



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

## **BOARD OF DIRECTOR'S MEETING**

**July. 11, 2023**  
**Teleconference**

**9:00 a.m.**



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

## **BOARD OF DIRECTORS MEETING**

**July 11, 2023 - 9:00 a.m.**

**Teleconference**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
  
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT
    - Minutes of the June 6, 2023, Board Meeting
  2. TREASURER'S REPORT
  
3. EXECUTIVE DIRECTOR'S REPORT
  
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
5. FINAL REMARKS FROM THE GENERAL PUBLIC
  
6. ADJOURNMENT

**Next Meeting: Sept 5, 2023.**

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

**Minutes of the Meeting, June 6, 2023  
9:00 am**

**PRESENT**

**Board Members**

Leon Bailey, Chair

Alicia Cotton-Doney, Vice  
Chair

Erma Barron

Ameenah Capers

**Staff**

Stephen Paul

Gerald Konohia

Anitra Robinson

Victor Sherrod

Lakeisha Smith

Andrea Anderson

**Ex- Officio Members and Officer**

**General Counsel**

**Public Members/Guests**

## **Secretary Report**

Mr. Bailey called the teleconference meeting to order at 9:05 AM having declared a quorum present. Mr. Bailey addressed the board for any comments on the board minutes for the month of May. Ms. Barron stated that she wanted to revise a statement that was in the Executive report stating that she questioned the County's decision on future development of townhouses in Prince George's County, whereas she stated that she inquired on the future development of townhouses in the County and the impact it would have on the Redevelopment Authority projects. Mr. Paul stated that a revision would be made to reflect Ms. Barron's statement. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Doney, the motion passed.

## **Treasurer's Report**

Accountant Anitra Robinson addressed the board and informed the board the Operating expenditures totaled \$26,252.66 for the month of May fiscal year (FY) 2023. She stated the total fiscal year to date for the Operating expenses as of 5/31/2023 are \$209,711.92

Ms. Robinson informed the board the Capital expenses on the Capital projects for the Redevelopment Authority (RDA) are \$3,460,406.95 The total fiscal year to date for the Capital expenses as of 5/31/2023 are \$7,248,134.83. A motion to approve the Treasurer's report was made by Mr. Bailey and seconded by Ms. Barron, the motion passed.

## **Executive Report**

Executive Director, Mr. Stephen Paul addressed the board and stated that there were a few highlights he wanted to address, he informed the board that the County Council approved RDA's FY 2024 budget. He stated that the construction on Phase 3 for Glenarden Hills has begun and are on schedule with construction for the Phase 4. Mr. Paul informed the board that Suitland Road and Silver Hill Road would be reconstructed with turn-ways, bike paths, and walk-ways making it safer and more accessible for pedestrians.

Mr. Paul informed the board that Lyndon Hills School Site funding was still in discussion, he stated that the RDA's goal is to meet the January 2024 deadline in closing for funding, approval, and entitlements for the site. Mr. Paul stated that the pre-development work for the Cheverly Hospital site has been ongoing, he informed the board that there would be re-use of the parking garage and office building located on the site. Ms. Capers addressed the board and inquired if the Developer would be handling the demolition or would a Request for Proposal (RFP) be needed to execute that work. Mr. Paul stated that the Developer would be handling the demolition activities for the Cheverly Hospital Site.

Ms. Barron addressed the board and thanked Mr. Paul for the RDA's site tour that was given last month; she stated that the tour had given her more of a prospective insight on the RDA's projects. Ms. Barron inquired on the Pepco funding issues, and why those issues were not reflected in the board report. Mr. Paul informed the board that Pepco was handling the land transfer, and that there was delay due to the Federal Funding and turn-over in the Senior Staff that was handling the deed transfer. Mr. Paul stated that he is in contact with the Pepco Executive team to resolve the issue with

