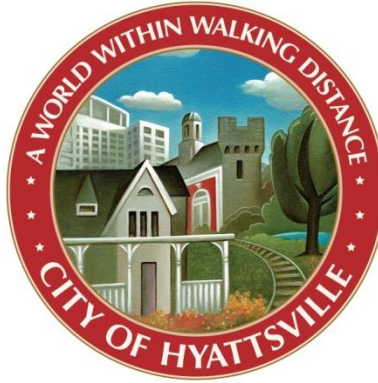




Hyattsville City Council Special Meeting

Wednesday, May 13, 2015

8:00 PM

Agenda

- 1. Call to Order and Council Roll Call**
- 2. Pledge of Allegiance to the Flag**
- 3. Approval of Agenda**
- 4. Public Comment (8:10 p.m. - 8:20 p.m.)**
- 5. Action Items**
 - (1) **64-05-15 Hyattsville Ordinance 2015-02, Fiscal Year 2016 Budget (SECOND READING)** I move that the Mayor & Council adopt Hyattsville Ordinance 2015-02, an Ordinance adopting an annual budget for the Fiscal Year of July 1, 2015 through June 30, 2016, for the General Purpose; fixing the tax rates for the Fiscal Year beginning July 1, 2015; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (SECOND READING). – **Tartaro**
- 6. Council Dialogue (8:30 p.m. - 8:40 p.m.)**
- 7. Community Notices and Meetings**
 - (1) Main City Calendar: May 14 - May 31
- 8. Motion to Adjourn**



Action Items: MOTION #64-05-15 Hyattsville Ordinance 2015-02, Fiscal Year 2016 Budget (SECOND READING)

SUBJECT: Hyattsville Ordinance 2015-02, Fiscal Year 2016 Budget (SECOND READING)

SECTION: Action Items

RECOMMENDED ACTION:

Motion #64-05-15

I move that the Mayor & Council adopt Hyattsville Ordinance 2015-02, an Ordinance adopting an annual budget for the Fiscal Year of July 1, 2015 through June 30, 2016, for the General Purpose; fixing the tax rates for the Fiscal Year beginning July 1, 2015; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (SECOND READING).

The FY16 budget process began in December 2014. There were three public hearings held during the budget process, on December 15, 2014, January 28, 2015 and April 1, 2015.

There was a first reading of the Ordinance on April 29, 2015.

STRATEGIC GOALS AND ACTIONS:

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

Action: Action 2.1 (Goal 2) - Maintain a responsible level of investment in capital assets, operations and

FISCAL IMPACT:

Please see attached


Tracey Nicholson, City Administrator 5/12/2015

Tracey E. Nicholson, City Administrator

HYATTSVILLE ORDINANCE 2015-02

**AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2015
THROUGH JUNE 30, 2016, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE
FISCAL YEAR BEGINNING JULY 1, 2015; AUTHORIZING COLLECTION OF TAXES HEREIN
LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.**

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

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

FY 2016 Budget – Final

	General Fund	Capital Projects Fund	Special Revenue Fund	Debt Service Fund	Total All Funds
Revenue & Other Sources:					
Local Taxes:					
Real Property Taxes	\$10,814,563	\$0	\$0	\$0	\$10,814,563
Personal Property Taxes	552,000	0	0	0	552,000
Operating Property	750,000	0	0	0	750,000
Income Tax	1,526,000	0	0	0	1,526,000
Admissions and Amusement Taxes	425,000	0	0	0	425,000
Subtotal - Local Taxes	14,067,563	0	0	0	14,067,563
Other Revenue					
Licenses and Permits	569,790	0	0	0	569,790
Other					
Governments	549,000	150,000	225,681	0	924,681
Service Charges	120,000	0	405,000	0	525,000
Fines and Forfeitures	254,000	0	543,000	0	797,000
Miscellaneous	30,000	0	0	0	30,000
Subtotal-Other Revenue	1,522,790	150,000	1,173,681	0	2,846,471
Total Revenue	\$15,590,353	\$150,000	\$1,173,681	\$0	\$16,914,034
Expenditures					
Legislative	335,888	\$0	\$0	\$0	\$335,888
General Government	2,248,910	57,000	25,000	1,732,434	4,063,344
Public Safety:					
Police	6,768,145	428,500	364,886	0	7,561,531
Fire	50,000	0	0	0	50,000
Parking					
Compliance	0	500,000	389,982	0	889,982
Code Compliance	479,311	27,000	0	0	506,311
Public Safety Subtotal	7,297,456	955,500	754,868	0	9,007,824
Public Works	3,974,736	5,150,000	0	0	9,124,736
Comm. Services	556,010	65,000	19,000	0	640,010

Attachment: HO 2015-02 FY2016 Budget - Revised 5 7 2015 (1165 : Hyattsville Ordinance 2015-02, Fiscal Year 2016 Budget (SECOND

Community Development	191,258	27,000	0	0	218,258
Total Expenditures	\$14,604,258	\$6,254,500	\$798,868	\$1,732,434	\$23,390,060
Other Sources and Uses:					
Bond Proceeds	0	4,850,000	0	0	4,850,000
Lease Proceeds	0	785,000	0	0	785,000
Transfers In	0	625,500	25,000	1,732,434	2,382,934
Transfers Out	(1,732,434)	0	(166,905)	0	(1,899,339)
Total Other Sources and Uses	(1,732,434)	6,260,500	(141,905)	1,732,434	6,118,595
Excess of Revenues Over/(Under) Expenditures	(\$746,339)	\$156,000	\$232,908	\$0	(\$357,431)
Beginning GF - Fund Balance	7,198,907				
Unassigned GF - Fund Balance	6,452,568				

Which was the subject of a public hearing on April 1, 2015, after notice thereof was published twice in a newspaper of circulation within the City, is hereby adopted.

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

The tax rate for all operating property of public utilities and contract carriers, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at one dollar and ninety-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value.

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

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

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

In accordance with Section C5-6 of the Hyattsville City Charter, the real property taxes provided for in this ordinance shall be due and payable on the first day of July, 2014 and shall be overdue and in arrears when the County's real property taxes are overdue and in arrears. All real property taxes shall bear monthly interest while in arrears at the rate of two thirds of one percent (.0066) and a monthly penalty of one percent (.01) as provided in Section C5-17 of the City Charter.

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

AND BE IT FURTHER ORDAINED, that this budget shall govern the revenue and expenditure of funds by the City during the fiscal year 2015, subject to further budget ordinances enacted by the City pursuant to Article 23A §2(b)(2) of the Maryland Annotated Code;

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

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

AND BE IT FURTHER ORDAINED, that this budget shall govern the number and type of employment positions to include the number of employees and Full-Time Equivalent (FTE) count for Fiscal Year 2016 and the City of Hyattsville approves and adopts these counts as contained in Exhibit B.

