists of two required courses:

- *Using GenAI in Government* (Innovate(US))
- *M-NCPPC Notice 25-03: Interim Artificial Intelligence Guidance*

### **Training Progress Metrics**

- As of March 31, 2026:
  - 1,003 employees (46%) completed *Using GenAI in Government*
  - 958 employees (49%) completed *Notice 25-03*
- Completion rates rose consistently in Q1 due to targeted communication and department engagement.
- The original training completion deadline for applicable employees was April 10, 2026. To improve completion rates, the deadline was extended to May 1, 2026, effective April 6, 2026.

### **AI Governance**

The OCIO established a permanent AI Advisory Group—partnering with Legal, HR, Policy, and department leaders—to meet Notice 25-03 requirements. The group will evaluate AI tool requests, assess risks, and recommend approved use cases to the IT Council. Member onboarding occurred in Q1, with formal meetings beginning in Q2

### **UKG Phase 3 – Multiple Assignment**

#### **Implementation and Support**

Approximately 250 Time Approvers, Managers, and Time Administrators participated in UKG Phase 3 Multiple Assignment training, which began in late January. Winter weather caused rescheduling, so training occurred February 9–13 and go-live was on February 15. Post-training support included department-level follow-up sessions and daily drop-in support hours from February 23 through March 20.

#### **Project Status**

Phase 3 functionality is now operational for participating departments. After completing all training and support by late March, the project moved into stabilization and review.

## **Compliance & Accessibility (Digital Accessibility / WCAG)**

### **ADA Title II Digital Accessibility**

- Q1 activities focused on readiness for the **April 24, 2026**, Department of Justice deadline under Title II of the ADA.
- Requirements include compliance with **WCAG 2.1 Level AA** standards for:
  - Websites and intranet content
  - PDFs and electronic documents
  - Fillable forms
  - Multimedia content

### **Training & Workforce Readiness**

The Office of the General Counsel and ADA Coordinator, with OCIO support, hosted WCAG Accessibility Training Week (March 2–6, 2026), featuring over 35 sessions. Topics included digital accessibility fundamentals, creating accessible documents (Word, PDF, Excel, PowerPoint), and designing accessible emails, Teams meetings, and media. Recordings of all sessions are available in Learning Central to support ongoing compliance.

### **Organizational Controls**

- The roles of ADA Coordinator and Web Accessibility Specialist remain in place, ensuring oversight and expertise in accessibility compliance.
- OCIO continues to collaborate with Departments and provide services to support the Digital Accessibility Compliance Program, including standards, tools, and escalation support, while Departments retain ownership of content remediation.

### **Cybersecurity and Risk Management**

- OCIO continued its comprehensive cybersecurity awareness and monitoring activities during Q1, successfully conducting regular security assessments and implementing targeted training sessions to enhance staff vigilance. These efforts resulted in improved incident response times and greater resilience against evolving threats.
- Email security protocols were strengthened, phishing awareness campaigns were expanded, and third-party risk management procedures were refined and actively monitored as integral parts of daily operations. These initiatives led to measurable reductions in phishing incidents and increased staff compliance.
- Cybersecurity is proactively managed as a core requirement for modernizing our computing environment and for our future state ERP, AI adoption, and digital service delivery projects. Dedicated security teams collaborated with project leads to conduct risk assessments, implementing robust controls, and ensure secure configurations from the outset.

- Regular audits and compliance checks were performed to address emerging threats, and lessons learned from each project were incorporated into continuous improvement efforts. This approach ensured that security considerations were not an afterthought but a foundational component of every technology initiative.

### **Looking Ahead**

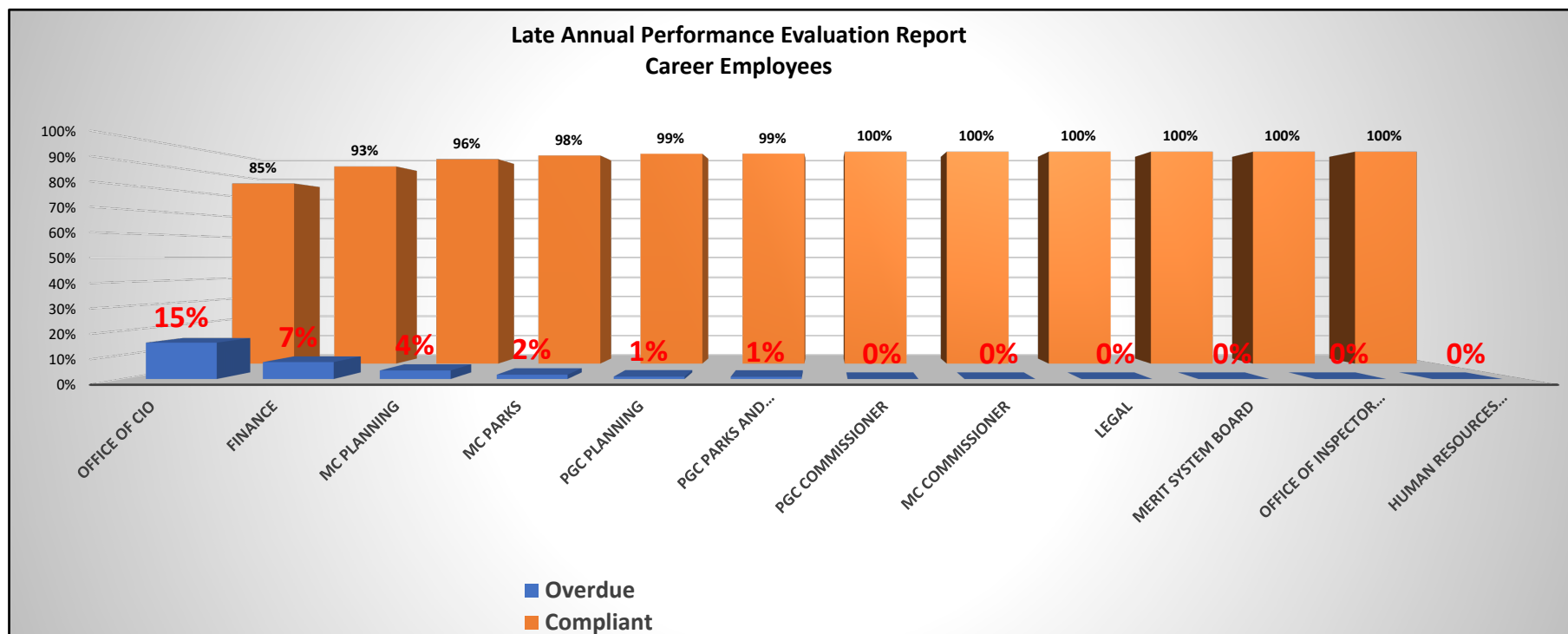
- Finalize the ERP contract and begin implementation.
- Complete and report on AI training compliance.
- Launch the AI Advisory Group and begin operations.
- Complete final digital accessibility remediation and validate compliance.

