



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

November 10, 2020
9:00 a.m.

Teleconference

**Redevelopment Authority of Prince George's County
Board Meeting**

Minutes of the Meeting, October 6, 2020 9:00 am

Teleconference

PRESENT

Board Members

Leon Bailey, Vice Chair

John Tabori

Ronnette Earle

Erma Barron

Staff

Patricia Omondi

Edren Lewis

Stephen Paul

Andrea Anderson

Cheryl Douglas

Sheila Roberts

Adewale Dada

Lakeisha Smith

Ernest Williams

Ex- Officio Members and Officer

Angie Rodgers

Estella Alexander

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

Secretary Report:

Mr. Bailey called the teleconference meeting to order at 9:15 AM having declared a quorum present. Mr. Bailey addressed the board for any comments on the September board minutes. A motion to approve the minutes was made by Ms. Barron and seconded by Ms. Earle, the motion passed.

Treasurer's Report:

Accountant Sheila Roberts addressed the board and informed the board that the Fiscal Year 2020 (FY2020) has been reconciled. She stated that the treasurer's report layout has been revised to provide an accurate overview of the Redevelopment Authority's financials. Ms. Roberts informed the board that the FY2022 budget is currently being uploaded and reviewed.

Ms. Roberts informed the board that the operating expenditures for the current year was \$2,581.88 in miscellaneous revenue that was not projected. She stated that the month of September expenditures were \$39,019.42 as a result of insurance premiums and consulting work provided on several projects.

Ms. Roberts informed the board that the Gateway Arts District capital improvement program budget was removed from the treasurer's report since it was not represented in the FY2021 budget. She stated that the Net Zero projects are expected to start in the FY2022. Expenses for the month of September 2020 were \$212,662.23, construction and landscaping were the largest expenses. Ms. Roberts informed the board that the RDA received revenue in the amount of \$416,895.00 due to the sell of 9 Suitland lots. The total revenue received year to date in FY2021 was \$927,960.00.

Ms. Alexander addressed the board and stated that the treasurer's report will be sent to the Board members at least 48 hours before the board meeting. A motion to approve the minutes was made by Mr. Bailey and seconded by Mr. Tabori, the motion passed

Executive Director's Report:

Mr. Paul informed the board that the Request for Proposal (RFP) for the design theme for the Cheverly and Pepco project was released last month. He stated that the panel was still reviewing the applications to select a developer. He stated that the Glenarden Phase 2b and Phase 3 application was completed and sent into the State DHCD for 4% funding and 9% low income house tax credits. Mr. Paul informed the board that the 137 unit six-story Suitland senior building went to closing last month.

Mr. Tabori questioned if the COVID-19 was affecting the engineering and architectural development of the RDA projects. Mr. Paul informed the board that there has not been a direct negative impact on the RDA's projects. Mr. Paul stated that the RDA would look into working with the architects on enhancing the standards for air ventilation units for new buildings that are being built.

Open Discussion:

Mr. Bailey addressed the board and stated he was pleased to hear that the RDA had assisted retailer Burlington Coat Factory in securing the open retail space in the Largo Town Center location. Mr. Bailey inquired if the RDA reached out to the Seritage Development Group, the real estate arm of Sears. He informed the board that Seritage Development Group was looking to use the vacant Sears building as a mixed-use development. Mr. Paul stated that no contact was made to the developer.

Ms. Alexander stated that moving forward the zoom meeting will be held on a reserved basis only to the public to avoid any malicious activity. Meeting adjourned 10:00am

TREASURER'S REPORT

October 31, 2020

During these trying time we continue to work diligently tweaking the layout and information reported in the Treasurer's Reports to provide complete and accurate information. Again, comments are always welcomed, as we intend to provide the Board with useful information and a view of all the available funding provided to the Agency. As we embark upon this new year it is the Agency's intention to continue the mission. Fiscal Year 2021 is moving right along, currently the County Office of Management and Budget along with Mrs. Lewis, myself and Stephen Paul are in the process of working on the FY 2022 budget. We look forward to any comments or information that the Board may have as we provide the Budget and Management team along with the Executive Office the performance measures of the past year and the anticipated goals and objectives of the department for the upcoming year.