AND BE IT FURTHER ORDAINED, that this ordinance shall become effective on July 1, 2015, as provided in Section C2-9 of the City Charter and a fair summary of this Ordinance shall be published twice in a newspaper having general circulation in the City, subject to the provisions of section C3-2A(6) of the City Charter;

INTRODUCED by the City Council of the City of Hyattsville, Maryland at a public meeting on April 29, 2015;

ADOPTED, by the City Council of the City of Hyattsville, Maryland at a public meeting on May 13, 2015.

Adopted: TBD

Attest:

Laura Reams

City Clerk

Marc Tartaro

Mayor

		Full-Time Equivalent							
		FY2013	FY2013	FY2014	FY2014	FY2015	FY2015	FY2016	FY2016
		P/T	FTE	P/T	FTE	P/T	FTE	P/T	FTE
City Council									
	City Council Members	10	0	10	0	10	0	10	0
City Clerk									
	City Clerk	0	1	0	1	0	1	0	1
	Part-time Clerk	0	0	0	0	0	0	0.5	0
Mayor									
	Mayor	1	0	1	0	1	0	1	0
Elections									
	Election Board Members	5	0	5	0	5	0	5	0
Finance									
	Treasurer	0	1	0	1	0	1	0	1
	Accountant	0	1	0	1	0	1	0	1
	Superior of Contracts/Grants	0	1	0	1	0	1	0	1
	Accounting Clerk	1	0	1	0	1	0	1	0
Human Resources									
	Human Resource Director	0	1	0	1	0	1	0	1
City Administrator									
	City Administrator	0	1	0	1	0	1	0	1
	Assistant City Administrator	0	1	0	0	0	0.25	0	0.25
	Administrative Assistant III	0	1	0	1	0	1	0	1
	Administrative Assistant II	0	0	0	1	0	1	0	1
	Administrative Assistant I	0	2	0	1	0	0	0	0
Information Technology									
	Chief Information Officer	0	1	0	1	0	0	0	0
	Information Tech. Specialist	0	0	0	0	0	0	0	0
	Information Tech. Manager	0	1	0	1	0	1	0	1
Police Command									
	Police Chief	0	1	0	1	0	1	0	1
	Lieutenant	0	3	0	3	0	3	0	3
	Sergeant	0	1.5	0	1	0	1	0	1
	Administrative Assistant III	0	1	0	1	0	1	0	1
Criminal Investigations									
	Sergeant	0	1	0	1	0	1	0	1
	Corporal	0	2	0	2	0	2	0	2
	Private 1st Class/Private	0	2	0	2	0	2	0	2
	Evidence Technician(Civilian)	0	1	0	1	0	1	0	1
Patrol									
	Sergeant	0	8	0	6	0	6	0	6
	Corporal	0	3	0	7	0	6	0	6
	Acting Corporal	0	2	0	0	0	0	0	0
	Private 1st Class/Private	0	19	0	19	0	18	0	19.5

Full-Time Equivalent

Roads and Comm.

Supervisor	0	1	0	1	0	1	0	1
Public Safety Aide III	0	3	0	3	0	3	0	3
Public Safety Aide II	0	2	0	2	0	2	0	2
Public Safety Aide I	0	3	0	3	0	3	0	1
Records Clerk	0	1	0	1	0	1	0	1
Technician Services Manager	0	1	0	0	0	1	0	1

Public Works Administration

Public Works Director	0	1	0	1	0	1	0	1
Administrative Assistant II	0	1	0	1	0	1	0	1
Project Coordinator	0	0	0	0	0	0	0	1

Street Operations

Supervisor	0	1	0	1	0	1	0	1
Driver	0	3	0	3	0	3	0	3
Laborer	0	4	0	4	0	3	0	3
Crew Leader	0	0	0	0	0	0	0	1

Solid Waste Operations

Supervisor	0	1	0	1	0	1	0	1
Crew Leader	0	1	0	1	0	1	0	1
Driver	0	3	0	3	0	3	0	3
Laborer	0	7	0	7	0	7	0	7

Vehicle Maintenance Operations

Supervisor	0	0.5	0	0.5	0	1	0	1
Mechanic I	0	1	0	1	0	1	0	1
Laborer	0	1	0	1	0	0	0	0

Building and Grounds Maintenance Operations

Supervisor	0	0.5	0	0.5	0	1	0	1
Building Engineer	0	1	0	1	0	1	0	1
Custodian	0	1	0	1	0	0	0	0

Park Operations

Supervisor	0	0	0	0	0	1	0	1
Laborer	0	1	0	1	0	1	0	1

Communications/Public Relations

Communication Manager	0	0	0	0	0	0	0	0
Community Services Director	0	0.4	0	0.35	0	0.35	0	0.35
Policy Fellow (part-time)	1	0	0.2	0	0	0	0	0

Recreation Operations

Community Services Director	0	0.6	0	0.65	0	0.65	0	0.65
Com. Service Supervisor-Rec.	0	0	0	0	0	0	0	1
Recreation Supervisor	0	1	0	1	0	1	0	0
Events Coordinator	0	1	0	1	0	1	0	0
Com. Serv. Coordinator-Youth	0	0	0	0	0	0	0	1
Recreation Coordinator	0	0.4	0	0.4	0	0.2	0	0

Cable Television

Com. Serv. Coordinator-Cable	0	1	0	1	0	1	0	1
Cable TV Operator	1	0	0	0	0	0	0	0
Graduate Student Intern	0	0	0	0	0	0	0.25	0

Full-Time Equivalent

Volunteer Services

Comm. Serv. Mgr. Services	0	0	0	0	0	0	0	1
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Senior Services

Coordinator-Senior Services	0	0.5	0	0.5	0	0.5	0	1
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Call-A-Bus

Comm.Serv. Driver-Call-A-Bus	0	0.6	0	0.6	0	0.6	0	1
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Community and Economic Development

Comm/Econ Dev Director	0	1	0	1	0	1	0	0.75
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Intern	2	0	0.5	0	0.5	0	0.5	0
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Planner I	0	0	0	0	0	0	0	1
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Code Compliance

Code Director	0	0	0	0	0	0	0	0
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Code/Parking Manager	0	0.5	0	0.5	0	0.5	0	0.5
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Acting Supervisor	0	0	0	0	0	0	0	0
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Inspector III/II/I	0	3	0	3	0	3	0	3
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Administrative Assistant I	0	0	0	0	0	0	0	0
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Administrative Assistant II	0	0	0	0	0	1	0	1
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G I S

G I S Technician	0	1	0	1	0	1	0	1
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Parking Compliance

Code/Parking Manager	0	0.5	0	0.5	0	0.5	0	0.5
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Pulic Safety Aide I	0	2	0	2	0	2	0.5	2
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Speed Camera

Sergeant	0	0.5	0	1	0	1	0	1
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Total

21	109.5	17.7	107.5	17.5	104.55	18.75	110.5
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**CITY OF HYATTSVILLE
SPECIAL OBLIGATION BONDS
UNIVERSITY TOWN CENTER PROJECT
SERIES 2004**

***FISCAL YEAR 2015-2016
SPECIAL TAX REPORT***



Prepared By:

MUNICAP, INC.