End of Report

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 EMPLOYEE PERFORMANCE EVALUATIONS NOT COMPLETED BY DUE DATE  
 BY DEPARTMENT FOR JANUARY 2026 THRU MARCH 2026

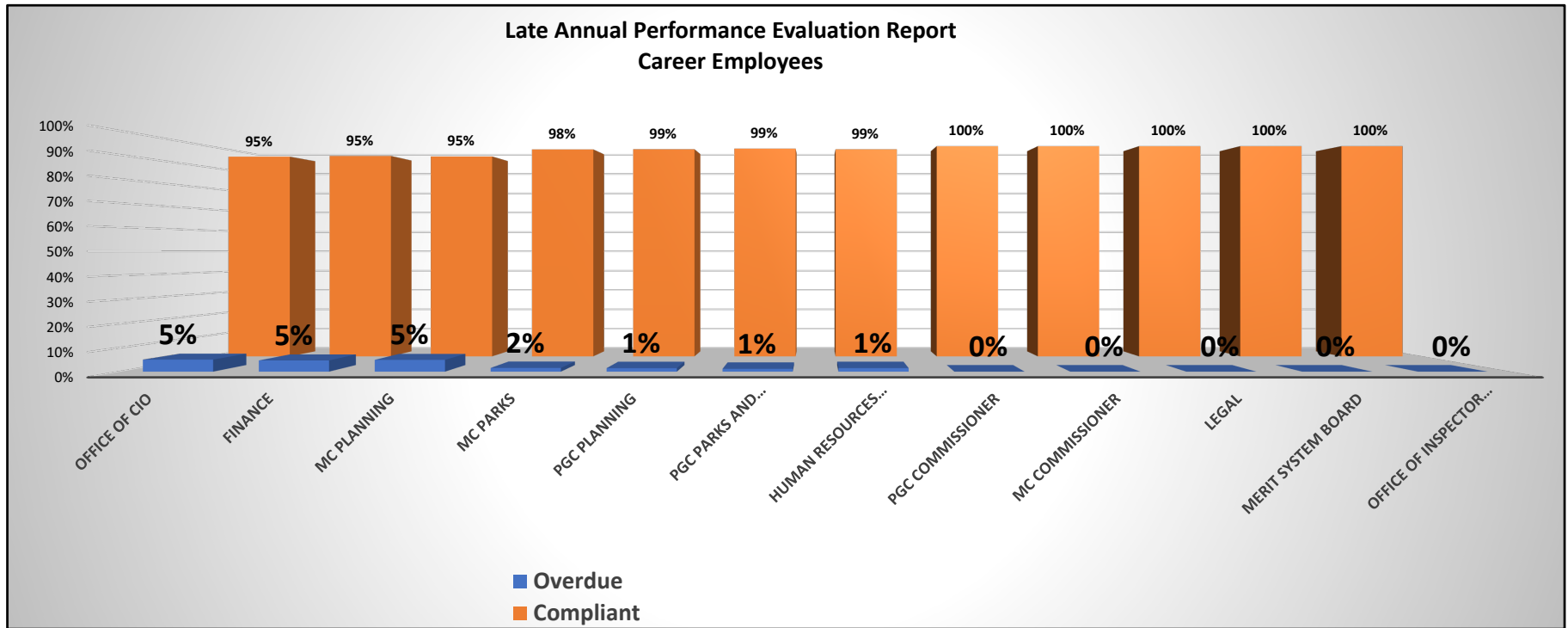
	1 - 30 DAYS			31 - 60 DAYS			61 - 90 DAYS			91 + DAYS			DEPARTMENT TOTALS		
	Jan-26	Feb-26	Mar-26	Jan-26	Feb-26	Mar-26	Jan-26	Feb-26	Mar-26	Jan-26	Feb-26	Mar-26	Jan-26	Feb-26	Mar-26
CHAIRMAN, MONTGOMERY COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CHARIMAN, PRINCE GEORGE'S COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OFFICE OF CIO	1	0	1	0	0	0	0	0	0	2	1	1	3	1	2
OFFICE OF INSPECTOR GENERAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXECUTIVE COMMITTEE/CHAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DEPT. OF HUMAN RESOURCES & MGT.	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
LEGAL DEPARTMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FINANCE DEPARTMENT	3	0	2	0	2	0	0	0	1	0	0	0	3	2	3
PRINCE GEORGE'S PLANNING	2	1	3	0	2	1	0	0	0	0	0	0	2	3	4
PRINCE GEORGE'S PARKS & RECREATION	10	13	9	0	1	1	0	0	1	1	0	0	11	14	11
MONTGOMERY COUNTY PARKS	12	8	8	1	3	1	1	0	0	0	1	0	14	12	9
MONTGOMERY COUNTY PLANNING	4	4	2	1	3	1	0	0	3	0	0	0	5	7	6
<b>**DEPARTMENT TOTAL BY DAYS LATE**</b>	<b>32</b>	<b>27</b>	<b>25</b>	<b>2</b>	<b>11</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>1</b>			
<b>COMMISSION-WIDE TOTAL</b>													<b>38</b>	<b>40</b>	<b>35</b>

\*\*DEPARTMENTS HAVE BEEN NOTIFIED OF LATE EVALUATIONS.  
 \*\* Status equals A1 and A2