obtaining the documentation needed to move forward. Ms. Barron inquired if an update on the Pepco discussion would reflect in the next board notes. Mr. Paul stated that he would discuss the Pepco project in more detail and present the plans on paper in the next upcoming meetings. Mr. Bailey addressed the board and inquired on the progress on the Glendale Project and would this project be the 3<sup>rd</sup> largest project for the RDA. Mr. Paul informed the board that the RDA is working with Maryland National Park & Planning to surplus the land over to the RDA for development. Mr. Paul stated that the project is slowly progressing due to agricultural zoning issues as well as waiting for the transfer of surplus to RDA from Maryland National Park & Planning. Ms. Capers addressed the board and inquired if a resolution would be implemented for the transfer of surplus to the RDA. Mr. Paul stated that all property acquisitions would need a form of board resolution, and a resolution would be needed to move forward to acquire the Glendale Site.

Ms. Cotton-Doney addressed the board and inquired about the \$3 million dollars expenditures for the Glenarden project, she stated that for the next report can those expenditures be reported in more detail. Mr. Paul stated that the \$3 million dollar expenditures for Glenarden were for construction and infrastructure, he informed the board that the Glenarden expenditure details would be placed into the next board report.

Mr. Paul addressed the board and introduced Resolution 2023-01: A resolution authorizing the Redevelopment Authority of Prince George's County to purchase certain real property located at College Avenue, Lehigh Road, Corporal Frank Scott Drive, and 52nd Avenue, College Park, Maryland. Additional authorization for the disposition of the property for the purpose of furthering the County's goal of revitalizing the property. Mr. Bailey moved a motion to approve Resolution 2023-01, the board approved Resolution 2023-01, the motion passed. Meeting adjourned 10:15am

# **TREASURER'S REPORT**

## **As of June 30, 2023**

### **Operating Budget**

The June 2023 board and operating expenses for the RDA are \$12,038.97. The total fiscal year to date for these expenses as of 06/30/2023 are \$221,750.89.

### **Capital Improvement Program**

The June 2023 expenses on capital projects for the RDA are \$340,877.76. The total fiscal year to date for these expenses as of 06/30/2023 are \$7,593,722.59.

**Operating Budget  
(As of June 30, 2023)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
410300 County Contribution	12,038.97	221,750.89	661,300.00	439,549.11
	<u>12,038.97</u>	<u>221,750.89</u>	<u>661,300.00</u>	<u>439,549.11</u>
<b>Board Expense</b>				
511311 Allowances (Stipends)	2,100.00	24,400.00	23,000.00	(1,400.00)
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
<b>Total - Board Expense</b>	<u>2,100.00</u>	<u>24,400.00</u>	<u>27,000.00</u>	<u>2,600.00</u>
<b>Operating Expense</b>				
510111 Telephone- Regular Service	0.00	63.22	3,000.00	2,936.78
510114 Telephone- Wireless/ Cellphone	321.85	4,382.26	0.00	(4,382.26)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	8.17	166.42	300.00	133.58
510911 Advertising	317.00	1,175.00	1,000.00	(175.00)
511111 Membership Fee/Dues	0.00	375.00	0.00	(375.00)
511519 Other Insurance Premiums	745.00	6,057.00	25,000.00	18,943.00
511702 Catering	286.65	748.63	1,000.00	251.37
511703 Temporary Clerical/ Administration	0.00	0.00	27,800.00	27,800.00
511704 Professional Service/Legal	0.00	83,472.67	90,000.00	6,527.33
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	80,000.00	80,000.00
511722 Consultants and Studies	0.00	8,000.00	3,000.00	(5,000.00)
511749 Other General and Administration	6,915.00	66,768.00	0.00	(66,768.00)
511799 Other Operating Contract Service	522.32	8,511.17	1,500.00	(7,011.17)
511801 General Office Supplies	0.00	0.00	10,000.00	10,000.00
511805 Uniforms/Work Clothes/Accessories	0.00	1,241.52	0.00	(1,241.52)
511808 Printing Charges	0.00	10.00	200.00	190.00
511890 Other Operating Supplies (Quill)	609.98	3,745.16	3,100.00	(645.16)
511910 Software Non-Capital	213.00	213.00	0.00	(213.00)
512410 Building/Office Space Rental	0.00	5,342.74	0.00	(5,342.74)
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operatin	0.00	0.00	361,300.00	361,300.00
514102 Meals & Miscellaneous Reimbursement	0.00	0.00	0.00	0.00
514103 Awards and Presentation	0.00	479.10	100.00	(379.10)
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
512680 Operating Contribution	0.00	600.00	0.00	(600.00)
<b>Total - RDA Operating Expense</b>	<u>9,938.97</u>	<u>197,350.89</u>	<u>634,300.00</u>	<u>436,949.11</u>
<b>Total Expense</b>	<u>12,038.97</u>	<u>221,750.89</u>	<u>661,300.00</u>	<u>439,549.11</u>
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Notes:**