May 8, 2015

**CITY OF HYATTSVILLE
SPECIAL OBLIGATION BONDS
UNIVERSITY TOWN CENTER PROJECT
SERIES 2004**

**Fiscal Year 2015-2016
Special Tax Report**

INTRODUCTION

The City of Hyattsville issued \$18,000,000 of special obligation bonds in August 2004 related to the University Town Center Development District. These bonds are to be repaid from special taxes collected on the taxable property in the University Town Center Special Taxing District, which was created pursuant to Resolution No. 2004-02 adopted by the City Council on February 17, 2004.

A special tax is to be collected each fiscal year in the University Town Center Special Taxing District pursuant to Resolution No. 2004-03, and an Executive Order, dated August 9, 2004, executed by the Mayor. This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the University Town Center Special Taxing District for fiscal year 2015-2016.

SPECIAL TAX REQUIREMENT

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

Table A provides a summary of the special tax requirement for fiscal year 2015-2016. Special taxes equal to \$1,260,000.00 will have to be collected for fiscal year 2015-2016. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2016 and July 1, 2016. Each semi-annual interest payment is equal to \$481,547 on the terms bonds shown below.

Term 2017 Bonds of \$595,000 at 5.00%	\$14,875
Term 2024 Bonds of \$3,524,000 at 5.60%	\$98,672
Term 2034 Bonds of \$12,800,000 at 5.75%	\$368,000
Total:	<u>\$481,547</u>

A principal payment of \$279,000 is due on July 1, 2016. As a result, total debt service for fiscal year 2015-2016 is \$1,242,094.

Table A
Special Tax Requirement
Fiscal Year 2015-2016

Debt service:	
Interest on January 1, 2016	\$481,547
Interest on July 1, 2016	\$481,547
Principal on July 1, 2016	\$279,000
<i>Sub-total debt service</i>	<i>\$1,242,094</i>
Administrative expenses	\$29,500
Contingency	\$26,680
<i>Total expenses</i>	<i>\$1,298,274</i>
Reserve fund investment income	\$0
Surplus from prior year	(\$38,274)
<i>Funds available to be applied for FY15-16</i>	<i>(\$38,274)</i>
<i>Special Tax Requirement</i>	<i>\$1,260,000</i>

Administrative Expenses

Administrative expenses include the trustee, the administrator, and the expenses of the city related to the district. The annual charges of the trustee are estimated to be \$7,000. The fees and expenses of the administrator are estimated to be \$12,500. The expenses of the city are estimated to be \$10,000. Accordingly, the total administrative expenses are estimated at \$29,500.

Contingency

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

Reserve Fund Income

As of April 30, 2015, the balance in the reserve fund was \$1,708,192.50, which consists of the reserve requirement. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning zero percent per annum. Money market rates have declined over the last six years. To be conservative, it is assumed that no investment income will be earned on the balance of the Reserve Fund. Accordingly, no additional investment income is expected to be made available to pay debt service on the Series 2004 Bonds in fiscal year 2015-2016.

Surplus from Prior Year

Table B below outlines the surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2015-2016. Special taxes in the amount of \$1,245,000.00 were billed for collection in fiscal year 2014-2015. As of April 30, 2015, Prince George's County has reported collecting special taxes in the amount of \$1,248,820.07 (includes interest and penalties and prior year delinquencies) for fiscal year 2014-2015. This amount represents 100 percent of the total special taxes billed for collection during fiscal year 2014-2015. As of April 30, 2015, special taxes in the amount of \$1,246,206.71 billed for collection in fiscal year 2014-2015

have been transferred to the trustee. The remaining balance of fiscal year 2014-2015 special taxes in the amount of \$2,613.36 will be transferred during the month of May.

A portion of 2014-2015 special tax revenues in the amount \$487,647.00 were used to pay debt service due on the bonds on January 1, 2015. As of April 30, 2015, the balance in the special tax fund and debt service fund were \$785,551.28 and zero, respectively. An additional \$2,613.36 will be transferred to the special tax fund through the period ending May 31, 2015. A portion of these special taxes will be used to pay debt service due on July 1, 2015, which consists of an interest payment and principal payment of \$487,647.00 and \$244,000.00, respectively, as shown on Table B below.

Table B
Surplus from Prior Year

	Series 2003
<u>Available Funds:</u>	
Special tax revenue fund on April 30, 2015	\$785,551.28
Debt service fund on April 30, 2015	\$0.00
Special taxes transferred in May	\$2,613.36
Reserve fund income on April 30, 2015	\$0.00
<i>Total funds available</i>	<i>\$788,164.64</i>
Interest payment on July 1, 2015	(<i>\$487,647.00</i>)
Principal payment July 1, 2015	(<i>\$244,000.00</i>)
Administrative expenses	(<i>\$18,243.75</i>)
<i>Subtotal expenses</i>	<i>(\$749,890.75)</i>
Surplus from prior year	\$38,273.89

Administrative expenses for fiscal year 2014-2015 were estimated to be \$29,500.00 and were to be funded with special taxes collected in fiscal year 2014-2015. Special taxes in the amount of \$11,256.25 have been transferred from the special tax fund to the administrative expense fund through April 30, 2015. As a result, fiscal year 2014-2015 administrative expenses in the amount of \$18,243.75 (\$29,500.00 – \$11,256.25 = \$18,243.75) remain to be funded with special tax revenues collected in fiscal year 2014-2015. Accordingly, an estimated aggregate surplus of \$38,273.89 will be available to pay debt service and administrative expenses for fiscal year 2015-2016.