Operating Budget

In accordance with the Office of Management and Budget, we are working to get all the information sorted out. At this time the expenses related to the Down Payment and Closing Cost staff has not been moved over to this report pending budget alignment. Expenses recorded for the month of October were only \$1,783.60, this amount does not reflect the actual expenses for the month as several invoices have not been received and processed.

Capital Improvement Program

During the month of October, we continue to research the Gateway Art's District-CIP project budget, since this project is not represented in the FY 2021 budget book, I have removed it from the Treasurer's packet until further notice. Expenses for the month of October were \$2,738,105.26, Construction, Contract Engineering, and Design were the largest expenses. Suitland lots are rapidly selling for October with 16 additional lots sold for a total of \$815,940.00 bringing the total revenue received in FY 2021 to date to \$2,716,695.00. We also received another \$17,306.00 from SDC credits in this month. All the other projects continue to progress, and the Redevelopment Authority staff are working on several exciting projects for the residence of Prince George's County.

OPERATING BUDGET
(As of October 31,2020)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	1,783.60	60,163.90	2,094,362.85	2,034,198.95	2.87%
410300 County Contribution	0.00	0.00	333,500.00	333,500.00	0.0%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	0.00	361,300.00	361,300.00	0.0%
499994 Technical Assistance Fee - HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	2,581.88	0.00	2,581.88	1.00
Total - Revenue	1,783.60	62,745.78	2,789,162.85	2,731,580.83	2.25%
Expense					
Board Expense					
511311 Allowances (Stipends)	1,600.00	5,400.00	25,000.00	19,600.00	21.6%
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00	0.0%
510811 Conf & Sem Fees	0.00	0.00	3,000.00	3,000.00	0.0%
Total - Board Expense	1,600.00	5,400.00	32,000.00	26,600.00	16.88%
Operating Expense					
510111 Telephone- Regular Service	147.60	147.60	500.00	352.40	29.52%
510114 Telephone- Wireless/ Cellphone	0.00	293.17	2,200.00	1,906.83	13.33%
510311 Duplication and Reproduction	0.00	201.23	500.00	298.77	40.25%
510412 Outside Courier Service	0.00	129.95	450.00	320.05	28.88%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	0.00	290.00	2,000.00	1,710.00	14.5%
511519 Other Insurance Premiums	0.00	13,534.00	25,000.00	11,466.00	54.14%
511702 Catering ^b	0.00	0.00	1,000.00	1,000.00	0.0%
511703 Temporary Clerical/ Administration ^c	0.00	0.00	30,000.00	30,000.00	0.0%
511704 Professional Service/Legal ^c	0.00	0.00	90,000.00	90,000.00	0.0%
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00	30.0%
511720 Fiscal Agent Fees (quarterly)	0.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	18,200.00	23,620.00	5,420.00	77.05%
511749 Other General and Administration	0.00	0.00	14,600.00	14,600.00	0.0%
511799 Other Operating Contract Service	0.00	497.00	10,000.00	9,503.00	4.97%
511801 General Office Supplies	0.00	0.00	3,000.00	3,000.00	0.0%
511808 Printing Charges	0.00	0.00	160.00	160.00	0.0%
511890 Other Operating Supplies	36.00	470.95	13,000.00	12,529.05	3.62%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	0.00	0.00	361,300.00	361,300.00	0.0%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
Total - RDA Operating Expense	183.60	54,763.90	662,780.00	608,016.10	8.26%
Total Expense	1,783.60	60,163.90	694,780.00	634,616.10	8.66%
Net Income	0.00	2,581.88	2,094,382.85	2,096,964.73	-6.41%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous two Fiscal Years. Note the agency received 1,656,174 from Federal Grants reimbursements. It is subject to change once the the completion of the reconciliation for 2020.

