

Prince George's County Government's Position on HB

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PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

Aisha N. Braveboy
County Executive

April 2, 2026

HB1581
FAVORABLE

The Honorable Guy Guzzone
The Honorable Jim Rosapepe
Senate Budget and Taxation Committee
3 West Miller Senate Office Building
Annapolis, MD 21401

Dear Chair Guzzone, Vice Chair Rosapepe and Members of the Budget Committee,

I write to you today to provide my strongest support for HB1581, which deals with the expansion of the Prince George's County Blue Line Corridor definitions. The Blue Line Corridor runs from Capitol Heights Metro to Addison Road-Seat Pleasant to Morgan Boulevard and on to Largo Town Center.

As you may know, when I first took office as County Executive, I was hit with the news of the Commanders preparing to move back to Washington and Six Flags shutting its doors. These are seasonal operations, but they represent major revenue losses for our County, and major holes in the community. The Blue Line Corridor is not just a one-stop burst of seasonal activity, but it is a planned and interconnected series of destinations that will draw residents and visitors.

At all the stops, we are looking at mixed use and mixed income housing opportunities, bringing more affordable housing and amenities closer to the places people will want to be. In addition to traffic infrastructure and stormwater management upgrades, we are looking to leverage state funds to develop anchor projects for the Blue Line Corridor.

One example supported by the expanded definition: at Morgan Boulevard, we are planning for a Sports Technology Innovation Center. This will be a dynamic and transformative magnet for the region. It will be a collaborative hub for youth, sports, education and research – intended for partnerships between universities, tech firms, local sports teams. The estimated economic impact from this project alone is \$20-50 million annually.

Also at Morgan Boulevard, we are planning for a 12,500 square foot Market Hall and a state-of-the-art media production hub. Two places that will draw entrepreneurs and innovators, as well as high-quality consumers from across the region.

With your help, we are building destinations. At Largo Town Center, our center point will be a 6,500-seat outdoor amphitheater designed as a central venue for concerts, festivals and cultural events. This is part of a broader transit-oriented development, providing all the types of amenities to draw individuals, families, groups and everyone to the Blue Line Corridor.

Together, our plan for the state's \$400 million investment in Prince George's County Blue Line Corridor is estimated to:

- leverage over \$4 billion in private investment
- develop 273,000 square feet of new retail space
- add more than 5,200 more housing units
- create at least 21,900 jobs
- bring at least \$21.7 million in property tax each year

As the Commanders head to DC, we like to say that Prince George's is going from Burgundy and Gold to Blue and Green. The Blue Line Corridor is our anchor and destination. Green means new growth. Green means healthy living. Green means affordability. Green means GO. Prince George's County is ready to GO with all these projects.

I thank you for being such tremendous partners in this important work for Prince George's County and respectfully ask for your support to move HB1581 forward.

Sincerely,

A handwritten signature in blue ink that reads "Aisha Braveboy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aisha N. Braveboy
Prince George's County Executive

CHAI Testimony HB1581 favorable 4.2.26.pdf

Uploaded by: Lisa Budlow

Position: FAV

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Chief Executive Officer



HB1581: Economic Development – Horse Racing Facilities Position: Favorable April 2, 2026

Chair, Vice Chair, and Members of the Budget and Taxation Committee:

On behalf of Community Assistance Housing, Inc. (CHAI), thank you for the opportunity to offer testimony in support of House Bill 1581. CHAI strongly supports this legislation and its commitment to ensuring that redevelopment at the Pimlico site delivers meaningful, lasting benefits to the surrounding community.

We would like to highlight two provisions of HB 1581 that are especially important to residents and community stakeholders.

First, the bill requires that 10 percent of profits generated by the project be reinvested directly into the community, with funds distributed through the Pimlico Community Development Authority (PCDA). This provision helps ensure that economic activity at the site translates into real, tangible benefits for residents of neighborhoods surrounding the Pimlico Race Course. This funding will support community priorities and reinforce mutual success.

Second, HB 1581 establishes an important safeguard for transparency and accountability by requiring community input through the Pimlico Community Advisory Board (PCAB) should there be a need for alternate use of the site in the future. This guarantees that residents will have a meaningful voice in decisions that affect their neighborhood and preserves the principle that redevelopment must remain responsive to community needs over time. The PCAB has developed community trust over the six years since its formation and is the right body to convene this community input, if needed.

CHAI urges a favorable report on House Bill 1581.
Thank you for your consideration.

Respectfully submitted:
Lisa K. Budlow
Chief Executive Officer



HB 1581 - MoCo_MCDOT_Wenger_FAV (GA 26) Senate.pd

Uploaded by: Melanie Wenger

Position: FAV



Montgomery County

Office of Intergovernmental Relations

ROCKVILLE: 240-777-6550

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HB 1581

DATE: April 2, 2026

SPONSOR: Chair, Appropriations Committee (By Request – Departmental – Stadium Authority) and Delegate Beauchamp, *et al.*

ASSIGNED TO: Budget and Taxation

CONTACT PERSON: Melanie Wenger (melanie.wenger@montgomerycountymd.gov)

POSITION: Support (Montgomery County Department of Transportation)

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

House Bill 1581 makes a number of changes that pertain to three major development initiatives around the State – the Pimlico Racetrack site in Baltimore City and other related racetrack infrastructure projects, the Blue Line Corridor in Prince George’s County, and the Bus Rapid Transit System (BRT) in Montgomery County. For Pimlico, the changes relate to project management, clarifying roles, responsibilities, and expectations related to the redevelopment project, and the surrounding community, and increased funding to support the initiative. For the Blue Line Corridor, the changes redefine the area to require designation as an Enterprise Zone, expand the list of eligible uses of the allocated funds, and increase funding to support the corridor development. For BRT in Montgomery County, the changes simplify confusing statutes, increase funding for the grant, and as the only local jurisdiction in the State with an operating BRT system, make Montgomery County the exclusive beneficiary of the BRT grant program, revise a required grant agreement.