Special Tax Collected

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

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

Where the terms have the following meaning:

A = The Special Tax for a Parcel

B = The Equivalent Use Factors of the Parcel

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

D = The Special Tax Requirement

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

Table C
Land Use Class and Equivalent Use Factors

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

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

Table D
Special Tax District Parcels

Land Use Class	Number of Parcels	Building SF/ Dwelling Units / Parking Spaces/	Equivalent Use Factor	Equivalent Use Factors
Office	6	1,474,707	0.70	1032.29
Retail	4	119,119	1.02	121.50
Residential	136	378	1.0	378.00
Parking	2	1,022	0.02	20.44
Total	148			1,552.24

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2015-2016, the special tax requirement is equal to \$1,260,000.00. The equivalent use factors for all parcels within the district are equal to 1,552.24. As a result, the special tax to be collected per each equivalent use factor is equal to \$811.73 ($\$1,260,000.00 \div 1,552.24 = \811.73). Table E below shows the aggregate breakdown of special taxes to be collected in the district on the basis of land use class.

Table E
Special Taxes to be Collected
Fiscal Year 2015-2016

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	1,032.29	\$811.73	\$837,946.90
Retail	121.50	\$811.73	\$98,626.57
Residential	378.00	\$811.73	\$306,834.73
Parking	20.44	\$811.73	\$16,591.80
Total	1,552.24		\$1,260,000.00

SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2015-2016 are estimated to be equal to \$1, 298,273.98. Surplus revenues from prior year and interest income available to pay expenses are estimated to be \$38,273.89. Accordingly, the special tax requirement is equal to \$1,260,000.00.

The special taxes to be collected on each parcel for fiscal year 2015-2016 are shown in Appendix A. Appendix B includes schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified as office and retail land use class within the district.

APPENDIX A

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

SPECIAL TAX ROLL

Parcel Account #	Parcel	Building	Owner	Special Tax FY15-16
356694-0	I	Metro I	NEW TOWN METRO I LLC	\$178,008.46
372073-7	R	Metro II	PG Center II LP	\$244,288.17
372074-5	S	0	ECHO UTC LLC	\$0.00
337808-0	G	Metro IV	PG Metro Center IV, LLC	\$106,834.74
366669-0	L	Metro III	FUCMS 1999 C1 BELCREST RD LLC	\$277,572.92
383475-1	T	Student HS/Garage	MLCFC 2007 8 BELCREST ROAD LLC	\$206,179.95
383474-4	U	Garage/Retail	BE UTC GSA THEATRE LLC	\$16,351.76
366671-6	M	Retail	BE UTC GSA THEATRE LLC	\$10,054.00
366672-4	N	Retail	BE UTC GSA THEATRE LLC	\$9,217.75
372072-9	Q	Retail	BE UTC GSA THEATRE LLC	\$6,977.28
372068-7	P	Office	BE UTC GSA THEATRE LLC	\$31,242.59
372070-3	P	Retail	BE UTC GSA THEATRE LLC	\$64,500.26
393532-7	201	Condo	HUDSON DABNEY S	\$811.73
393533-5	202	Condo	PRIETO LINA M ETAL	\$811.73
393534-3	203	Condo	REPOLE MARIO	\$811.73
393535-0	204	Condo	LAI ANTHONY ETAL	\$811.73
393536-8	205	Condo	MOORE KAREN P	\$811.73
393537-6	206	Condo	MCKAY GORDON A ETA	\$811.73
393538-4	207	Condo	BROOKS SEAN P	\$811.73
393539-2	208	Condo	NIEVES TATIANA	\$811.73
393540-0	209	Condo	WARD MILTON	\$811.73
393541-8	210	Condo	WUSU PROSPER O	\$811.73
393542-6	211	Condo	KUMAZAH INNOCENT K	\$811.73
393543-4	212	Condo	BRADFORD GEORGE &	\$811.73
393544-2	213	Condo	THOMAS LEEAN	\$811.73
393545-9	214	Condo	JONES VINCENT E	\$811.73
393546-7	215	Condo	REPOLE MARIO	\$811.73
393547-5	216	Condo	DOLPHUS MARCUS	\$811.73
393548-3	301	Condo	FERNANDES OSWALD D	\$811.73
393549-1	302	Condo	PERDUE SAMUEL F	\$811.73
393550-9	303	Condo	HILL DAVID W ETAL	\$811.73
393551-7	304	Condo	MANALO ANGELA	\$811.73

APPENDIX A

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

SPECIAL TAX ROLL

Parcel Account #	Parcel	Building	Owner	Special Tax FY15-16
393552-5	305	Condo	BAKER BRIAN	\$811.73
393553-3	306	Condo	SUN LUYU	\$811.73
393554-1	307	Condo	LEE HOYOUNG ETAL	\$811.73
393555-8	308	Condo	BUSTOS-RICKMAN MAR	\$811.73
393556-6	309	Condo	WOJCIK WILLIAM ETA	\$811.73
393557-4	310	Condo	MARFO KOJO A	\$811.73
393558-2	311	Condo	ANTHONY STEVEN ETA	\$811.73
393559-0	312	Condo	KIRUTHI FAMILY TRS D	\$811.73
393560-8	313	Condo	PATTERSON CHARMIANE	\$811.73
393561-6	314	Condo	JOHNSON VERA E	\$811.73
393562-4	315	Condo	BURSE-MONROE BARBARA	\$811.73
393563-2	316	Condo	WHITE MATTIE E & B	\$811.73
393564-0	401	Condo	BANK OF AMERICA N	\$811.73
393565-7	402	Condo	KAPLAN MORIEL E	\$811.73
393566-5	403	Condo	CLEMENTS JOHN H	\$811.73
393567-3	404	Condo	HPB INVESTMENTS LL	\$811.73
393568-1	405	Condo	LUBBEN JOSHUA T ET	\$811.73
393569-9	406	Condo	CRON DAVID A	\$811.73
393570-7	407	Condo	BERHANE SABA	\$811.73
393571-5	408	Condo	POE FAMILY REVOCAB	\$811.73
393572-3	409	Condo	KWON TAE H	\$811.73
393573-1	410	Condo	MENON NISHANT K &	\$811.73
393574-9	411	Condo	EMLAELU ZEWEREDE	\$811.73
393575-6	412	Condo	SAMANTA LISA T	\$811.73
393576-4	413	Condo	KACHEL CHRISTIAN	\$811.73
393577-2	414	Condo	JOHNSON DANIELLE M	\$811.73
393578-0	415	Condo	DAVER ZANEETA E	\$811.73
393579-8	416	Condo	SELLERS CHRISTOPHE	\$811.73
393580-6	501	Condo	SAAD DORY W	\$811.73
393581-4	502	Condo	BAGHDADI LAYA ETAL	\$811.73
393582-2	503	Condo	EMLAELU MUNIT	\$811.73
393583-0	504	Condo	NATHAN BRADLEY J &	\$811.73
393584-8	505	Condo	NZONDJOU PATRICIA	\$811.73
393585-5	506	Condo	LEWIN GREGORY	\$811.73