<sup>a</sup>Operating expense Catering line item includes functions such as staff retreats, farewell luncheons, and the annual holiday party. The amount of in person gatherings will determine the amount that could be expended in this category however, the funds can be used for other expenses at the executive director's discretion.

<sup>b</sup>The amounts related to CDBG/HITF Pathway to Purchase Operating Support will be posted on a quarterly basis. Both 1st and 2nd quarters are pending.

In FY 2023 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

**Capital Budget  
(As of June 30, 2023)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
<b>FY 2023 Appropriation</b>				
County Appropriation for FY 2023	340,877.76	7,593,722.59	34,875,436.45	27,281,713.86
	<u>340,877.76</u>	<u>7,593,722.59</u>	<u>34,875,436.45</u>	<u>27,281,713.86</u>
<b>Expense</b>				
511799 Other Operating Contract	0.00	120,417.54	0.00	(120,417.54)
511722 Consultants and Studies	0.00	-	-	-
527010 Design	6,950.17	277,373.14	-	(277,373.14)
527110 Land Costs	0.00	-	5,073,000.00	5,073,000.00
527123 Outside Appraisals/Legal	10,000.00	10,000.00	0.00	(10,000.00)
527211 Construction	610,819.80	6,616,360.50	28,028,436.45	21,412,075.95
527212 Contract Engineering	83,220.00	204,155.00	-	(204,155.00)
527216 Material Test Consultants	0.00	-	-	-
527221 Pepco	221.95	33,309.90	-	(33,309.90)
527212 Contract Engineering	-79,531.16	37,350.16	-	(37,350.16)
527227 Landscape/ Beautification	4,325.00	162,820.00	-	(162,820.00)
527346 Other Non- Defined Projects	-295,128.00	131,936.35	1,774,000.00	1,642,063.65
<b>Total Expense</b>	<u>340,877.76</u>	<u>7,593,722.59</u>	<u>34,875,436.45</u>	<u>27,281,713.86</u>
	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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**Addison Road  
(As of June 30, 2023)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
<b>FY 2023 Appropriation</b>				
County Appropriation for FY 2023	(76,031.16)	76,525.16	4,315,529.09	4,239,003.93
	<u>(76,031.16)</u>	<u>76,525.16</u>	<u>4,315,529.09</u>	<u>4,239,003.93</u>
<b>Expense</b>				
527010 Design	0.00	0.00	0.00	0.00
527110 Land Costs	0.00	0.00	2,273,000.00	2,273,000.00
527211 Construction	0.00	0.00	1,902,529.09	1,902,529.09
527212 Contract Engineering	(79,531.16)	37,350.16	0.00	(37,350.16)
527227 Landscape/Beautification to include Maintenance	3,500.00	32,075.00	0.00	(32,075.00)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	140,000.00	140,000.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	0.00	7,100.00	0.00	(7,100.00)
<b>Total Expense</b>	<u>(76,031.16)</u>	<u>76,525.16</u>	<u>4,315,529.09</u>	<u>4,239,003.93</u>
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Notes:**