The Montgomery County Department of Transportation’s strong interest in this legislation relates to streamlining the process for securing BRT grants, particularly requiring a multi-year grant agreement between the County and the Maryland Department of Transportation instead of an annual agreement. The uncertainty of annual agreements raised underwriter concerns, which is among the reasons the County was not able to issue bonds as planned in February. Both of these changes, along with an increase in the annual grant beginning in Fiscal 2027 (from \$27 to \$29 million), will help support the continued build out of the County’s BRT system, which is necessary to help improve mobility in some of the most congested corridors in the State and in the Washington region.

Some information about the County’s BRT system:

- In the planning and design phase for many years, with a financing plan in place

- Envisioned as a system that will span 100 miles, with the first phase, US 29 BRT, open since 2020
- Construction has begun on a second line on Viers Mill Road, with three other major corridors in the planning or design phase
- Funding these projects will be accomplished through a combination of local and State dollars, plus \$160 million of federal dollars appropriated to date
- Bonds will be issued against the State and local revenue streams as early as this month, making a reliable revenue stream from the State integral to its ability to bond
- BRT systems are more and more common – like Montgomery County, the Northern Virginia suburbs are building them as connectors to hard and light rail as financially feasible alternatives that can move people in otherwise heavily congested areas more efficiently and effectively

The Department supports House Bill 1581 and, therefore, urges the Committee to advance this bill.

FAVOR - HB1581 Economic Development - Horse Racing

Uploaded by: Michael Frenz

Position: FAV



Wes Moore
Governor

Michael J. Frenz
Executive Director

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Date: April 2, 2026

To: Maryland Senate Budget & Taxation Committee

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Re Favorable - HB1581 Economic Development - Horse Racing Facilities, Prince George's County Blue Line Corridor Facilities, and Bus Rapid Transit - Alterations

Good afternoon, the Honorable Chair Guzzone, the Honorable Vice Chair Rosapepe and distinguished members of the Budget & Taxation committee.

I am Michael Frenz, the Executive Director of the Maryland Stadium Authority (MSA) and am pleased to provide this letter of support for HB1581 Economic Development - Horse Racing Facilities, Prince George's County Blue Line Corridor Facilities, and Bus Rapid Transit - Alterations. This proposed legislation will do the following things:

- Changes the primary operator of the thoroughbred racetracks to either a new entity, The Maryland Jockey Club, Inc., or an operator designated by the MSA to assume those responsibilities.
- Makes the MSA responsible for the selection and acquisition of the Training Facility Site. This was the responsibility of the sunsetted Maryland Thoroughbred Racetrack Operating Authority.
- Removes the Maryland Economic Development Corporation (MEDCO) as the entity to enter into various agreements, including long-term agreements, and moves this responsibility to the MSA. MSA also replaces MEDCO as the operator.

Over the past 40 years, in addition to the construction and operation of the award-winning Camden Yards Sports Complex, the MSA has overseen a multitude of projects on various proposals for sports, education, entertainment, and public assembly facilities across the state. We treasure our reputation on-time, on-budget project delivery that meets or exceeds MBE goals.

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Voice: 800-201-7165
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MSA will continue to work with the same diligence we apply to any project with which we are entrusted. We're here to serve. However, in order for the MSA to continue to do its good work as requested for the highly visible and highly anticipated Redevelopment of the Pimlico Racing Facility and New Training Center this bill is essential to keep the project on track.

For the reasons expressed in this letter, MSA respectfully requests a favorable report for HB1581 -Economic Development - Horse Racing Facilities, Prince George's County Blue Line Corridor Facilities, and Bus Rapid Transit - Alterations.

In closing, when completed the new Pimlico facility will support over 500 jobs, and go from hosting approximately 15 racing days per year to becoming the permanent home of Maryland Thoroughbred racing with more than 100 racing days annually. As the centerpiece of Maryland's Thoroughbred racing industry—which sustains more than 28,000 jobs and has generated approximately \$3 billion in economic impact—in addition to hosting the Preakness Stakes, the new Pimlico facility will be a year-round hub of economic activity for the City of Baltimore and the state of Maryland.

I again wish to again thank the members of the committee for their time and consideration. I would be delighted to answer any questions and provide any additional materials to assist the committee in its decision making. I can be reached at mfrenz@mdstad.com or 410-333-1560 at the committee members convenience.

Respectfully,
Michael J. Frenz
Executive Director
Maryland Stadium Authority

2026_HB1581_Testimony_YolandaJiggetts.pdf

Uploaded by: Yolanda Jiggetts

Position: FWA



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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PARK HEIGHTS RENAISSANCE

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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.



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

CHIEF EXECUTIVE OFFICER

Yolanda Jiggetts

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