APPENDIX A

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

SPECIAL TAX ROLL

Parcel Account #	Parcel	Building	Owner	Special Tax FY15-16
393586-3	507	Condo	KUTHYAR SANDEEP	\$811.73
393587-1	508	Condo	WILLIAMS BRIAN A	\$811.73
393588-9	509	Condo	NGUYEN SAM M	\$811.73
393589-7	510	Condo	HPB INVESTMENTS LL	\$811.73
393590-5	511	Condo	BURKE PATRICK C	\$811.73
393591-3	512	Condo	ARELLANO ROCIO M	\$811.73
393592-1	513	Condo	SCOTTON LORI L	\$811.73
393593-9	514	Condo	MCLEAN KYLE	\$811.73
393594-7	515	Condo	KAYA AYDIN	\$811.73
393595-4	516	Condo	FLETCHER FRANCES E	\$811.73
393596-2	601	Condo	JACOB VARGESE ETAL	\$811.73
393597-0	602	Condo	WEINSTEIN DANIEL B	\$811.73
393598-8	603	Condo	ANWUKAH UZOMA T	\$811.73
393599-6	604	Condo	FULLER ALICE	\$811.73
393600-2	605	Condo	BROWN JEFFREY E JR	\$811.73
393601-0	606	Condo	HAFER JEFFREY H ETAL	\$811.73
393602-8	607	Condo	HARTLEY ROCHELLE	\$811.73
393603-6	608	Condo	JUNE HARRY L	\$811.73
393604-4	609	Condo	GONZALES ERIC E ETAL	\$811.73
393605-1	610	Condo	PARKINS JACQUELINE	\$811.73
393606-9	611	Condo	BRAGDON JEREMY S &	\$811.73
393607-7	612	Condo	PANDIT SUNIL K	\$811.73
393608-5	613	Condo	HPB INVESTMENTS LL	\$811.73
393609-3	614	Condo	TOPGM INVESTMENTS	\$811.73
393610-1	615	Condo	BAKER AJA S	\$811.73
393611-9	616	Condo	TRAINOR PATRICK	\$811.73
393612-7	701	Condo	MATTEI ENRICO A	\$811.73
393613-5	702	Condo	ROSADO DOUGLAS	\$811.73
393614-3	703	Condo	AYU HECTOR T	\$811.73
393615-0	704	Condo	GEORGE TONY K & IV	\$811.73
393616-8	705	Condo	CHATO JENNIFER	\$811.73
393617-6	706	Condo	FLORES MARIA A LIV	\$811.73
393618-4	707	Condo	NGUYEN TRANG L T	\$811.73
393619-2	708	Condo	EDENS RICHARD W JR	\$811.73

APPENDIX A

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

SPECIAL TAX ROLL

Parcel Account #	Parcel	Building	Owner	Special Tax FY15-16
393620-0	709	Condo	VOGEL RONALD	\$811.73
393621-8	710	Condo	DUAN CHANGPING	\$811.73
393622-6	711	Condo	CAMPOS WILLIAM	\$811.73
393623-4	712	Condo	WELLS FARGO BANK NA	\$811.73
393624-2	713	Condo	YU HAO	\$811.73
393625-9	714	Condo	CANELA AMIR	\$811.73
393626-7	715	Condo	EDWARD FISHER B	\$811.73
393627-5	716	Condo	DEROSALES JOSEPH C	\$811.73
393628-3	801	Condo	BHAVNANI KISHIN K	\$811.73
393629-1	802	Condo	CASKEY DAVID L ETA	\$811.73
393630-9	803	Condo	CHANG JAY C	\$811.73
393631-7	804	Condo	POWERS JOSEPH C	\$811.73
393632-5	805	Condo	MCCARTHY KATHLEEN	\$811.73
393633-3	806	Condo	YU HAO	\$811.73
393634-1	807	Condo	SMALL STACY N & JU	\$811.73
393635-8	808	Condo	GIPSON TANYA L	\$811.73
393636-6	809	Condo	CHATO JOHN ETAL	\$811.73
393637-4	810	Condo	BOKKISAM RAJESH ET	\$811.73
393638-2	811	Condo	SNOWDEN SAMUEL	\$811.73
393639-0	812	Condo	GENSHEIMER KATHLEE	\$811.73
393640-8	813	Condo	KUNG FAITH	\$811.73
393641-6	814	Condo	SINGH SATINDER ETA	\$811.73
393642-4	815	Condo	CAMERON JOHN	\$811.73
393643-2	816	Condo	ELLISON RAFE R	\$811.73
402119-2	200	Condo	BISHOP THOMAS	\$811.73
402120-0	201	Condo	ASANTE SELINA ETAL	\$811.73
402121-8	202	Condo	ANIKPO MELEI Y	\$811.73
402122-6	203	Condo	AMOS RALPH E JR	\$811.73
402123-4	204	Condo	GOLDBERG SHAINA	\$811.73
402124-2	205	Condo	NORTON EDWARD V	\$811.73
402125-9	206	Condo	BRACHFIELD BLAIRE	\$811.73
402126-7	207	Condo	TALL FRANCINE J	\$811.73
402127-5	208	Condo	EDOROR MICHAEL	\$811.73

APPENDIX A

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

SPECIAL TAX ROLL

Parcel Account #	Parcel	Building	Owner	Special Tax FY15-16
402128-3	209	Condo	FLEENOR RONALD J	\$811.73
402129-1	210	Condo	KHATIBZADEH MOHAMMAD	\$811.73
402130-9	400	Condo	LIZARRAGA NIKI A	\$811.73
402131-7	401	Condo	GRAHAM LISA	\$811.73
402132-5	402	Condo	HARPER MICHAELA M	\$811.73
402133-3	403	Condo	PANOVSKI NAUM ETAL	\$811.73
402134-1	404	Condo	NGUYEN ALICE C & K	\$811.73
402135-8	405	Condo	RCC PLAZA LOFTS 22	\$811.73
402136-6	406	Condo	MELKONIAN RONALD ETA	\$811.73
402137-4	407	Condo	KOSLOW AMANDA	\$811.73
402138-2	408	Condo	BRIGADOON VALHALLA	\$811.73
402139-0	409	Condo	WONG GORDON Y	\$811.73
402140-8	410	Condo	YU YIFANG	\$811.73
Total				\$1,260,000.00

APPENDIX B

City of Hyattsville
University Town Center Special Taxing District
State Department of Assessments and Taxation
SDAT Schedules