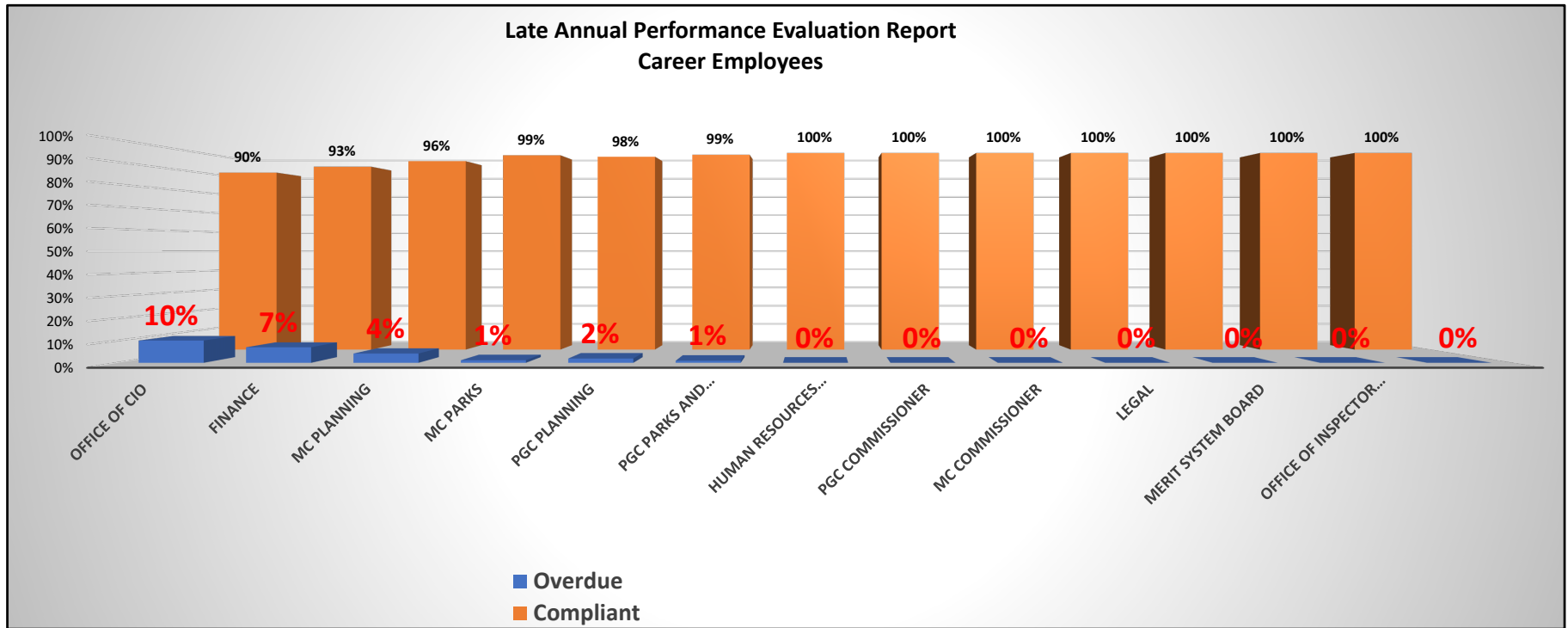
\*Data as of January 31, 2026

<u>Employee Count</u>	Evaluation Status		
Department	Overdue	Compliant	Total Employees
Finance	3	40	43
Human Resources and Mgt		70	70
Legal		27	27
MC Commissioner		3	3
MC Parks	14	765	779
MC Planning	5	137	142
Merit System Board		1	1
Office of CIO	3	17	20
Office of Inspector General		7	7
PGC Commissioner		8	8
PGC Parks and Recreation	11	1,187	1,198
PGC Planning	2	202	204
<b>Total Employees</b>	<b>38</b>	<b>2,464</b>	<b>2,502</b>



\*Data as of February 28, 2026

<u>Employee Count</u>	Evaluation Status		
Department	Overdue	Compliant	Total Employees
Finance	2	41	43
Human Resources and Mgt	1	67	68
Legal		26	26
MC Commissioner		3	3
MC Parks	12	767	779
MC Planning	7	136	143
Merit System Board		1	1
Office of CIO	1	19	20
Office of Inspector General		7	7
PGC Commissioner		8	8
PGC Parks and Recreation	14	1,192	1,206
PGC Planning	3	204	207
<b>Total Employees</b>	<b>40</b>	<b>2,471</b>	<b>2,511</b>



\*Data as of March 31, 2026

<u>Employee Count</u>	Evaluation Status		
Department	Overdue	Compliant	Total Employees
Finance	3	40	43
Human Resources and Mgt		67	67
Legal		25	25
MC Commissioner		3	3
MC Parks	9	769	778
MC Planning	6	138	144
Merit System Board		1	1
Office of CIO	2	18	20
Office of Inspector General		7	7
PGC Commissioner		8	8
PGC Parks and Recreation	11	1,194	1,205
PGC Planning	4	204	208
<b>Total Employees</b>	<b>35</b>	<b>2,482</b>	<b>2,517</b>

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Reply to:

Michael W. Aniton  
 Deputy General Counsel  
 Office of the General Counsel  
 6611 Kenilworth Avenue, Suite 200-201  
 Riverdale, Maryland 20737  
 Phone: 301-454-1670 • Fax: 301-454-1674

April 2, 2026

**MEMORANDUM**

**TO:** The Maryland-National Capital Park and Planning Commission

**FROM:** Michael W. Aniton, Deputy General Counsel

**RE:** Litigation & Administrative Proceedings Report for March 2026 – FY 2026

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Please find attached the Litigation & Administrative Proceedings Report we have prepared for your meeting scheduled for Wednesday, April 15, 2026. As mentioned in prior memoranda, we have expanded the types of case matters that are included in this report, and we continue to refine this document. Please feel free to reach out with suggestions as we continue to work to improve this Report, provide more useful information, and enhance the formatting and presentation of the report. As always, please do not hesitate to call myself or Debra Borden, General Counsel, in advance if you would like us to provide a substantive briefing on any of the cases reported.