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Cheverly  
(As of June 30, 2023)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
<b>FY 2023 Appropriation</b>				
County Appropriation for FY 2023	98,520.00	257,522.52	2,788,693.23	2,531,170.71
	<u>98,520.00</u>	<u>257,522.52</u>	<u>2,788,693.23</u>	<u>2,531,170.71</u>
<b>Expense</b>				
527010 Design	0.00	0.00	0.00	0.00
527123 Outside Appraisals/Legal	10,000.00	10,000.00	0.00	(10,000.00)
527211 Construction	5,300.00	43,367.52	2,788,693.23	2,745,325.71
527212 Contract Engineering	83,220.00	204,155.00	0.00	(204,155.00)
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>98,520.00</u>	<u>257,522.52</u>	<u>2,788,693.23</u>	<u>2,531,170.71</u>
<b>Net Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**Notes:**

In FY 2023 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

**Countywide Revitalization  
(As of June 30, 2023)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
<b>FY 2023 Appropriation</b>				
County Appropriation for FY 2023	(295,128.00)	122,488.00	7,067,304.75	6,944,816.75
	<u>(295,128.00)</u>	<u>122,488.00</u>	<u>7,067,304.75</u>	<u>6,944,816.75</u>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
527110 Land Cost	0.00	0.00	2,800,000.00	2,800,000.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction	0.00	0.00	4,267,304.75	4,267,304.75
527346 Community Impact Grants (CIG)	0.00	12,800.00	0.00	(12,800.00)
527346 Commercial Property Improvement Program (CPIP)	(295,128.00)	109,688.00	0.00	(109,688.00)
527346 Northern Gateway Project	0.00	0.00	0.00	0.00
527346 PEPCO Energy Project	0.00	0.00	0.00	0.00
527346 Purple Line Corridor (Beacon Heights)	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>(295,128.00)</u>	<u>122,488.00</u>	<u>7,067,304.75</u>	<u>6,944,816.75</u>
	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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Glenarden  
(As of June 30, 2023)

Revenue and Expenditure Categories with Accounting Code	June	Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
<b>FY 2023 Appropriation</b>					
County Appropriation for FY 2023		0.00	3,573,232.36	12,103,909.38	8,530,677.02
		<u>0.00</u>	<u>3,573,232.36</u>	<u>12,103,909.38</u>	<u>8,530,677.02</u>
<b>Expense</b>					
511722 Consultants and Studies		0.00	0.00	0.00	0.00
527010 Design		0.00	0.00	0.00	0.00
527211 Construction		0.00	3,568,367.36	10,469,909.38	6,901,542.02
527212 Contract Engineering		0.00	0.00	0.00	0.00
527227 Landscape/ Beautification		0.00	4,865.00	0.00	(4,865.00)
527346 Other Non- Defined Projects		0.00	0.00	1,634,000.00	1,634,000.00
<b>Total Expense</b>		<u>0.00</u>	<u>3,573,232.36</u>	<u>12,103,909.38</u>	<u>8,530,677.02</u>
		<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

**Notes:**

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**Suitland**  
**(As of June 30, 2023)**

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
<b>FY 2023 Appropriation</b>				
County Appropriation for FY 2023	613,516.92	3,563,954.55	8,600,000.00	5,036,045.45
	<u>613,516.92</u>	<u>3,563,954.55</u>	<u>8,600,000.00</u>	<u>5,036,045.45</u>
<b>Expenditures</b>				
511799 Other Operating Contract	0.00	120,417.54	0.00	(120,417.54)
527010 Design	6,950.17	277,373.14	0.00	(277,373.14)
527110 Land Costs	0.00	0.00	0.00	0.00
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527211 Construction/Maintenance	605,519.80	3,004,625.62	8,600,000.00	5,595,374.38
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	221.95	33,309.90	0.00	(33,309.90)
527227 Landscape/ Beautification	825.00	125,880.00	0.00	(125,880.00)
527346 Other Non-defined Project Cost	0.00	2,348.35	0.00	(2,348.35)
<b>Total Expense</b>	<u>613,516.92</u>	<u>3,563,954.55</u>	<u>8,600,000.00</u>	<u>5,036,045.45</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**Notes:**

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

**6/1/2023 – 6/30/2023**

**General**

The FY 2024 budget process is underway, and both the Operating Budget and the Capital Budgets are with the County Council for review. The Council committee hearing was held on April 20, 2023. The Committee of the Whole hearing was held on May 9, 2023, to review the CIP budget. The next step is Council approval.