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption					View GroundRent Registration				
Account Identifier:		District - 17 Account Number - 3566940									
Owner Information											
Owner Name:		NEW TOWN METRO I LLC					Use:		COMMERCIAL NO		
Mailing Address:		THE BERSTEIN COMPANIES 3299 K ST NW STE 700 WASHINGTON DC 20007-					Principal Residence:		Deed Reference:		
									/34387/ 00304		
Location & Structure Information											
Premises Address:		6505 BELCREST RD HYATTSVILLE 20782-0000					Legal Description:		PARCEL 1		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	198052	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town:		HYATTSVILLE					
				Ad Valorem:							
				Tax Class:		8					
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use		
1964		313278					1.7000 AC		005		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage		Last Major Renovation		
		OFFICE BUILDING									
Value Information											
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014		As of 07/01/2015			
Land:		1,110,000		1,110,700							
Improvements		17,490,000		17,489,300							
Total:		18,600,000		18,600,000		18,600,000		18,600,000			
Preferential Land:		0						0			
Transfer Information											
Seller:		Date: 02/08/2013					Price: \$16,000,000				
Type: NON-ARMS LENGTH OTHER		Deed1: /34387/ 00304					Deed2:				
Seller:		Date:					Price: \$0				
Type:		Deed1: /11044/ 00033					Deed2:				
Seller:		Date:					Price:				
Type:		Deed1:					Deed2:				
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015					
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00 0.00		0.00 0.00					
Tax Exempt:		Special Tax Recapture:									
Exempt Class:		NONE									
Homestead Application Information											
Homestead Application Status: No Application											

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 17 Account Number - 3720737								
Owner Information										
Owner Name:		PRINCE GEORGE CNTR II LP				Use:		COMMERCIAL NO		
Mailing Address:		SUITE 300 6525 BELCREST RD HYATTSVILLE MD 20782-2003				Principal Residence:		Deed Reference:		
								/08751/ 00443		
Location & Structure Information										
Premises Address:		3700 EAST WEST HWY HYATTSVILLE 20782-0000				Legal Description:		PARCEL R		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054
0042	00A2	0000		7016				2013	Plat Ref:	
Special Tax Areas:				Town:		HYATTSVILLE				
				Ad Valorem:						
				Tax Class:		8				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1968		429924				2.8700 AC		005		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation		
		OFFICE BUILDING								
Value Information										
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014		As of 07/01/2015		
Land:		1,875,200		1,875,200						
Improvements		55,524,800		56,155,600						
Total:		57,400,000		58,030,800		57,820,533		58,030,800		
Preferential Land:		0						0		
Transfer Information										
Seller:		Date:				Price:				
Type:		Deed1:				Deed2:				
Seller:		Date:				Price:				
Type:		Deed1:				Deed2:				
Seller:		Date:				Price:				
Type:		Deed1:				Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 17 Account Number - 3378080								
Owner Information										
Owner Name:		PGMC IV LLC				Use: Principal Residence:		COMMERCIAL NO		
Mailing Address:		S TUCKER VP PG METRO CNTR INC 6525 BELCREST RD HYATTSVILLE MD 20782-2003				Deed Reference:		/15209/ 00641		
Location & Structure Information										
Premises Address:		3311 TOLEDO RD HYATTSVILLE 20782-0000				Legal Description:		PARCEL G		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	192019
0042	00A2	0000		7016				2013	Plat Ref:	
Special Tax Areas:				Town: Ad Valorem: Tax Class:		HYATTSVILLE 8				
Primary Structure Built 2003		Above Grade Enclosed Area 188019		Finished Basement Area		Property Land Area 1.0100 AC		County Use 005		
Stories	Basement	Type	OFFICE BUILDING		Exterior	Full/Half Bath	Garage	Last Major Renovation 2002		
Value Information										
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:		659,900		659,900						
Improvements		42,639,500		41,516,500						
Total:		43,299,400		42,176,400		42,176,400		42,176,400		
Preferential Land:		0				0		0		
Transfer Information										
Seller: PRINCE GEORGE CENTER I INC Type: NON-ARMS LENGTH OTHER				Date: 11/28/2001 Deed1: /15209/ 00641			Price: \$400,000 Deed2:			
Seller: PRINCE GEORGE'S CENTER INC Type: NON-ARMS LENGTH OTHER				Date: 10/03/1996 Deed1: /11044/ 00033			Price: \$0 Deed2:			
Seller: Type:				Date: Deed1:			Price: Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class				07/01/2014		07/01/2015		
County:		000				0.00				
State:		000				0.00				
Municipal:		000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: No Application										

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption					View GroundRent Registration				
Account Identifier:			District - 17 Account Number - 3666690								
Owner Information											
Owner Name:			FUCMS 1999 C1 BELCREST RD LLC					Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:			LNR PARTNERS LLC SUITE 800 1601 WASHINGTON AVE MIAMI BEACH FL 33139					Deed Reference:		/35120/ 00123	
Location & Structure Information											
Premises Address:			6525 BELCREST RD HYATTSVILLE 20782-0000					Legal Description:		PARCEL L	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205042	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town: Ad Valorem: Tax Class:			HYATTSVILLE 8				
Primary Structure Built 1972			Above Grade Enclosed Area 488502		Finished Basement Area		Property Land Area 2.7800 AC		County Use 005		
Stories	Basement	Type OFFICE BUILDING			Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information											
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			1,966,400		1,966,400						
Improvements			26,033,600		27,633,600						
Total:			28,000,000		29,600,000		29,066,667		29,600,000		
Preferential Land:			0				0				
Transfer Information											
Seller: PG METRO CENTER III INC Type: NON-ARMS LENGTH OTHER				Date: 08/23/2013 Deed1: /35120/ 00123				Price: \$9,825,000 Deed2:			
Seller: Type:				Date: Deed1: /12085/ 00627				Price: \$0 Deed2:			
Seller: Type:				Date: Deed1:				Price: Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2014		07/01/2015		
County:			000				0.00				
State:			000				0.00				
Municipal:			000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 17 Account Number - 3834751								
Owner Information										
Owner Name:		MLCFC 2007 8 BELCREST ROAD LLC				Use: Principal Residence:		COMMERCIAL NO		
Mailing Address:		C O LNR PARTNERS LLC 1601 WASHINGTON AVE STE 800 MIAMI BEACH FL 33139-				Deed Reference:		/34030/ 00013		
Location & Structure Information										
Premises Address:		6515 BELCREST RD HYATTSVILLE 20782-0000				Legal Description:		PRINCE GEORGE CENTER PARCEL T		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	217014
0042	00A2	0000		7017				2013	Plat Ref:	
Special Tax Areas:				Town: Ad Valorem:		HYATTSVILLE				
				Tax Class:		8				
Primary Structure Built 2006		Above Grade Enclosed Area 389030		Finished Basement Area		Property Land Area 1.4300 AC		County Use 005		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
		APARTMENT								
Value Information										
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015			
Land:			934,300		934,300					
Improvements			64,065,700		73,965,700					
Total:			65,000,000		74,900,000		71,600,000		74,900,000	
Preferential Land:			0						0	
Transfer Information										
Seller: UTC HOUSING 1 LLC				Date: 10/17/2012		Price: \$39,150,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /34030/ 00013		Deed2:				
Seller:				Date:		Price: \$0				
Type:				Deed1: /20005/ 00685		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class				07/01/2014		07/01/2015		
County:		000				0.00				
State:		000				0.00				
Municipal:		000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: No Application										