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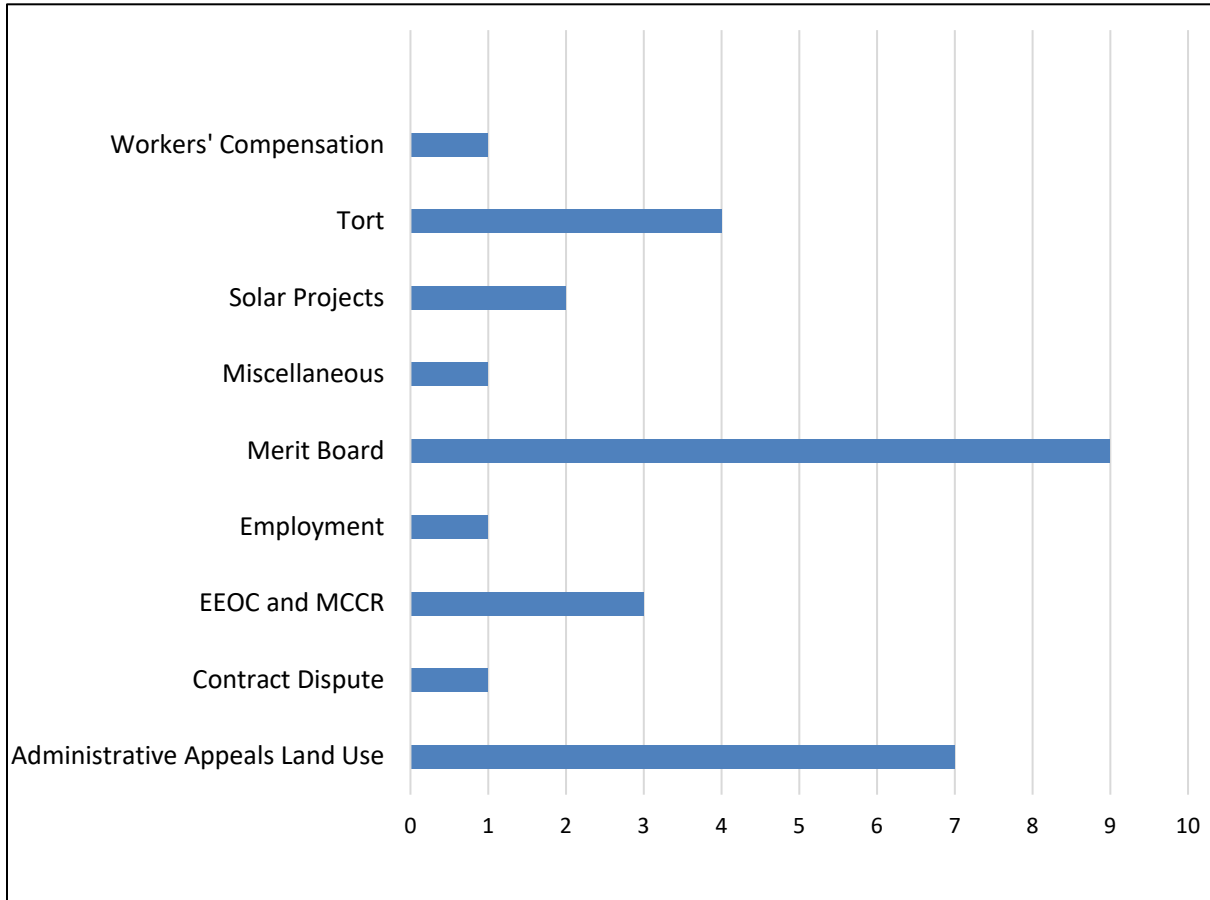
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## Litigation and Administrative Hearings March 2026

### Composition of Pending Litigation and Administrative Proceedings

Subject Matter	Forum	Total
Administrative Appeal Land Use	State Court	4
Administrative Appeal Land Use	Appellate Court of Maryland	3
Contract Dispute	State Court	1
Employment	Federal Trial Court	1
Employment	EEOC and MCCR	3
Employment	Merit Board	9
Miscellaneous	Federal Trial Court	1
Police Trial Board	Office of Administrative Hearings	2
Solar Projects	Maryland Public Service Commission	2
Tort Claims	State Court	4
Workers' Compensation	State Court	1
Workers' Compensation	Workers' Compensation Commission	45
Grand Total of all matters		76

## Overview of Pending Matters



- Workers' Compensation, 1 case
- Tort, 4 cases
- Solar Projects, 2 cases
- Miscellaneous, 1 case
- Merit Board, 9 cases
- Employment, 1 case
- EEOC and MCCR, 3 cases
- Contract Dispute, 1 case
- Administrative Appeals Land Use, 7 cases

## Activity Summary

- Administrative Appeal Land Use – There were six matters pending in February. One matter that was closed at the State Court level has been reopened. No matters were resolved this month. There were 2 matters pending at the close of fiscal year 2025.
- Contract Disputes – There was one matter pending in February. No new matters were added this month, and no matters were resolved this month. There were no matters pending at the close of fiscal year 2025.
- EEOC and MCCR – There were four matters pending in February. No new matters were added. One matter was resolved. These matters were not tracked in prior fiscal years.
- Employment – There was one matter pending in February. No new matters were added this month, and no matters were resolved this month. There were no matters pending at the close of fiscal year 2025.
- Merit Board – There were nine matters pending in February. No new matters were added this month, and no matters were resolved. These matters were not tracked in prior fiscal years.
- Miscellaneous – There was one matter pending in February. No new matters were added this month, and no matters were resolved this month. There was one matter pending at the close of fiscal year 2025.
- Police Trial Boards – There were two matters pending in February. No new matters were added this month, and no matters were resolved this month. These matters were not tracked in prior fiscal years.
- Solar Projects – There were two matters pending in February. No new matters were added this month, and no matters were resolved this month. These matters were not tracked in prior fiscal years.
- Tort – There were four matters pending in February. No new matters were added this month, and no matters were resolved this month. There were four matters pending at the close of fiscal year 2025. There have been two new cases added in fiscal year 2026 and two cases have been resolved in fiscal year 2026.
- Workers' Compensation – There were 46 cases pending in February to include matters in State Courts as well as before the Workers' Compensation Commission. No new matters were added this month, and no matters were resolved this month. In prior fiscal years only matters in State or Federal Court were tracked.

**Fiscal Year 2026 Cases to Date by County**  
**New Trial Court Cases**

**Baltimore City**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
In the Matter of Rosemary Whelan	Workers' Compensation	August 2025

**Montgomery County**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
Bratburd v. The Maryland-National Capital Park and Planning Commission	Miscellaneous – Administrative	July 2025
The Maryland-National Capital Park and Planning Commission v. Shirazi	Land Dispute	July 2025
The Maryland-National Capital Park and Planning Commission v. Marcello	Workers' Compensation	January 2026
Young v. The Maryland-National Capital Park and Planning Commission	Tort	February 2026
Muse v. The Maryland-National Capital Park and Planning Commission	Employment	February 2026

**Prince George's County**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
In the Matter of Harvey Blonder, et al.	Administrative Appeal Land Use	June 2025
Martinez v. The Maryland-National Capital Park and Planning Commission, et al.	Tort	July 2025
In the Matter of Tamara Brown	Administrative Appeal Land Use	September 2025
In the Matter of Kamita Gray, et al.	Administrative Appeal Land Use	September 2025 Reopened January 2026
In the Matter of The Homeowners Association of the Ridings at Upper Marlboro	Administrative Appeal Land Use	October 2025

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
The Maryland-National Capital Park and Planning Commission v. DJL Equestrian Services	Contract Dispute	January 2026

### **New Appellate Court Cases**

#### **Prince George's County**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
In the Matter of Glenn Dale Citizens Association Inc., et al.	Administrative Appeal Land Use	December 2025
In the Matter of Kamita Gray, et al.	Administrative Appeal Land Use	December 2025