**Solicitations**

The solicitations for a minority builder for 20 town house lots in the Glenarden Hills project and for a minority hotel developer for the hotel at the Towne Square at Suitland Federal Center project were both released. The Glenarden town house builder solicitation is now closed, and H2 Design has been selected. Responses for the Suitland hotel solicitation were due November 3, 2022, and are still under review.

**Glenarden Hills**

**Rubble Removal and Rough Grading**

The rubble removal and rough grading are now complete.

**Glenarden Phase 2A – 55 Senior Units**

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 completed and the units are fully occupied.

**Glenarden Phases 2B and 3 – 138 family units and 20 market rate units.**

The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase closed on December 20, 2022. Construction started in February 2023. The Groundbreaking ceremony was held March 15, 2023, at 11:00 a.m.

**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. The Phase 4 plan approval process with M-NCPPC has begun. The two blighted apartment buildings along Towne Square Blvd. have been purchased and have been demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

#### *Townhouses*

All 219-town house lots have been sold to the builder, Ryan Homes, and the town houses are now built and occupied. Nine town house lots have been added to the plan and will be ready for construction in the summer 2023.

#### *Senior Residences*

A team led by Mission First Housing was selected to develop the 137-unit senior building which will be known as the “The Lewis” in honor of former United States Congressman and civil rights pioneer, John R. Lewis. The development agreement was signed on March 29, 2018. In Q1 2022 construction was completed and the Lewis is now open and occupied.

#### *Infrastructure Construction:*

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 mostly complete. Phase 4 has begun the entitlement process.

#### *Block J: Hotel and Parking Garage:*

This parcel is owned in part by the Revenue and in part by the RDA. An RFP for a minority hotel developer was released in July 2022. Responses were due November 3, 2022, and are being evaluated by the Proposal Analysis Group.

#### *Block K: 270 Unit Multi-Family Building:*

This parcel is being developed in partnership with the Revenue Authority, the majority owner of the parcel. The RDA is responsible for the entitlements, lot finishing, building design, and transferring of the RDA owned portion of the lot to the Revenue Authority. The Revenue Authority will be the building owner.

## **Gateway Arts District**

1. ***4100 Rhode Island Avenue***: This project is complete. The RDA remains a 5% equity partner.
2. ***3807 Rhode Island Avenue***: This project is complete. The RDA remains a 5% equity partner.
3. ***3300 Block of Rhode Island Avenue***: This project is complete and fully occupied and leased.

## **6700 Riverdale Road Property**

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement with Advantage Properties has been finalized and executed and the developer has begun the feasibility analysis.



## **Capitol Heights/Addison Road Metro Corridor**

***Maryland Park Drive Property:*** The development agreement has been extended to May 31, 2022. The Architect is designing the buildings for permit submission. The developer is finalizing the financing Amazon and Berkadia. Groundbreaking on the foundations occurred in March 2023. The full project construction start is expected in October 2023.

***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.

***Lyndon Hill School Site:*** This property has been transferred to the RDA for redevelopment as part of the Blue Line Corridor project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects. Two acquisition grants were applied for with Maryland DHCD and \$250,000 has been awarded for each application. A resolution authorizing the additional acquisitions and the development of the site was approved at the July 2021 board meeting.

A second project across Old Central Avenue is now being planned and several parcels would need to be acquired for that project. A resolution was approved authorizing the purchase of those parcels. The first site, the Mission of Love property has been acquired.

## **Cheverly Property: 5801 and 5809 Annapolis Road**

ZKSYA. LLC is the selected developer from the RFP process.

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.

The developer is exploring other development options due to the downturn in the hotel industry.