^b Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs pending budget alignments

CAPITAL BUDGET
(As of October 31,2020)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	1,905,659.26	2,172,829.34	12,616,121.06	10,443,291.72	17%
410300 County Contribution (PAYGO)	0.00	0.00	1,189,000.00	1,189,000.00	0%
410110 State Grants	0.00	0.00	250,000.00	250,000.00	0%
480140 Property Sales	815,940.00	2,716,695.00	7,961,000.00	5,244,305.00	34%
499994 Other Project Revenue	0.00	10,000.00	7,558,000.00	7,548,000.00	0%
480290 Miscellaneous Revenue	17,306.00	234,622.75	340,000.00	105,377.25	69%
Total Revenue^b	2,738,905.26	5,134,147.09	29,914,121.06	24,779,973.97	120%
Expense					
511722 Consultants and Studies	0.00	4,400.00	30,000.00	25,600.00	15%
511751 Security ^c	0.00	0.00	300,000.00	300,000.00	0%
527010 Design	360,635.74	372,480.64	550,000.00	177,519.36	68%
527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0%
527123 Outside Appraisals/Legal	0.00	0.00	125,000.00	125,000.00	0%
527211 Construction	2,122,419.68	2,255,850.53	18,527,194.15	16,271,343.62	12%
527221 Pepco	0.00	323.30	5,000.00	4,676.70	6%
527212 Contract Engineering	253,164.84	278,586.84	730,000.00	451,413.16	38%
527227 Landscape/ Beautification	2,685.00	91,534.03	3,076,000.00	2,984,465.97	3%
527346 Other Non- Defined Projects	0.00	2,900.00	5,633,323.00	5,630,423.00	0%
Total Expense	2,738,905.26	3,006,075.34	29,914,121.06	26,908,045.72	128%
Net Income	0.00	2,128,071.75	-	(2,128,071.75)	-7%

Notes:

a In collaboration with the Office of Management and Budget the Fund Balance delmia has been resolved to the best of our ability. All funding is listed is accessible for FY21.

^bIncludes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

^c Based on an internal audit the office of Finance has adjusted the expenditures to reflect the correct amount for this fiscal year.

ADDISON ROAD
(As of October 31 ,2020)

Revenue and Expenditure Categories with Accounting Code		October Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010	Fund Balance ^a	1,315.00	12,524.00	614,072.91	601,548.91	2.04%
410300	County Contribution (PAYGO)	0.00	0.00	500,000.00	500,000.00	0.0%
410110	State Grants	0.00	0.00	50,000.00	50,000.00	0.0%
480140	Property Sales	0.00	0.00	0.00	0.00	0.0%
499994	Blue Line Façade Program ^b	0.00	0.00	0.00	0.00	0.0%
499994	Fairmount Heights Net Zero ^c	0.00	0.00	0.00	0.00	0.0%
499994	Lyndon Hill Project	0.00	0.00	0.00	0.00	0.0%
499994	Other Project Revenue	0.00	0.00	450,000.00	450,000.00	0.0%
480290	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue		1,315.00	12,524.00	1,614,072.91	1,601,548.91	0.78%
Expense						
527110	Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%
527227	Landscape/Beautification to include Maintenance	1,315.00	8,304.00	18,000.00	9,696.00	46.13%
527211	Construction	0.00	0.00	485,146.00	485,146.00	0.0%
527212	Contract Engineering	0.00	1,320.00	30,000.00	28,680.00	4.4%
527346	Blue Line Façade Program	0.00	0.00	14,396.00	14,396.00	0.0%
527346	Blue Line Façade Program RDA Match ^b	0.00	0.00	14,000.00	14,000.00	0.0%
527346	Fairmount Heights Net Zero Program ^c	0.00	0.00	14,927.00	14,927.00	0.0%
527346	Lyndon Hill Project	0.00	2,900.00	100,000.00	97,100.00	0.0%
Total Expense		1,315.00	12,524.00	1,614,072.91	1,601,548.91	0.78%
Net Income		0.00	0.00	0.00	0.00	0.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^bThe Blue Line Façade program will be completed based on funding from prior fiscal years

^c Fairmount Heights' Net Zero program will receive \$500K from Paygo from the County.