### **Resolved Trial Court Cases**

#### **Baltimore City**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
In the Matter of Rosemary Whelan	Workers' Compensation	December 2025

#### **Montgomery County**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
Bratburd v. The Maryland-National Capital Park and Planning Commission	Miscellaneous – Administrative	October 2025
The Maryland-National Capital Park and Planning Commission v. Shirazi	Land Dispute	January 2026

**Prince George's County**

<b>Case Name</b>	<b>Subject Matter</b>	<b>Month Filed</b>
Glenn Dale Citizens Association Inc., et al. v. The Planning Board of Prince George's County	Administrative Appeal Land Use	November 2025
Ferguson v. Gantt, et al.	Tort	December 2025
Prince George's County v. Gantt, et al.	Tort	December 2025
In the Matter of Kamita Gray, et al.	Administrative Appeal Land Use	January 2026

**Disposition of Fiscal Year 2026 Closed Cases By Department**

<b>Client</b>	<b>Case and Principal Cause of Action in Dispute</b>	<b>Disposition</b>
Montgomery County Department of Parks	The Maryland-National Capital Park and Planning Commission v. Shirazi - A Complaint was filed for Permanent Injunctive Relief to prevent Defendant from encroaching on The Maryland-National Capital Park and Planning Commission's property.	January 15, 2026, Injunction Granted.
Montgomery County Park Police	In the Matter of Rosemary Whelan - Petition for Judicial Review from the decision of the Workers' Compensation Commission. Former employee appealed a decision by the Workers' Compensation Commission that denied her additional vocational rehabilitation benefits.	December 17, 2025, Notice of Dismissal filed.
Montgomery County Planning Board	Bratburd v. The Maryland-National Capital Park and Planning Commission - Former employee challenged designation of reason for separation to Maryland Police Training Commission.	October 30, 2025, Court granted writ of mandamus in part and denied it in part.
Prince George's County Department of Parks and Recreation	Ferguson v. Gantt, et al. - Companion case to Prince George's County v. Gantt, et al. Suit for personal injuries sustained in a rear-end motor vehicle accident allegedly caused by an employee of The Maryland-National	December 2, 2025, Stipulation of Dismissal filed.

<b>Client</b>	<b>Case and Principal Cause of Action in Dispute</b>	<b>Disposition</b>
	Capital Park and Planning Commission operating a company vehicle.	
Prince George’s County Department of Parks and Recreation	Prince George’s County v. Gantt, et al. - Suit filed by Prince George’s County to recover worker’s compensation benefits paid to a County employee as a result of injuries sustained in a rear-end motor vehicle accident allegedly caused by an employee of The Maryland-National Capital Park and Planning Commission operating a company vehicle.	December 2, 2025, Stipulation of Dismissal filed.
Prince George’s County Planning Board	Glenn Dale Citizens Association, Inc. – Petitioners sought Judicial Review of Prince George’s County Planning Board’s Decision with regard to Preliminary Plan of Subdivision Number 4-22051.	November 12, 2025, Decision of Planning Board Affirmed.
Prince George’s County Planning Board	In the Matter of Kamita Gray, et al. – Petitioners sought Judicial Review of Prince George’s County Planning Board’s Decision approving a preliminary subdivision plan.	January 16, 2026, Notice of Appeal filed.

## Reported Cases by Forum and County Maryland Public Service Commission

Chaberton Solar Sugarloaf  
Case No. 9726 (Solar Project)

Lead Counsel: Mills

Abstract: Chaberton Solar Sugarloaf I LLC, filed an application to the Public Service Commission for a Certificate of Public Convenience and Necessity to Construct a 4.0-megawatt solar photovoltaic generating facility in Montgomery County, Maryland.

Status: Appeal filed.

Docket:

<b>Date</b>	<b>Document Information</b>
03/05/2024	Application for a Certificate of Public Convenience and Necessity to Construct
04/18/2024	The Maryland-National Capital Park and Planning Commission - Petition to Intervene and Entry of Appearance.
04/24/2024	Notice of Pre-Hearing Conference.
05/08/2024	Notice of Procedural Schedule.
06/04/2024	Notice of Initial Public Hearing
07/02/2024	Notice of Second Public Comment Hearing
09/23/2024	Notice of Amended Procedural Schedule.
01/07/2025	Notice of Second Public Comment Hearing
01/24/2025	The Maryland-National Capital Park and Planning Commission - Notice of Recommendation on Completeness
02/13/2025	Notice of Amendment to Procedural Schedule
03/11/2025	Grant of Extension of Time to Render a Decision on the Application.
05/20/2025	Post-Hearing Brief submitted by Chaberton Solar Sugarloaf I LLC
05/20/2025	The Maryland-National Capital Park and Planning Commission's letter in lieu of brief
05/20/2025	Brief of Staff of the Public Service Commission
07/17/2025	Notice to extend deadline for a decision until February 17, 2026
07/24/2025	Chaberton's Response to Request for Modification
11/12/2025	Public Utility Law Judge – Proposed Order

<b>Date</b>	<b>Document Information</b>
12/12/2025	Notice of Appeal by Montgomery Countryside Alliance, Sugarloaf Citizens Association, Montgomery County Farm Bureau, and Montgomery Agricultural Producers
12/12/2025	Brief - Montgomery Countryside Alliance, Sugarloaf Citizens Association, Montgomery County Farm Bureau, and Montgomery Agricultural Producers
12/15/2025	Letters to Parties noting an Appeal from Montgomery Countryside Alliance, Sugarloaf Citizens Association, Montgomery County Farm Bureau, and Montgomery Agricultural Producers
12/23/2025	Chaberton Solar Sugarloaf LLC's Reply Memorandum
01/02/2026	Office of Staff Counsel Reply Memorandum

Chaberton Solar Ramiere  
Case No. 9733 (Solar Project)

Lead Counsel: Mills

Abstract: Application filed by Chaberton Solar Ramiere LLC, to the Maryland Public Service Commission for a Certificate of Public Convenience and Necessity to construct a 3.0-megawatt solar photovoltaic facility in Montgomery County, Maryland.

Status: Appeal from decision of the Public Utility Law Judge filed.

