



City of Bowie

Memorandum

Thursday, January 12, 2023
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Prince George's County Transit Update

On December 19th, planning staff held a meeting with staff from Prince George's County Transit Division of the Department of Public Works & Transportation. County staff spoke about the process to develop a new Transit Vision Plan that will be used in guiding the County to develop transit service over the next five years. A previous Transit Vision Plan from 2018 had specific recommendations for Bowie, namely fixed route services from Bowie to Largo, Bowie to Upper Marlboro and Bowie to Laurel, as well as expanded Call-A-Bus service within the City, however, that plan was never implemented. County staff emphasized that the City will have a chance to provide input on the forthcoming Transit Vision Plan. The launch of the County's micro-transit service, PGC Link, within the City was also discussed, but a launch date remains to be determined. County staff indicated a willingness to make a presentation to the Council about County transit later this year.

2. Melford Townhouse Construction Begins

This week, the City reviewed building permits for the first seven "for sale" townhouse units at Melford Village. Mid-Atlantic Builders is constructing 249 townhomes. The first units will be built on Lake Melford Avenue, just past the Melford historic mansion, at its intersection with Curie Drive. Since the remainder of the residential portion of Melford consists of multi-family dwellings, the townhouse community represents the only opportunity for individual lot ownership within this large, mixed-use development.

3. Seritage Bowie Sears For Sale

Seritage has listed the Bowie Sears site 'for sale'. The site does NOT include the approximately 1-acre site for BJ's Restaurant (that site is being sold separately). Offers are due on January 24, 2023.

This is the selling agent's description:

Newmark, as exclusive advisor, is pleased to present the Bowie, Maryland Development Site (the "Site"), a 9.91-acre parcel that is currently occupied by a vacant Sears Department Store building. The Site sits on the eastern end of Bowie Town Center, a 623,000 square foot outdoor shopping mall featuring a Safeway grocery store and LA Fitness among other popular retailers, and is proximate to Bowie Corporate Center, which boasts 190,000 square feet of Class A office space. Located not far from U.S. Route 50, the Site affords convenient accessibility to major employment hubs in Washington, DC, Baltimore, suburban Maryland, and the City of Annapolis.

With single family homes selling for upwards of \$1 million just west of the Site and an affluent local demographic – the average household income within a five mile radius is \$172,000 – the Bowie, Maryland Development Site presents investors with a prime repositioning opportunity. A buyer will be able to capitalize on a market that has seen just one new apartment community deliver since 2000, a limited multifamily supply pipeline, and 13 percent population growth since 2010. Conceptual uses for the Site include a three-story, garden-style rental community featuring 600 modern residences, although a buyer will be able to pursue a different product type such as retail if they please.

The owner of the Bowie, Maryland Development Site is interested in a sale as is where is and with the current zoning in place. The City of Bowie recently amended zoning of the Site to better encourage residential development, meaning a buyer will benefit from a lighter approval process. The Site is encumbered by a reciprocal easement agreement (REA), which should be reviewed by all buyers.

4. Economic Development Committee (EDC)

The city's EDC held their regular meeting Wednesday and elected new officers. Yolanda Muckle is the new Chair of the Bowie EDC; Andrew Roud is the Vice Chair; and Eddie Pounds is the Secretary. A letter to the City Council about Old Town Bowie was approved and will be personally delivered to the City Council at the February 6, 2023 meeting by outgoing Chair Roud. The Committee also heard a briefing on the State legislative session (the slides are attached).

Maryland 2023 Legislative Session Overview

- 90 Days: January – April
- In 2022 -3,100 bills introduced and 800 became law
- Two chambers – Senate & House of Delegates
- 141 Delegates & 47 Senators
- Districts have One Senator and 1-3 Delegates
- Democrats Hold 34 Seats in the Senate
- Republicans Hold 39 Seats in the House
- In 2022 – Four New Constitutional Officers
- Elections + Redistricting + New Governor + New Budget Process = Lots of changes in Annapolis in 2023

Legislative Leadership And Committees

Leadership is very powerful!

- ❖ Speaker of the House – Adrienne Jones, Baltimore County
- ❖ President of the Senate – Bill Ferguson, Baltimore City
- ❖ Set agenda for legislative consideration, appoint leaders and committee chairs, make committee assignments or members, assign bills to committees

Committee chairs are very powerful!

- ❖ Determine which bills get hearings, when hearings happen, and if a bill gets voted on

Senate Committees

- ❖ Budget & Taxation Committee (Sen. Guy Guzzone, Chair; Sen. Jim Rosapepe, V. Chair)
- ❖ Committee on Education, Energy, and the Environment (Sen. Brian Feldman, Chair; Sen. Cheryl Kagan, V. Chair)
- ❖ Finance Committee (Sen. Melony Griffith, Chair; Sen. Katherine Klausmeier, V. Chair)
- ❖ Judicial Proceedings Committee (Sen. William Smith, Chair; Sen. Jeff Waldstreicher, V. Chair)
- ❖ Rules Committee (Sen. Joanne Benson, Chair; Sen Shelly Hettleman, V. Chair)
- ❖ Executive Nominations (Sen. Pamela Beidle, Chair; Sen. Antonio Hayes, V. Chair)

House Committees

- ❖ Appropriations Committee (Del. Ben Barnes, Chair; Del. Mark Chang, V. Chair)
- ❖ Economic Matters Committee (Del. C.T. Wilson, Chair; Del. Brian Crosby, V. Chair)
- ❖ Environment & Transportation Committee (Del. Kumar Barve, Chair; Del. Dana Stein, V. Chair)
- ❖ Health & Government Operations Committee (Del. Joseline Pena-Melnyk, Chair; Del. Ariana Kelly, V. Chair)
- ❖ Judiciary Committee (Del. Luke Clippinger, Chair; Del. David Moon, V. Chair)
- ❖ Ways & Means Committee (Del. Vanessa Atterbeary, Chair; Del. Alonzo Washington, V. Chair)



Top Issues For 2023

- ❖ Mental Health
- ❖ Expansion of Telehealth
- ❖ Transportation
- ❖ Workforce Development
- ❖ Abortion Rights
- ❖ Climate Change
- ❖ State/Local Government
- ❖ Affordable & Quality Broadband to Underserved Communities
- ❖ Market structure/licensing for Adult-Use Cannabis Program