## **Cheverly Hospital Site**

The RFP was released on July 8, 2021, and proposals were due September 30, 2021. A development team led by Urban Atlantic and Home team Five has been selected for the former hospital site in Cheverly. The Master Development Agreement is in negotiation phase and is expected to be signed in August 2023. Pre- development work commenced in November 2022. A \$2,000,000 state DGS grant has been awarded for FY2023 for pre-development work. A second state FY2023 NED grant for \$1,000,000 has been awarded. For FY2024 \$8,000,000 was awarded through in Capital Budget HB201 (General Obligation Bonds) and \$4,000,000 was awarded through the Operating Budget HB200 (PAYGO). We are also pre-authorized for \$5,000,000 for FY2025 in state funding.

## **Pepco/Forestville Development**

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and sustainability services to aid in the concept design. 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 for a master developer was released on July 8, 2021, and the proposal due date was extended to October 21, 2021. A development team led by Haverford homes has been selected and the Master Development Agreement is in the negotiation phase.

## **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).

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. A series of community meetings are being held. The site will need to go through a rezoning process via a minor amendment to the sector plan and a sectional map amendment.

## Commercial Property Improvement Grant Program (CPIP)

### CPIP AWARDEES AND CURRENT STATUS

#### CPIP 2022 NOFA

The following retail centers were awarded funding for round four of the CPIP program.

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
Mejia Living Trust	8902-8908 Simpson Lane Clinton, MD 20735	Currently working on post selection items	\$50,000	0
University Blvd Medical Building LLC	2045 University Blvd E. Hyattsville, MD 20783	Under grant agreement.	\$78,000	0
Miller Market Plaza LLC	8511 Landover Road Hyattsville, MD 20785	Currently working on post selection items	\$330,000	0
BEIsaiah 2 LLC	3100 Branch Avenue Temple Hills, MD 20748	Currently working on post selection items	\$92,000	0
Calverton Shopping Center	11601 Beltsville Drive Beltsville, MD 20705	Currently working on post selection items	\$350,000	0
			<b>\$900,000</b>	

The following retail centers below were not approved for funding as they did not meet the minimum program combined requirement evaluation score of **75**.

Retail Center	Address	City, State	Award Amount
R&D Investment Capital, LLC	18 Goodport Lane	Gaithersburg, MD 20878	-0-
Sargent Road LP	4919 Bethesda Avenue Suite 200	Bethesda, MD 20814	-0-
BSV Coral Hills LLC	7250 Woodmont	Bethesda, MD 20814	-0-

	Avenue Suite 350		
Jordon One LLP	64 Old South River Road	Edgewater, MD 21037	-0-
Southern Avenue Associates LTD Partnership	2707 32 <sup>nd</sup> Street	Washington, DC 20018	-0-

The following applicants were deemed ineligible due to the structure of their business and not considered a retail center.

Retail Center	Address	City, State	Award Amount
Bellz and Bellz, LLC	7745 Belle Point Drive	Greenbelt, MD 20770	-0-
Angela Fuller	9023 Woodyard Road	Clinton, MD 20735	-0-
Jody M. Wildy	14609 Brock Hall Drive	Upper Marlboro, MD 20772	-0-

### **CPIP 2023 NOFA**

Current CPIP program guidelines and evaluation criteria are being reviewed by the project manager and supervisor to refresh the over experience for the applicant.

### **Community Impact Grant**

#### **2022 AWARD RECIPIENT UPDATES:**

#### **Art Works Now (AWN)**

##### **Project Title**

Window and Stucco Improvement Project at Art Works Now Project Category: Internal and/or external improvements to commercial buildings used by the public Project Location: 4800 Rhode Island Avenue, Hyattsville, MD 20781-2034 Start and Completion Dates: April 1, 2022 - June 30, 2022

##### **Award Amount**

\$30,630.50

##### **Work Completed**

AWN was experiencing recurring water infiltration at multiple locations due to the failure of the originally installed windows. The affected areas were covered by an enormous, bright blue tarp, which was visible from the surrounding roads, homes, and businesses, having a negative impact on the community. We removed the blue tarps and replaced them with clear tarps which mitigate additional water damage and blend into the building to dramatically reduce the eye-sore of the prior tarping. AWN made the \$20,000 deposit to Maizel Construction of Bladensburg, MD, on December 9, which allowed Maizel Construction to immediately order the new windows for the project. On December 12, the factory confirmed that the windows will ship on March 31, 2023.