CHEVERLY
(As of October 31, 2020)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	738.23	738.23	0.0%
410300 County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	200,000.00	200,000.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	208,000.00	208,000.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	0.00	408,738.23	408,738.23	0.00%
Expense					
527227 Landscape/ Beautification	0.00	0.00	8,000.00	8,000.00	0.0%
527211 Construction	0.00	0.00	200,738.23	200,738.23	0.0%
527346 Other Non- Defined Projects	0.00	0.00	200,000.00	200,000.00	0.0%
Total Expense	0.00	0.00	408,738.23	408,738.23	0.0%
Net Income	0.00	0.00	0.00	0.00	0.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY21.

- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).

COUNTYWIDE REVITALIZATION^a
(As of October 31, 2020)

Revenue and Expenditure Categories with Accounting Code		October Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010	Fund Balance ^a	0.00	4,400.00	2,056,248.34	2,051,848.34	0.21%
410300	County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110	State Grants	0.00	0.00	0.00	0.00	0.0%
480140	Property Sales	0.00	0.00	0.00	0.00	0.0%
499994	Community Impact Grants	0.00	0.00	400,000.00	400,000.00	0.0%
499994	Commercial Property Improvement Program	0.00	0.00	600,000.00	600,000.00	0.0%
499994	Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
499994	PEPCO Energy Project	0.00	0.00	25,000.00	25,000.00	0.0%
499994	Purple Line Corridor ^b	0.00	10,000.00	0.00	(10,000.00)	100.0%
480290	Miscellaneous Revenue	0.00	0.00	0.00	0.00	
Total Revenue		0.00	14,400.00	3,081,248.34	3,066,848.34	0.47%
Expense						
511722	Consultants and Studies	0.00	4,400.00	10,000.00	5,600.00	44.0%
527010	Design	0.00	0.00	25,000.00	25,000.00	0.0%
527211	Construction	0.00	0.00	2,056,248.34	2,056,248.34	0.0%
527123	Outside Appraisals/Legal ^c	0.00	0.00	100,000.00	100,000.00	0.0%
527346	Community Impact Grants	0.00	0.00	210,000.00	210,000.00	0.0%
527346	Commercial Property Improvement Program	0.00	0.00	600,000.00	600,000.00	0.0%
527346	Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
527346	PEPCO Energy Project	0.00	0.00	0.00	0.00	0.0%
527346	Purple Line Corridor	0.00	0.00	80,000.00	80,000.00	0.0%
Total Expense		0.00	4,400.00	3,081,248.34	3,076,848.34	0.14%
Net Income		0.00	10,000.00	0.00	(10,000.00)	100.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b The Purple Line Corridor was added as a sub-project for FY2021. A refundable deposit was received for the Beacon Heights project located along the Purple Line Corridor.

^cOutside Appraisals/Legal expenses will be used for any of the sub-projects listed in Countywide Revitalization.

GLENARDEN APARTMENT REDEVELOPMENT
(As of October 31,2020)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	637,673.05	664,150.05	5,683,517.12	5,019,367.07	11.69%
410300 County Contribution (PAYGO)	0.00	0.00	689,000.00	689,000.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	0.00	3,961,000.00	3,961,000.00	0.0%
499994 Other Project Revenue ^c	0.00	0.00	4,350,000.00	4,350,000.00	0.0%
480290 Miscellaneous Revenue ^d	0.00	74,796.75	140,000.00	65,203.25	53.43%
Total Revenue	637,673.05	738,946.80	14,823,517.12	14,084,570.32	4.99%
Expense					
511722 Consultants and Studies	0.00	0.00	20,000.00	20,000.00	0.0%
527010 Design	0.00	2,375.00	100,000.00	97,625.00	2.38%
527211 Construction	383,813.21	383,813.21	9,553,517.12	9,169,703.91	4.02%
527212 Contract Engineering	253,164.84	277,266.84	700,000.00	422,733.16	39.61%
527227 Landscape/ Beautification	695.00	695.00	50,000.00	49,305.00	1.39%
527346 Other Non- Defined Projects	0.00	0.00	4,400,000.00	4,400,000.00	0.0%
Total Expense	637,673.05	664,150.05	14,823,517.12	14,159,367.07	4.48%
Net Income	0.00	74,796.75	0.00	(74,796.75)	0.51%

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b Property Sales(Land Proceeds) are anticipate in the amount of 3,961,000.00

^c Other Project Revenue represents the anticipated amount receivable.