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 17 Account Number - 3834744								
Owner Information										
Owner Name:		BE UTC GSA THEATRE LLC				Use:		COMMERCIAL NO		
Mailing Address:		BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-				Principal Residence:		Deed Reference: /36078/ 00001		
Location & Structure Information										
Premises Address:		6500 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PAR U LOFTS 22 LEV 1 RETAIL&COMM ELE (NPL 09 4021192)		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	217014
0042	00A2	0000		7017				2013	Plat Ref:	
Special Tax Areas:				Town:		HYATTSVILLE				
				Ad Valorem:						
				Tax Class:		8				
Primary Structure Built 2006		Above Grade Enclosed Area 25942			Finished Basement Area		Property Land Area 2.5900 AC		County Use 005	
Stories	Basement	Type	PARKING STRUCTURE			Exterior	Full/Half Bath	Garage	Last Major Renovation	
Value Information										
Base Value				Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014				
Land:				1,692,300		As of 07/01/2015				
Improvements				7,779,600						
Total:				9,471,900		9,507,500				
Preferential Land:				0		0				
Transfer Information										
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 06/13/2014				Price: \$25,100,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /36078/ 00001				Deed2:		
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 03/29/2012				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /33490/ 00376				Deed2:		
Seller: UTC RETAIL I LLC				Date: 11/18/2011				Price: \$25,100,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class				07/01/2014		07/01/2015		
County:		000				0.00				
State:		000				0.00				
Municipal:		000				0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: No Application										

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		District - 17 Account Number - 3666716									
Owner Information											
Owner Name:		BE UTC GSA THEATRE LLC				Use:		COMMERCIAL			
Mailing Address:		BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-				Principal Residence: Deed Reference:		NO /36078/ 00001			
Location & Structure Information											
Premises Address:		6450 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL M			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205043	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town:		HYATTSVILLE					
				Ad Valorem:							
				Tax Class:		8					
Primary Structure Built 2007		Above Grade Enclosed Area 12143		Finished Basement Area		Property Land Area 24,784 SF		County Use 005			
Stories	Basement	Type RESTAURANT		Exterior	Full/Half Bath		Garage	Last Major Renovation			
Value Information											
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014		As of 07/01/2015			
Land:		371,700		371,700							
Improvements		1,078,300		1,843,500							
Total:		1,450,000		2,215,200		1,960,133		2,215,200			
Preferential Land:		0						0			
Transfer Information											
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 06/13/2014				Price: \$25,100,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /36078/ 00001				Deed2:			
Seller: UTC RETAIL II LLC				Date: 11/18/2011				Price: \$25,100,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001				Deed2:			
Seller:				Date:				Price: \$0			
Type:				Deed1: /20005/ 00700				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class				07/01/2014		07/01/2015			
County:		000				0.00					
State:		000				0.00					
Municipal:		000				0.00 0.00				0.00 0.00	
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration					
Account Identifier:				District - 17 Account Number - 3666716							
Owner Information											
Owner Name:				BE UTC GSA THEATRE LLC				Use:		COMMERCIAL NO	
Mailing Address:				BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-				Deed Reference:		/36078/ 00001	
Location & Structure Information											
Premises Address:				6450 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL M	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205043	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town:				HYATTSVILLE			
				Ad Valorem:							
				Tax Class:				8			
Primary Structure Built			Above Grade Enclosed Area			Finished Basement Area			Property Land Area		County Use
2007			12143						24,784 SF		005
Stories	Basement	Type		Exterior	Full/Half Bath		Garage	Last Major Renovation			
		RESTAURANT									
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2013		07/01/2014		07/01/2015		
Land:			371,700		371,700						
Improvements			1,078,300		1,843,500						
Total:			1,450,000		2,215,200		1,960,133		2,215,200		
Preferential Land:			0						0		
Transfer Information											
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 06/13/2014				Price: \$25,100,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /36078/ 00001				Deed2:			
Seller: UTC RETAIL II LLC				Date: 11/18/2011				Price: \$25,100,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001				Deed2:			
Seller:				Date:				Price: \$0			
Type:				Deed1: /20005/ 00700				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2014			07/01/2015		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 17 Account Number - 3666724								
Owner Information										
Owner Name:		BE UTC PARCEL N LLC				Use:		COMMERCIAL NO		
Mailing Address:		KEVIN BERMAN BERMAN ENT 5410 EDSON LANE SUITE 220 ROCKVILLE MD 20852-				Deed Reference:		/36029/ 00586		
Location & Structure Information										
Premises Address:		6400 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL N		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205043
0042	00A2	0000		7016				2013	Plat Ref:	
Special Tax Areas:				Town:		HYATTSVILLE				
				Ad Valorem:						
				Tax Class:		8				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
						2.4200 AC		005		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2013	07/01/2014		07/01/2015			
Land:			1,159,500	1,438,900						
Improvements			0	0						
Total:			1,159,500	1,438,900	1,345,767		1,438,900			
Preferential Land:			0		0					
Transfer Information										
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 05/27/2014		Price: \$700,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /36029/ 00586		Deed2:				
Seller: UTC RETAIL III LLC				Date: 11/18/2011		Price: \$25,100,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001		Deed2:				
Seller:				Date:		Price: \$0				
Type:				Deed1: /20005/ 00700		Deed2:				
Exemption Information										
Partial Exempt Assessments:			Class	07/01/2014			07/01/2015			
County:			000	0.00						
State:			000	0.00						
Municipal:			000	0.00 0.00			0.00 0.00			
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: No Application										