Docket:

<b>Date</b>	<b>Document Information</b>
04/18/2024	Application for a Certificate of Public Convenience and Necessity to Construct
04/22/2024	Notice of Procedural Dates. Case No. 9733 (ML 309138)
05/16/2024	The Maryland-National Capital Park and Planning Commission's Petition to Intervene
05/29/2024	Notice of Completeness Determination. Case No. 9733
05/31/2024	Notice of Pre-Hearing Conference
06/25/2024	Notice of Procedural Schedule
07/10/2024	Notice of First Public Comment Hearing
09/27/2024	Notice of Amended Procedural Schedule
01/09/2025	Notice of Second Public Comment Hearing
02/14/2025	Notice of Amended Procedural Schedule

<b>Date</b>	<b>Document Information</b>
03/04/2025	Notice of Second Public Comment Hearing
03/21/2025	Notice of Amended Procedural Schedule
03/26/2025	Chaberton Solar Ramiere LLC - Motion for Extension of Time to Render a Decision on the Application
05/02/2025	Notice of Third Public Comment Hearing
05/15/2025	The Maryland-National Capital Park and Planning Commission submitted comments
07/09/2025	Evidentiary Hearing Cancelled
07/23/2025	Evidentiary Hearing Rescheduled for Oct. 2025
10/03/2025	Evidentiary Hearing held. Revised Notice of Recommendation on Completeness
10/16/2025	Chaberton Solar Ramiere, LLC's supplemental settlement status update
10/20/2025	Montgomery County, Maryland letter in lieu of brief
10/23/2025	Montgomery Countryside Alliance for the Intervenors post hearing brief
10/23/2025	Chaberton Solar Ramiere, LLC's initial brief
10/23/2025	Office of Staff Counsel – initial brief
10/24/2025	The Maryland-National Capital Park and Planning Commission's letter in lieu of reply brief
11/06/2025	Office of Staff Counsel reply brief
11/20/2025	Public Utility Law Judge – Proposed Order
12/22/2025	Montgomery Countryside Alliance Appeal Brief
12/22/2025	Notice of Appeal to all parties
12/30/2025	Chaberton Solar Ramiere LLC reply Memo
01/12/2026	Office of Staff Counsel – Reply Memorandum

## Circuit Court for Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission v. Michael Marcello  
Case No. C-15-CV-26-000009 (Workers' Compensation)

Lead Counsel: Ticer  
Other Counsel: Bansal

Abstract: Appeal by The Maryland-National Capital Park and Planning Commission

Status: Petition for Judicial Review filed.

Docket:

Date	Document Information
01/02/2026	Petition for Judicial Review filed
01/12/2026	Answer to Petition for Judicial Review
03/09/2026	Memorandum in Support of Petition for Judicial Review filed

Belinda Young v. The Maryland-National Capital Park and Planning Commission  
Case No. Case No. C-15-CV-26-000575 (Tort)

Lead Counsel: Rupert  
Abstract: Suit alleging personal injuries at Riverview Recreation Center on or about April 22, 2025.

Status: Complaint filed. The Maryland-National Capital Park and Planning

Docket:

Date	Document Information
02/02/2026	Complaint filed
02/02/2026	Notice of Scheduling Order and Mandatory Settlement Conference
11/19/2026	Pre-trial Conference

## Circuit Court for Prince George's County, Maryland

The Maryland-National Capital Park and Planning Commission v. DJL Equestrian Services, LLC  
Case No. Case No. C-16-CV-26-000111 (Contract Dispute)

Lead Counsel: Johnson

Abstract: Suit to recover \$48,500.00 in compensatory damages for unearned portion of payment for renovations to Equestrian Center and Show Place Arena.

Status: Complaint filed

Docket:

Date	Document Information
01/09/2026	Complaint filed
02/11/2026	Affidavit of Service

Doe v. The Maryland-National Capital Park and Planning Commission, et al.  
Case No. Case No. C-16-CV-25-003042 (Tort)

Lead Counsel: Rupert

Abstract: Suit to recover for injuries and damages involving allegations of sexual assault of a minor by a former employee of The Maryland-National Park and Planning Commission.

Status: Case settled in principle.

Docket:

Date	Document Information
05/30/2025	Complaint filed
06/02/2025	The Maryland-National Park and Planning Commission served
06/24/2025	Commission's Answer to Complaint and Request for Jury Trial filed
06/24/2025	Defendant Prince George's County's Motion to Dismiss
06/26/2025	Consent Motion to Extend Deadline to Respond to Defendant Prince George's County's Motion to Dismiss
06/27/2025	Order of Court Granting Consent Motion
06/30/2025	Scheduling Order

<b>Date</b>	<b>Document Information</b>
07/08/2025	Affidavit of Service of Complaint
07/15/2025	Plaintiff's Memorandum in Opposition to Defendant Prince George's County's Motion to Dismiss
08/16/2025	Order of Court. Motion to Dismiss denied
01/05/2026	Confidentiality Agreement and Protective Order signed
03/10/2026	Mediation held and settled (in principle)

G.W. v. The Maryland-National Capital Park and Planning Commission, et al.  
Case No. Case No. C-16-CV-25-002723 (Tort)

Lead Counsel: Rupert

Abstract: Suit to recover for injuries and damages involving allegations of sexual assault of a minor by a former employee of The Maryland-National Park and Planning Commission.

Status: Case stayed.

Docket:

<b>Date</b>	<b>Document Information</b>
05/19/2025	Complaint filed
06/20/2025	Commission served
08/25/2025	Joint Motion to Stay Case
09/03/2025	Order of Court. Joint Motion to Stay Case Granted

In the Matter of Harvey Blonder, et al.  
Case No. Case No. C-16-CV-25-003504 (Administrative Appeal Land Use)

Lead Counsel: Warner

Abstract: Petitioners seek Judicial Review of Prince George’s County Planning Board’s decision approving a preliminary subdivision plan.

Status: Awaiting decision of Court.

Docket:

<b>Date</b>	<b>Document Information</b>
06/25/2025	Petition for Judicial Review
07/14/2025	Response to Petition for Judicial Review filed
07/15/2025	Response to Petition. Request to Participate filed by SO-Eastgate, LLC
09/19/2025	Citizen-Petitioners’ Memorandum in support of Petition for Judicial Review
10/01/2025	Consent Motion to Postpone Oral Argument
10/15/2025	Memorandum filed by Prince George’s County Planning Board
10/17/2025	Answering Memorandum
10/20/2025	Order of the Court Granting Motion to Postpone Oral Argument
10/21/2025	Hearing Notice
10/31/2025	Citizen-Petitioners’ Reply Memorandum
01/22/2026	Hearing held. Decision taken under advisement.

In the Matter of Kamita Gray, et al.  
Case No. Case No. C-16-CV-25-004952 (Administrative Appeal Land Use)

Lead Counsel: Warner

Abstract: Petitioners seek Judicial Review of Prince George’s County Planning Board’s decision approving a preliminary subdivision plan.