^d Miscellaneous Revenue consist of \$74,796.00 from Developer fees

SUITLAND MANOR
(As of October 31, 2020)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	1,266,671.21	1,491,755.29	4,261,544.46	2,769,789.17	35.01%
410300 County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	815,940.00	2,716,695.00	4,000,000.00	1,283,305.00	67.92%
499994 Other Project Revenue	0.00	0.00	1,525,000.00	1,525,000.00	0.0%
480290 Miscellaneous Revenue ^c	17,306.00	159,826.00	200,000.00	40,174.00	79.91%
Total Revenue	<u>2,099,917.21</u>	<u>4,368,276.29</u>	<u>9,986,544.46</u>	<u>5,618,268.17</u>	<u>43.74%</u>
Expense					
511751 Security	0.00	0.00	300,000.00	300,000.00	0.0%
527010 Design	360,635.74	370,105.64	425,000.00	54,894.36	87.08%
527110 Land Costs	0.00	0.00	0.00	0.00	0.0%
527123 Outside Appraisals/Legal	0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction/Maintenance	1,738,606.47	1,872,037.32	6,231,544.46	4,359,507.14	30.04%
527221 Pepco	0.00	323.30	5,000.00	4,676.70	6.47%
527227 Landscape/ Beautification	675.00	82,535.03	3,000,000.00	2,917,464.97	2.75%
Total Expense	<u>2,099,917.21</u>	<u>2,325,001.29</u>	<u>9,986,544.46</u>	<u>7,661,543.17</u>	<u>23.28%</u>
Net Income	<u>0.00</u>	<u>2,043,275.00</u>	<u>0.00</u>	<u>(2,043,275.00)</u>	<u>20%</u>

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^bSale Proceeds from remaining townhouse lots at Suitland Town Center site (projected total revenue is \$4 million in 2021). For FY21 (51)Town House lots sold for 2,716,695.00

^c Miscellaneous Revenue is anticipated from several sources. The RDA receipted \$159,826.00 from WSSC-SDC Credits as of October 31,2020.

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS PRINCE
GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)**

10/1/2020 – 10/31/2020

General

The FY 2020 financial audit is underway. The FY 2022 Budget season is beginning. The operating and capital budgets will be submitted to OMB in the next few weeks.

Solicitations

An RFP was released for a design team to create concept plans for the Cheverly Hospital site and the Forestville /Pepeco site. Proposals were due August 27, 2020. The proposal evaluations have been completed and selection of the teams will be made in early November 2020.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal and Rough Grading

Pleasants Construction, Inc. continues with the rubble removal and rough grading of the remaining site.

Rubble Removal Gap Funding Efforts

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. The RDA has been awarded \$1 million in grant funds. A request for reimbursement of the funds was submitted to DHCD on April 27th, 2020 and has been received by the RDA.

Glenarden Phase 2A – 55 Senior Units

The Prince George's County Council has approved a Resolution for the award of \$500,000 of HOME funds for Phase 2A and a Resolution for a Payments in Lieu of Taxes (PILOT) for Phase 2A to assist with project gap financing.

Phase 2A is a \$14 million project for construction of the second half of the senior building. Closing on financing and start of construction occurred in December 2019. Construction is ongoing.

Glenarden Phase 2B – 104 family units (60 affordable units up to 60% AMI and 44 market rate units)

The development team's application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5

million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George's County Housing Trust Fund and CIP, and deferred developer fee. New application for tax credits and bond funding was submitted to MD DHCD in September 2020.

Glenarden Phase 1 (114 Senior and Family Units and Community Center)

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are completed and occupied.

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 began in March 2019 and is ongoing.

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 140 sales so far, over 100 homeowners are now moved in.

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building. The development agreement was signed on March 29, 2018. The project is now in the design phase. Construction is set to begin in August 2020.

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. The Phase 4 plan approval process with M-NCPPC has begun.