## **Work in Progress**

Current shipping date from the window vendor is March 31, 2023. Windows were shipped **March 5, 2023, and ahead of schedule** from original date. At the time of window delivery, the project will begin in earnest including:

- Penthouse Windows: Replace the round windows on both the north and south sides of the penthouse. Repair substrate as needed and install new flashings and weather resistive barrier.
- Stucco: Remove the stucco from the penthouse and repair the weather resistive barrier as needed and install a new drainable EIFS system.
- HVAC/Roof: Remove the black material installed on the HVAC curb with the appropriate TPO membrane. This work should be performed in accordance with the manufacturer's installation requirements.
- Hire a design professional select appropriate windows, air barrier, and EIFS systems.
- Hire a qualified exterior wall observer to review façade and roof installations in progress for quality assurance.
- Additional testing was highly recommended after repairs are completed to confirm repairs are adequate.
- Windows were ordered during this reporting period

## **Adverse conditions**

To ensure the health and safety of the 400 children ages 5-12 who will attend summer camp 2023 at Art Works Now, if there is a major delay in the delivery of the windows, we will need to postpone the project start date until August 2023 when summer camp is over. The construction would be detrimental to the health, wellness, and enjoyment of the children during summer camp.

## **Time Schedule**

If the windows arrive as projected, the work is scheduled to be completed by June 30, 2023, prior to the start of our 2023 Summer Camp Season.

## **Central Kenilworth Avenue Revitalization CDC (CKAR)**

### **Project Title**

Sarvis Empowerment Café – Façade and Internal Improvements  
Riverdale Park

### **Award Amount**

\$12,637

### **Work Completed**

Subcontractors of the General Contractor (Potomac Construction Services) have renewed all their permits (permit extensions) to allow for completion of the Sarvis Café project that includes installation of low voltage cabling for camera installation and online instruction.

### **Work In progress**

Installation of the low voltage cabling is expected to be completed mid-February 2023. **Update: cabling installation is 50% complete.**

#### **Time Schedule**

Completion of the work mid-February would allow Sarvis to prepare for student training in partnership with Prince George’s Community College beginning in March/April 2023. **Update: work should be completed by the end of April 2023**

#### **Hyattsville CDC**

**Project Title:** Highland Avenue Outdoor Dance Pavilion  
North Brentwood

#### **Award Amount**

\$38,382

#### **Work In Progress**

- Site Linkages from the Pavilion to Sis’s Tavern and ADA Access • Completion of the ADA-compliant sidewalks, pathways, and handrail installations between the Pavilion site and the adjacent Sis’s Tavern facility.
- Grading to manage inter-facility storm water run-off and decorative plantings & landscaping. Site Plan
- An invitation to bid (ITB) for developing a Site Plan has been issued in advance of obtaining a Use and Occupancy Permit for the Pavilion and the adjoining town facility.

#### **Adverse Conditions**

Band Shell Prior to this grant issuance, two separate RFPs and ITBs had been issued for obtaining a prefabricated band shell kit and for assembly and installation of the kit. Each was deemed to fail due to excessive cost of the replies Through negotiated procurement a turnkey producer and installer for the band shell has been identified. Fisher Backyard Structures.

#### **Time Schedule**

A stock size and design kit will have a four-week lead time from purchase to start of installation on the Pavilion site. The entire structure can be purchased and installed within the Town’s budget. The selection process for a final kit design will be completed in early January, and the order placed. **Update: stock size and design kit of the stage options were rejected by the mayor and had to be resubmitted. Waiting on approval from the town council of the new design kit.**

#### **Ivy Communities Charities**

#### **Project Title**

“Enhancing The Ivy Vine.” Grant funds will be used to improve the safety and beautification of the

physical location at 6118 Walton Avenue in Suitland, MD, known as the Ivy Youth and Family Center and the Ivy Village Incubator for Nonprofit Excellence (Ivy VINE).