Status: Motion to Dismiss Cross-Petition is Granted. Case closed.

Docket:

Date	Document Information
01/27/2026	Order of the Court granting D.R. Horton, Inc.’s motion; and further ordering that the case is dismissed as to Petitioners Kamita Gray and the Brandywine TB Southern Region Neighborhood Coalition; and further ordering that this case is reopened as to D.R. Horton, Inc.’s Cross-Petition only.
02/02/2026	Consent Motion to Request Oral Argument Date and Reset Briefing Schedule
02/05/2026	Hearing notice issued.
02/09/2026	The Maryland-National Capital Park and Planning Commission’s Motion to Dismiss Cross Petition
02/17/2025	The Maryland-National Capital Park and Planning Commission’s Answering Memorandum to Cross Petition
02/19/2026	Motion to Vacate or Revise Judgment Denied
02/24/2026	Motion to Dismiss Cross-Petition
02/26/2026	Order of the Court that the Consent Motion to Request an Oral Argument Date and Reset the Briefing Schedule granted.
03/23/2026	Order of the Court that Respondent’s Motion to Dismiss Cross-Petition is Granted; and that the case be closed.

**In the Matter of Tamara Brown, et al.**

**Case No. Case No. C-16-CV-25-004951 (Administrative Appeal Land Use)**

Lead Counsel: Warner  
 Other Counsel: Tallerico

Abstract: Petitioners seek Judicial Review of Prince George’s County Planning Board’s decision approving a preliminary subdivision plan.

Status: Motion to Dismiss Petition for Judicial Review granted.

Docket:

<b>Date</b>	<b>Document Information</b>
06/25/2025	Petition for Judicial Review
09/05/2025	Petition for Judicial Review
09/11/2025	Response to Petition for Judicial Review filed
09/16/2025	Response to Petition. Request to Participate filed by D.R. Horton, Inc.
09/16/2025	Cross Petition for Judicial Review by D.R. Horton, Inc.
10/10/2025	Motion to Dismiss filed by D.R. Horton, Inc.
10/21/2025	Opposition to Motion to Dismiss and Request for Sanctions
10/24/2025	Motion to Remove Scheduled Administrative Appeal Hearing
10/28/2025	Judicial Request for Hearing on Motion to Dismiss
10/28/2025	Hearing Notice regarding Motion to Dismiss
11/03/2025	Order of Court granting Motion to reset Administrative Appeal Hearing
11/05/2025	D.R. Horton’s Reply to Petitioners’ Opposition to Motion to Dismiss
11/06/2025	Hearing Notice for Administrative Appeal
12/03/2025	D.R. Horton Memorandum in Support of Cross Appeal
12/03/2025	Petitioners Memorandum
12/11/2025	D.R. Horton Motion for Extension of Time to Respond to Memorandum of Law.
12/15/2025	Order of Court Granting Extension of Time to Respond
12/19/2025	Petitioner’s Motion for Extension of Time to Respond to Respondent’s Memorandum of Law.
12/23/2025	Prince George’s County Planning Board’s Motion to Extend Time for Filing Response to Memorandum of Law

<b>Date</b>	<b>Document Information</b>
01/02/2026	Motion to Dismiss Cross Petition
01/02/2026	Respondent's Answering Memorandum to Cross Petition
01/02/2026	Memorandum in Support of Motion to Dismiss Cross Petition
01/05/2026	Order of Court granting Motion for Extension of Time to Respond to Respondent's Memorandum of Law in Support of Cross-Petition for Judicial Review
01/05/2026	Order of Court granting Motion to Extend Time for filing Responsive Memoranda
01/05/2026	Petitioner's Limited Jurisdiction Opposition and Opposition to D.R. Horton's Memorandum in Support of its Cross-Appeal
01/14/2026	Joint Motion to Dismiss Petition for Judicial Review
01/20/2026	Petitioner's Opposition to Respondents' Joint Motion to Dismiss and Response to Respondent The Maryland-National Park and Planning Commission's Answering Memorandum
01/20/2026	Petitioner's Motion in Support of The Maryland-National Park and Planning Commission's Motion to Dismiss Cross Petition for Judicial Review
01/20/2026	D.R. Horton's Answering Memorandum to Petition for Judicial Review
01/20/2026	D.R. Horton's Reply Memorandum to Respondent Prince George's County Planning Board's Answering Memorandum to the Cross-Petition
01/20/2026	D.R. Horton's Opposition to Respondent Prince George's County Planning Board's Motion to Dismiss Cross-Petition for Judicial Review
01/26/2026	Respondent's Reply to Opposition to Motion to Dismiss Cross Petition
01/29/2026	Plaintiff's Motion to Continue or Postpone
02/02/2026	Order of Court granting a one-week extension to file reply to Joint Motion to Dismiss
02/05/2026	Petitioner's Opposition to Respondents Joint Motion to Dismiss Petition for Judicial Review
02/11/2026	Respondents' Joint Reply to Petitioner Powell's Opposition to Respondents' Joint Motion to Dismiss
02/17/2026	Respondents' Reply to Brown and Galia's Opposition to Joint Motion to Dismiss
02/17/2026	Motion to Strike Petitioner's Opposition to Joint Motion to Dismiss
02/17/2026	Petitioner Gray and Powell supplemental Opposition to Respondents' Joint Motion to Dismiss and Response regarding standing, memorandum requirement and procedural irregularities

Date	Document Information
02/18/2026	Motion for Leave to Allow Co-Petitioner to Speak on behalf of Petitioner Galia
02/18/2026	Respondent D. R. Horton's Opposition to Motion for Leave
02/19/2026	Trial Statement of Petitioner Gray
02/19/2026	Hearing held. Petition for Judicial Review Moot. Respondent D.R. Horton Cross-Petition for Judicial Review Dismissed. Respondent D.R. Horton, Inc.'s Motion to Dismiss Petition for Judicial Review Granted. Respondent Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission Motion to Dismiss Cross Petition for Judicial Review Granted. Respondents' Joint Motion to Dismiss Petition for Judicial Review Granted. Respondent D.R. Horton Inc.'s Motion to Strike Petitioners Kamita Gray and the Brandywine TB Southern Region Neighborhood Coalition's Opposition to Respondents' Joint Motion to Dismiss Granted. Petitioner Louissa Galia Motion for Leave to Allow Co-Petitioner to Speak on Behalf of Petitioner Louissa Galia Denied. Court to issue written opinion.
02/24/2026	Petitioner Galia's Motion for Leave Denied.
03/03/2026	Order of the Court. D.R. Horton Inc.'s Motion to Dismiss Petition for Judicial Review Granted.

