Prince George’s County, MD
Urban Retrofit Public Private Partnership Model

“Building Green Infrastructure, Jobs and Wealth”

- Chesapeake Bay TMDL
- Retrofit 8000 Acres 2017
- $1.2 Billion
- EPA Region III Leadership
- Green Infrastructure (LID)
- Maximum Local Benefits
  - Business Development
  - Jobs
  - Community Wealth
Chesapeake Bay TMDL
Urban Retrofit Cost / Time

Drivers
- Financing
- Technology
- Planning
- Procurement
- Design
- Permitting
- Reviews
- Construction
- Management
- Inspection
- Enforcement
- Tracking
- Staffing

New Business Model
Faster / cheaper / greener

Conventional Business Model
High Cost and Long Time

Target

Acres GI Retrofitted

Time
Prince George’s County P3 Model Innovations

SW Fee $ → Public → Private → Private $ Financing

Private $ Investment → Community Stakeholders

Private $ Investment → Construction Management

Private $ Investment → Asset Management

LLC

Administration
Engineering
Outreach
Mentoring

Private $ Investment → Private Contractors
Services & Suppliers
Jobs & Business Growth

Private R&D /Jobs

Fair Market Fee for Services / Alignment of Public & Private Objectives
Sustainable Long-term Revenues / Grow Community Businesses & Wealth
Stakeholder Transparency / Performance
Basic Private Finance Model

Special Purpose. Entity 1% (trust)

Public 39%

Private 60%

Tax Exempt LLC

Bankruptcy Remote
Off Balance Sheet
Lockbox

Contractors

Reserve Accounts

Pension

Insurance

Crowd

Tax Exempt Private Bonds

Underwriter
Prince George’s County P3 Model Innovations

Government Stakeholders Private LLC

Outreach  Construction  Asset Manag.  Legal  R&D

Engineering  Suppliers  Utilities  Consultants  Nonprofits

Business Development  Community Wealth  Energy  County Programs

Fair Market Fee for Services / Alignment of Public & Private Objectives
Sustainable Long-term Revenues / Grow Community Businesses & Wealth
Stakeholder Transparency / Performance
BENEFITS / LOCAL GOVERNMENT

- Economic Stimulus
- Community Wealth
- Lower Costs
- Less Staff
- Faster Procurement
- Financing Options
- Shift Risks
- Aligned Goals
- Added Values
- Sustainability
BENEFITS

• Economic
  – jobs / business capacity / community wealth ...

• Social
  – environmental justice / revitalize / quality of life...

• Health and Safety
  – fishable / swimmable / water supply...

• New Business Model
  – financing / sustainable / investment
# Sustainable Community Based Partnerships

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* indicates organizations specifically focused on sustainability initiatives.
Other Programs Benefits

- Rain Check
- BGE SmartEnergy Savers Program

[Diagram of rain barrel and tree] [Diagram of solar energy system]