**Award Amount** \$18,850.50

**Work Completed**

- Revised the original proposal and budget to meet the reduction in funds in the RDA grant.
- Solicited bids for the proposed work based on the reduction of funds – two contractors responded to the solicitation.
- Selected Green Forever Landscaping and Design, Inc. as the contractor. This vendor completed the original Wellness Park in 2021 with funds previously awarded to Charities by the Redevelopment Authority. **Update: Green Forever will complete project activities by April 30, 2023**
- Held two meetings with the contractor onsite to review the site and the work to be completed.

**Work in progress**

- Restructure and regrade entryway to wellness park
- Preserve decorative logs in wellness park
- Create aesthetically acceptable space to store trash and recycle bins

**Adverse Conditions**

The only delay during this quarter was due to the delay from the County in approving the permit to complete the parking lot adjacent to the property which impacts the installation of the safety railing leading to the parking pad and the area for the trash and recycle bins.

**Time Schedule**

The permit to proceed was approved on December 20, 2022, therefore, we expect the construction to begin during the next quarter. Project should be complete by May 2023.

No expenses were incurred during the first quarter.

**Joe’s Movement Emporium**

**Project Title**

Story of Water and Art – Stormwater Management. This is a \$1.1 million project. Several funding sources throughout the County and State have committed to the project.

**Award Amount**

\$50,000

**Work In Progress**

- 2 of 4 permits needed to complete the project have been obtained

- USource Construction has been selected to perform the stormwater and other exterior improvements
- Several meetings to include project team and community meetings will be held

**Time Schedule**

- Mid-January – Architect and Joe’s Emporium team will meet to create Phase 1 and Phase 2 of construction plan
- January to March community meetings to plan the mural and integrated cascading rain garden/live wall
- *Anticipated* Ribbon cutting October 2023

**United Communities Against Poverty, Inc. (UCAP)**

**Project Title**

UCAP Impact Center restoration and renovation of current historic building located at 747 61<sup>st</sup> Street in Capitol Heights. CIG grant will cover the cost of architectural and engineering study.

**Award Amount**

\$50,000

**Work In Progress**

- Plan review and permit process is underway at the state of Maryland level.
- Updated floor plans that include interior and exterior building materials and finishes have been obtained

**Time Schedule**

- Work will begin once the state review is completed. *Anticipated* January 2023

**Housing Rehabilitation Assistance Program II**

The HRAP II program is funded with \$5 million from Prince George’s County (CDBG and general funds) as well as MD DHCD. HRAP II funds are available to preserve housing quality by providing loans of up to \$60,000 to low and moderate-income homeowners for necessary repairs and upgrades.



Year to date, eighty-nine (89) loans for \$4,568,980.04, have closed.

Total HRAP II expenses are \$926,006.87 (draws for programming), and approximately 95% of the \$5MM budget, has been committed.

There are currently 17 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.

### **Down Payment and Closing Cost Assistance program**

The RDA secured \$\$965,704.65 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	32
Loans being processed	0
Loans clear to close	0
Loans closed	31
Loans sent back	1

### **Training and Outreach (to date):**

Homebuyer 8-hour Housing Counseling Classes: 2325 First Time Homebuyers

### **Economic Impact**

Pathway to Purchase Loans:	\$ 231,253.63
County Property Taxes Generated:	\$ 109,775.24
County Recordation & Transfer Taxes:	\$ 89,916.40
Remaining Balance as of July 1, 2023:	\$ 826,526.83

## **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 2023 Project Revenue (Est.)	FY 2023 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,240,000	\$1,080,000 CIP and state grants	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		\$1,500,000 CIP	Community Impact Grants and CIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$500,000,000		\$2,000,000 State Grant	Pre-development work has begun on the hospital site.
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	G. Konohia P. Omondi	\$138 million	\$5,191,000	\$ 5,996,000 CIP	Construction ongoing
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$3,000,000	\$5,860,000 CIP	Construction ongoing

Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Pre- development
<b>Total CIP</b>			<b>\$1,506,000,000</b>	<b>\$9,431,000</b>	<b>\$16,436,000</b>	