In the Matter of The Homeowners Association of the Ridings at Upper Marlboro  
Case No. Case No. C-16-CV-25-005702 (Administrative Appeal Land Use)

Lead Counsel: Warner

Abstract: Petitioners seek Judicial Review of Prince George’s County Planning Board’s decision approving a preliminary subdivision plan.

Status: Hearing scheduled.

Docket:

<b>Date</b>	<b>Document Information</b>
10/14/2025	Petition for Judicial Review
10/28/2025	Response to Petition for Judicial Review filed
11/06/2025	Response of Prosperity Senior Communities, LLD filed
11/12/2025	Notice of hearing
12/10/2025	Record and Transcript filed
01/09/2026	Petitioner’s Memorandum filed
02/05/2026	Respondent Prince George’s County Planning Board’s Answering Memorandum
02/06/2026	Memorandum of Law
02/09/2026	Joint Stipulation to extend time for filing of Petitioner’s Reply Memorandum
02/10/2026	Judicial Notice of filing. Parties to submit a proposed order for the Court’s consideration
02/13/2026	Order on Joint Stipulation to Extend Time for Filing of Petitioner’s Reply Memorandum
03/10/2026	Petitioner’s Reply Memorandum filed
03/27/2026	Hearing set

Martinez v. The Maryland-National Capital Park and Planning Commission, et al.  
Case No. Case No. C-16-CV-25-002445 (Tort)

Lead Counsel: Rupert

Abstract: Suit to recover damages for alleged injuries sustained relating to a motor vehicle accident involving a vehicle owned by The Maryland-National Capital Park and Planning Commission.

Status: In discovery.

Docket:

<b>Date</b>	<b>Document Information</b>
05/06/2025	Complaint filed
07/24/2025	The Maryland-National Capital Park and Planning Commission served
08/22/2025	Answer to Complaint and Request for Jury Trial filed
08/26/2025	Scheduling Order issued
06/26/2026	Settlement Conference set
08/25/2026	Trial set

## Appellate Court of Maryland

In the Matter of Forest Grove Citizens Association, et al.  
 Case No. Case No. ACM-REG-2475-2024 (Administrative Appeal Land Use)  
 (Originally filed in Circuit Court for Montgomery County, Maryland, C-15-CV-24-001622)

Lead Counsel: Mills

Abstract: Appeal of the decision of the Circuit Court for Montgomery County, Maryland, affirming the Montgomery County Planning Board’s decision in 9801 Georgia Avenue Plan, numbers 120230160, 820230130, and, F20240040.

Status: Awaiting ruling.

Docket:

Date	Document Information
02/26/2025	Appeal filed
03/25/2025	Order to Proceed
05/23/2025	Briefing Notice
07/02/2025	Appellant’s Brief and Record Extract
07/25/2025	The Maryland-National Park and Planning Commission’s Brief filed
08/01/2025	Appellee Forest Glen Medical Center Brief filed
08/12/2025	Appellant’s Motion for Extension of Time to file Reply Brief
08/14/2025	Joint Stipulation of The Maryland-National Capital Park and Planning Commission and Forest Glen Medical Center consenting to Motion for Extension of Time
08/21/2025	Reply Brief filed
08/29/2025	Order of Court granting Motion for Extension Time
01/22/2026	Scheduling Notice
03/09/2026	Hearing held. Awaiting ruling.

In the Matter of Glenn Dale Citizens Association, Inc., et al.  
Case No. Case No. ACM-REG-2192-2025 (Administrative Appeal Land Use)  
(Originally filed in Circuit Court for Prince George’s County, Maryland, C-16-CV-24-005361)

Lead Counsel: Warner

Abstract: Appeal of the decision of the Circuit Court for Prince George’s County, Maryland, affirming the Prince George’s County Planning Board’s decision regarding Preliminary Plan of Subdivision number 4-22-51.

Status: Appeal filed.

Docket:

<b>Date</b>	<b>Document Information</b>
12/11/2025	Appeal filed
12/22/2025	Order to Proceed
02/20/2026	Briefing Notice
04/01/2026	Appellant’s Brief due

In the Matter of Kamita Gray, et al.  
Case No. Case No. ACM-REG-2448-2025 (Administrative Appeal Land Use)  
(Originally filed in Circuit Court for Prince George’s County, Maryland, C-16-CV-25-004952)

Lead Counsel: Warner

Other Counsel: Coleman

Abstract: Petitioners seek Judicial Review of the Circuit Court for Prince George’s County, Maryland, granting of Motion to Dismiss.

Status: Case stayed.

Docket:

<b>Date</b>	<b>Document Information</b>
01/16/2026	Appeal filed
01/23/2026	Order to Proceed
02/03/2026	Motion to Stay
02/06/2026	Motion Supplement
03/19/2026	Order to Stay

## U.S. District Court of Maryland

Steven Muse v. The Maryland-National Capital Park and Planning Commission  
Case No. 8:26-cv-460 (Employment)

Lead Counsel: Ticer

Abstract: Former employee is alleging race discrimination and retaliation related to

Status: Motion to Dismiss pending.

Docket:

<b>Date</b>	<b>Document Information</b>
02/04/2026	Complaint filed
03/03/2026	The Maryland-National Capital Park and Planning Commission served
03/24/2026	Motion to Dismiss filed

## U.S. District Court of New Jersey

In Re: Insulin Pricing Litigation  
Case No. 2:25-cv-00389 (Miscellaneous)

Lead Counsel: Ko  
Other Counsel: Bansal, Rupert

**Abstract:** Affirmative litigation brought by The Maryland-National Capital Park and Planning Commission against Pharmacy Benefits Managers and drug manufacturers alleging an illegal pricing and kickback scheme involving insulin and related drugs, harming The Maryland-National Capital Park and Planning Commission in its capacity as a third-party payor of pharmacy benefits.

**Status:** Complaint filed. Waiver of service of summons and complaint executed.

**Docket:**

<b>Date</b>	<b>Document Information</b>
01/13/2025	Complaint filed
01/31/2025	Waiver of Service of summons and complaint executed by The Maryland-National Capital Prk and Planning Commission
02/05/2025	Waiver of Service of summons and complaint executed by The Maryland-National Capital Prk and Planning Commission
03/24/2025	Waiver of Service of summons and complaint executed by The Maryland-National Capital Prk and Planning Commission
04/18/2025	Waiver of Service of summons and complaint executed by The Maryland-National Capital Prk and Planning Commission
06/24/2025	Case Reassigned to Magistrate Judge Leda D. Wettre