Housing Rehabilitation Assistance Program II

The HRAP II program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities.

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, fifty-nine (59) loans for \$3,035,743.24 have closed. Total HRAP II expenses are \$632,603.91. So far 72.63%, or \$3,668,347.15 of the \$5,050,647.86 budget, has been committed.

There are currently 99 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

Name of Awardee	Address	CPIP Award Amount	Current Status	Grant Drawn
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Project completed.</i>	\$350,000
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	<i>County council approved retail center to move forward and apply for their permit for the pylon sign.</i>	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	<i>Project completed</i>	\$343,134
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Project completed.</i>	\$150,000
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	<i>Project completed. Pending final inspection of DPIE & RDA</i>	\$75,000
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project completed</i>	\$0
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

On February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests totaled \$3.9 million for \$1.9 million in available funding. The CPIP will provide a Matching Grant to approved shopping centers and retail space for eligible improvements including exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability. The CPIP will require a 50% applicant match, meaning that the applicant will pay for half of the total project costs. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

Project Update

Three more retail centers have completed property renovations. Largo Town Center and Green Meadows are gathering their request for payment information. Dodge Plaza is waiting for final inspection electrical and mechanical sign off by DPIE before they schedule for a final walk through with the RDA representative.

CPIP 2020 NOFA

RDA has received a total of nine applicant submissions for 2020 program. The retail centers are located in the following areas of Prince Georges County:- (4) Beltsville, (1) Clinton, (1) Upper Marlboro, (2) Laurel, (1) Hyattsville. Funding for this year's program is \$900,000. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

The proposal analysis group completed its review of the nine applicant submissions in mid July 2020. Funding for this round is \$900,000. A total of six retail centers were funded and three were not funded.

Project Update:

2020 retail awardees are currently working on bids, quotes, from contractors for submission to the RDA for review and execution of their grant agreements. No update this month.

2020 CPIP Awardees

Retail Center	Address	City, State	Award Amount
4410 Power Mill Road	4410 Power Mill Road	Beltsville, MD	\$108,850
Chestnut Hills Center	10450-10500-10508 Baltimore Ave	Beltsville, MD	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue	Beltsville, MD	\$87,500
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue	Laurel, MD	\$231,980
The Shops at Chillum Road	3100 Queens Chillum Road	Hyattsville, MD	\$350,000
Marlboro Crossing	5700 Crain Highway	Upper Marlboro, MD	\$60,000
			\$900,000

The following retail center and commercial businesses were not approved for funding because these applicants did not meet the required threshold in order to be considered for funding:

Retail Center	Address	City, State	Award Amount
E.L. Smith Properties LLC	11524 Baltimore Avenue	Beltsville, MD	-0-
FM198 LLC	209 Gorman Avenue	Laurel, MD	-0-
James Riley, Jr	6400 Old Alexandria Ferry Way	Clinton, MD	-0-

CPIP 2021 NOFA

Press release for 2021 CPIP is currently being prepared for distribution to the general public. Expected release date will be 12-1-2020.

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management. The RDA has approved HOPE's 1st invoice for \$74,414.00 and has forward the RFP packet to DPIE for payment. RDA has received the 2nd invoice for \$46,466.66 and has forwarded the RFP packet to DPIE for payment. Total expenditures to date are \$120,880.66.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction was completed in January 2020. Leasing is ongoing.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by Savor, food hall with various vendors.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant space is under construction. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

6700 Riverdale Road Property

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. Responses were due on January 10, 2020. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The next step is to negotiate and execute the development agreement.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to March 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options including using Housing Trust Fund money.

6503 Valley Park Road: The site is included in the Fairmount Heights Net Zero Energy District project.

Fairmount Heights Net Zero Energy District: Warren Brothers Construction, LLC a certified MBE, DBE, Prince George's County Based Business has been selected as the general contractor. Initial six homes will be modular construction by Beracah Modular Homes in Greenwood, Delaware. The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018 and lots transferred to HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. A Storm water Management Plan has been submitted to DPIE for review. HIP is working with Warren Brothers to finalize construction costs.

