



March 31, 2026

Senator Guy Guzzone, Chair
Budget and Taxation Committee
West Miller Senate Building, Room 3
Annapolis, MD 21401

Re: HB 1581 – Economic Development – Horse Racing Facilities, Prince George’s
County Blue Line Corridor Facilities, and Bus Rapid Transit – Alterations

Position: Favorable with Amendments

Dear Chair Guzzone and Members of the Committee:

Thank you for the opportunity to submit written testimony in support of
HB1581 with amendments.

My name is Yolanda Jiggetts, I am the CEO of Park Heights Renaissance (PHR) and
I write in alignment with the Park Heights community and the broader vision
for equitable and accountable redevelopment of the Pimlico site.

The State’s investment in Pimlico represents a once-in-a-generation public
commitment. As such, it is essential that the community reinvestment structure tied
to this development is clear, direct, and protected over time. The restoration of the
10% annual net income allocation is an important step toward honoring that
commitment and ensuring that the surrounding community shares the success of this
historic asset.

However, to fully uphold the legislative intent and the promises made to Park
Heights residents, we respectfully request two critical clarifications.

1. Direct Allocation to Community Organizations

The current structure routes the 10% allocation through the Pimlico Community
Development Authority (PCDA), to then be distributed to community
organizations.

While well-intentioned, this approach introduces unnecessary administrative layers
that can delay, restrict, or dilute the impact of these funds. Historically, such
processes have proven cumbersome and, at times, alienating the very communities
they are intended to serve.

We strongly recommend that the legislation be amended to allow for direct
allocation of funds to designated community based organizations, including
established entities such as Park Heights Renaissance and other qualified partners
working within the impacted geography.

CHIEF EXECUTIVE OFFICER

Yolanda Jiggetts

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Community organizations are already:

- Leading implementation of redevelopment strategies
- Managing investments in housing, small business development, and public safety
- Accountable to residents through ongoing engagement and transparent processes

Direct funding ensures that resources move efficiently, are responsive to real-time community needs, and are deployed by organizations with deep, place based expertise.

This is not simply an administrative preference — it is a matter of trust, efficiency, and honoring the principle that community investment should be community led.

2. Inclusive Definition of Revenue for the 10% Calculation

We respectfully request explicit statutory clarification that the calculation of the 10% allocation includes all revenue generated at the Pimlico site. We recognize and appreciate the thoughtful amendments that have already been introduced to improve clarity and transparency within this bill, and we welcome the opportunity to continue strengthening this language in partnership with the Committee.

To that end, we ask that the bill further define “revenue” in a way that is inclusive of all income streams associated with Pimlico’s operations. As Pimlico evolves into a multi-use facility, revenue will extend beyond traditional racing operations to include:

- Sports wagering
- Events and entertainment programming
- Hospitality and ancillary commercial uses

As noted in prior testimony, the success of Pimlico must be directly tied to the success of the surrounding community.

Ensuring that all revenue generated on site is included in the calculation of net income protects the integrity of the 10% provision and aligns with the original intent of the legislation—to create a true, proportional community benefit tied to the full economic activity of the facility.

Park Heights has participated in years of planning, visioning, and partnership to prepare for this moment. There is real momentum, and the community is ready to translate investment into measurable outcomes—stabilized neighborhoods, thriving businesses, and expanded opportunity.

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The 10% allocation is not symbolic. It is a structural mechanism to ensure that redevelopment delivers a lasting, equitable impact. By directing funds straight to community organizations and ensuring the calculation reflects all revenue generated at Pimlico, the General Assembly can strengthen this legislation and ensure that the commitments made to Park Heights are fully realized.

We respectfully urge a favorable report with these amendments.

Thank you for your leadership and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Yolanda Jiggetts", is written over the typed name.

Yolanda Jiggetts
Chief Executive Officer
Park Heights Renaissance

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Yolanda Jiggetts

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