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration					
Account Identifier:				District - 17 Account Number - 3720729							
Owner Information											
Owner Name:				BE UTC GSA THEATRE LLC				Use:		COMMERCIAL NO	
Mailing Address:				BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-				Deed Reference:		/36078/ 00001	
Location & Structure Information											
Premises Address:				6451 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL Q	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town: Ad Valorem: Tax Class:				HYATTSVILLE 8			
Primary Structure Built			Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
2007			10547				23,522 SF		005		
Stories	Basement		Type	Exterior	Full/Half Bath		Garage	Last Major Renovation			
			RETAIL STORE								
Value Information											
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			352,800		352,800						
Improvements			747,200		1,374,900						
Total:			1,100,000		1,727,700		1,518,467		1,727,700		
Preferential Land:			0						0		
Transfer Information											
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 06/13/2014				Price: \$25,100,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /36078/ 00001				Deed2:			
Seller: UTC RETAIL VI LLC				Date: 11/18/2011				Price: \$25,100,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001				Deed2:			
Seller: PRINCE GEORGE CNTR II LP				Date: 05/02/2006				Price: \$211,600			
Type: ARMS LENGTH VACANT				Deed1: /00000/ 00000				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class		07/01/2014		07/01/2015				
County:			000		0.00						
State:			000		0.00						
Municipal:			000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 17 Account Number - 3720687							
Owner Information											
Owner Name:				BE UTC GSA THEATRE LLC				Use:		COMMERCIAL NO	
Mailing Address:				BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-				Deed Reference:		/36078/ 00001	
Location & Structure Information											
Premises Address:				6501 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PT PARCEL P	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209053	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town: Ad Valorem: Tax Class:				HYATTSVILLE 8			
Primary Structure Built 2009			Above Grade Enclosed Area 72576			Finished Basement Area		Property Land Area 1.2400 AC		County Use 005	
Stories	Basement	Type OFFICE BUILDING			Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information											
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014				
					As of 07/01/2015						
Land:			810,200		810,200						
Improvements			16,424,200		16,799,800						
Total:			17,234,400		17,610,000		17,484,800		17,610,000		
Preferential Land:			0						0		
Transfer Information											
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 06/13/2014				Price: \$25,100,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /36078/ 00001				Deed2:			
Seller: UTC RETAIL IV LLC				Date: 11/18/2011				Price: \$25,100,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001				Deed2:			
Seller:				Date:				Price: \$0			
Type:				Deed1: /20005/ 00705				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2014			07/01/2015		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Real Property Data Search (w2)

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration					
Account Identifier:				District - 17 Account Number - 3720703							
Owner Information											
Owner Name:				BE UTC GSA THEATRE LLC				Use:		COMMERCIAL NO	
Mailing Address:				BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-				Deed Reference:		/36078/ 00001	
Location & Structure Information											
Premises Address:				6501 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PT PARCEL P	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209053	
0042	00A2	0000		7016				2013	Plat Ref:		
Special Tax Areas:				Town: Ad Valorem: Tax Class:				HYATTSVILLE 8			
Primary Structure Built			Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
2007			79373				2.6900 AC		005		
Stories	Basement	Type	CINEMA		Full/Half Bath		Garage	Last Major Renovation			
Value Information											
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			1,757,600		1,757,600						
Improvements			13,468,300		13,063,800						
Total:			15,225,900		14,821,400		14,821,400		14,821,400		
Preferential Land:			0						0		
Transfer Information											
Seller: HYATTSVILLE PROP HLDNGS LLC				Date: 06/13/2014				Price: \$25,100,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /36078/ 00001				Deed2:			
Seller: UTC RETAIL IV LLC				Date: 11/18/2011				Price: \$25,100,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /33119/ 00001				Deed2:			
Seller: PRINCE GEORGE CTR II LTD P				Date: 05/02/2006				Price: \$1,054,500			
Type: ARMS LENGTH IMPROVED				Deed1: /00000/ 00000				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class 000			07/01/2014 0.00			07/01/2015		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Main City Calendar for May 14 – May 31, 2015

Call-A-Bus Trip to Dutch Village Farmers Market and Wegmans Woodmore

May 15, All Day

The Call-A-Bus wants to take you to the Dutch Village Farmers Market in Upper Marlboro and Wegmans Woodmore in Lanham. \$5 round trip. Information and reservations: 301-985-5020.

Bike to Work Day

May 15, 6:00 AM - 9:00 PM @ Magruder Park

Visit the Magruder Park pit-stop for a beverage or a tune-up. Make sure you register ahead of time for all the perks: www.biketoworkmetrodc.org

Deadline for Removal of Campaign Signs

May 15, 5:00 PM

All campaign signs from the May 5, 2015 City Election must be removed by this date.

Vertigo Burger Challenge

May 16, 12:00 PM @ Elevation Burger

Hyattsville police, public works, and firefighters will race to eat Elevation Burger's ten-patty Vertigo Burger. Come watch, cheer them on and support Special Olympics of Prince George's County.

Historic Homes Tour

May 17, 1:00 PM - 5:00 PM @ City Municipal Building

The Hyattsville Preservation Association is hosting self-guided tours of the community's historic homes. Tickets are \$10 in advance, \$15 on the day of the event, and available at the City Building, 4310 Gallatin, where the tours will begin. Walkers are welcome; shuttles buses will also be available courtesy of the City.

City Council Meeting: Seating of Mayor and Council

May 18, 7:00 PM - 9:00 PM @ Third Floor, Council Chambers

Reception in Honor of the City's Elected Officials

May 18, 9:00 PM – 10:00 PM @ City Municipal Building, First Floor, Multipurpose Room

Please join us for a reception after the Council Meeting of May 18, 2015 to welcome the newly elected Mayor and City Council and to honor the outgoing Mayor and Council. Light refreshments will be served.

Planning Committee

May 19, 7:30 PM - 9:30 PM @ 4310 Gallatin Street

Code Compliance Advisory Meeting

May 20, 7:00 PM - 8:30 PM @ City Municipal Building, 1st Floor Multipurpose Room

Community Meeting – Banner, Buchanan, Crittenden, 40th Ave Sidewalk & Street Improvement Project

May 27, 7:00 PM - 8:00 PM @ City Municipal Building, 1st Floor Multipurpose Room

Education Advisory Committee

May 28, 6:30 PM - 8:00 PM @ 4310 Gallatin Street

Dietz Park Community Meeting

May 30, 10:00 AM - 11:30 AM @ Dietz Park

Come out and join the discussion about the future of a more sustainable Dietz Park.

Special Olympics Unified Relay across America, May 26 – July 10, 2015

The Special Olympics Unified Relay across America, presented by Bank of America, is a once in a lifetime opportunity for America to unite to build communities of respect and inclusion. Over the course of 46 days, in a hand-to-hand exchange, people throughout the nation will carry the Special Olympics Flame of Hope across the country and deliver it to Los Angeles for the Special Olympics World Games. **On May 26, 2015, the City of Hyattsville is pleased to announce that a portion of the race will be held in the City and invites participation from residents or businesses. For more information, please contact Tyler Buck at Special Olympics Maryland, 410-242-1515 ext 11 or email: tbuck@somd.org**