Blue Line Corridor Opportunity Zone Redevelopment: The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan. The Lyndon Hill School site has been transferred to the RDA for redevelopment as part of project.

The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

Central Avenue –Metro Blue Line Corridor TOD Neighborhood Conservation Pilot Façade Improvement Program

The final close out report was submitted to MDHCD and accepted on September 24, 2020. Notification of official project close out will be sent to the RDA shortly.

Cheverly Property: 5801 and 5809 Annapolis Road

ZKSYA. LLC is the selected developer from the RFP process. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has been completed.

Hotel Model

Concept Plan for Dual Branded Hotels (Avid and Candlewood Suites) with a total room count of approximately 140-150 rooms finalized with Intercontinental Hotels Group (IHG). Previously 120 room, one brand hotel, was proposed on the 3.34± acre site.

Challenges

Topography of the parcel, rebuilding of retaining walls and structured parking is required, this has resulted in increased development costs and delays.

LEED

Registration and Certification as the first LEED Silver or plus extended stay hotel in the county or local jurisdiction pending.

Closing

Detailed site plan to be submitted for approval by this spring. Interior design by Paradigm Architects in progress. Closing date extended to July 31st, 2020 to determine progress in obtaining the necessary approvals.

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun with the release of an RFP to hire a design team to come up with concept plans for the site. Responses are due August 27, 2020. The concept plans will be used to solicit community input in the design of the site prior to the release of an RFP to select a master developer for the site.

Laurel-Bowie Road Park and Ride Lot

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The Fire Department has been approved for \$800,000 design money in FY18. The RDA intends to transfer the property to the Office of Central Services for the construction of a Fire Station.

Pepco/Forestville Development

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The site is zoned for town houses and will be developed as a connected community with on site electrical generating capabilities and a variety of sustainable building techniques. An RFP has been released to hire a design team to create a concept plan for the site.

Glenn Dale Hospital Revitalization

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Spring of 2020.

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) restriction on the site. The first drafts of the re-use concept plans are complete and undergoing review.

COMMUNITY IMPACT GRANT

2016

No update

2018

No update.

2019

No update

2020

I will meet with Windmill Square Condominiums Board of Directors Thursday, November 12th, 2020. After which, all grant agreements have been executed, project work can commence.

Transforming Neighborhoods Initiative (TNI)

No update.

Down Payment and Closing Cost Assistance program

The RDA secured \$405,395.28 in HOME funds from DHCD for down payment and closing cost assistance to restart the PATHWAY TO PURCHASE Program on October 1, 2019. The program started receiving applications in December 2019.

Total loans applied	13
Loans being processed	0
Loans clear to close	0
Loans closed	13
Loans sent back	0

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 200 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$124,247.25
County Property Taxes Generated:	\$31,040.53
County Recordation & Transfer Taxes:	\$57,628.85
Remaining Balance as of November 1, 2020:	\$281,148.03

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

- Properties sold: 30
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$7,072,006	0	\$0

NSP 3/NCI 3 April - 2017)

HUD has approved the Close Out of the NSP 3 Program.

To date, properties purchased: 31

- Properties sold: 31
- Properties under contract (acquisition): 0
- Properties under contract (resale): 0
- Properties in architectural design/bid stage: 0
- Properties under construction: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$3,930,188	0	\$0

INTERAGENCY SUPPORT ACTIVITIES

The following activities and programs are performed by RDA staff in support of other agencies, primarily the Department of Housing and Community Development and the Housing Authority of Prince George's County. These programs and activities do not come under the direct oversight of the RDA board.

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2021 Project Revenue	FY 2021 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$500,000 CIP	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$25,000 CIP	Community Impact Grants and CIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$980,000	\$61,000 CIP	Feasibility studies completed by the developer. Site development plans for submission ongoing
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	P. Omondi	\$138 million	\$50,000	\$ 351,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$0 CIP	Construction started

Beacon Heights/Purple Line Redevelopment	3	P. Omondi	\$120 Million			Development agreement being negotiated
Total CIP			\$1,031,000,000	\$6,035,000	\$937,000	