



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

February 5, 2019

8:30 a.m.

**9200 Basil Court,
2ND Floor Conference Room
Largo, MD 20774**



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

January 8, 2019 - 8:30 a.m.

**9200 Basil Court, 2nd Floor
Largo, Maryland 20774**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of The December 4, 2018 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. OPEN BOARD DISCUSSION
 1. REVIEW POLICIES AND PROCEDURES FOR ACQUISITION
AND DISPOSITION OF REAL PROPERTY.
5. REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: **February 5, 2019**

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

**Minutes of the Meeting, December 4, 2018 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Monty Cooper, Chair

David Harrington

Ronnette Earle

John Tabori

Glenda Hodges

Erma Barron

Staff

Stephen Paul

Patricia Omondi

Andrea Anderson

Adewale Dada

Lakeisha Smith

Ex- Officio Members and Officer

None

Community Advisory Committee

Others

Isaac Marks, General Counsel

• **CALL TO ORDER:**

Chairman Copper called the meeting to order at 8:50 AM having declared a quorum present.

- **SECRETARY'S REPORT:**

After providing the board members with an opportunity to review the minutes of the November 6, 2018 meeting, Chairman Cooper called for a motion to approve the Secretary's report. The motion to approve the Secretary's report was provided by Vice Chairman Harrington and seconded by Ms. Hodges. The Secretary's report was unanimously approved.

- **TREASURER'S REPORT:**

Accountant Adewale Dada provided details for both the operating and capital budgets for Fiscal Year 2019, reporting Year to Date (YTD) transactions for the first 6 months. Mr. Dada stated that going into the second half of FY19 there will be a switch from YTD transactions to estimates that will provide a better understanding of where the accounts will be by the end of the fiscal period. Mr. Dada provided details on the budget for January's forecast stating that the operating budget YTD revenues would be \$525,000 which is an increase of roughly \$28,000. The YTD expenses would be \$42,000 which is an increase of \$6,778. He stated that the bulk of expenses are salaries for the Administrative Assistant and office supplies. Mr. Dada informed the board that the Capital budget received \$10.6 Million and spent roughly \$4 million, with \$3.4 million spent directly on construction. Mr. Dada provided details on the Gateway Arts District which is still reporting a negative balance of \$3 million as stated in previous meetings. He stated that there were no discrepancies found by the Office of Finance so far, and RDA is currently working with the Office of Finance to hopefully resolve the matter by early next year. Mr. Tabori inquired about the YTD expenditure of \$21,000 for the Suitland façade program with no budget. Mr. Paul explained that the Façade program was not originally planned for FY19 and that's why there is no budget set in place. Upon a motion Chairman Cooper moved to approve the Treasurer Report, Mr. Tabori seconded the motion, the Treasurer's Report was unanimously approved.

- **EXECUTIVE DIRECTOR'S REPORT**

Stephen Paul provided details on the Commercial Property Improvement Program (CPIP), he stated that the CPIP will launch in January with \$1.95 Million available for commercial property, façade, exterior property improvement projects, he stated that the program is new but is expected to be successful.

Mr. Paul provided information on the Community Impact Grant program and stated that the FY 2019 applications are due this month.

Stephen Paul informed the board that proposed revisions to the policies and procedures for real estate acquisition and disposition and the procurement policies would be presented at the January meeting for discussion. Mr. Harrington stated that a target

schedule would be to discuss both documents at the January and February meetings and to adopt the modifications by resolution at the February or March meetings.

Mr. Paul informed the Board that the funding challenges for the FY2020 budget would be addressed next month. Ms. Hodges as well as the Board thanked Chairman Cooper for his services on the RDA Board, since this would be his last meeting as the Chairman. The meeting ended early for the Ethics Training that took place from 9:15am to 10:30am.



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

February 5, 2019 - 8:30 a.m.

**9200 Basil Court, 2nd Floor
Largo, Maryland 20774**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Review and Approve December 4, 2018 Board Minutes)
 2. SECRETARY'S REPORT
(Minutes of The January 8, 2019 Board Meeting)
 3. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. OPEN BOARD DISCUSSION
 1. REVIEW POLICIES AND PROCEDURES FOR ACQUISITION
AND DISPOSITION OF REAL PROPERTY.
5. FINAL REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: MARCH 5, 2019

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

**Minutes of the Meeting, January 8, 2019 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Ronnette Earle

Erma Barron

John Tabori

Glenda Hodges

Staff

Andrea Anderson

Patricia Omondi

Lakeisha Smith

Steve Paul

Ex- Officio Members and Officer

Estella Alexander

Community Advisory Committee

None

• **CALL TO ORDER:**

Erma Barron called the meeting to order at 8:52 AM having declared a quorum present with the following Board Members present: Ronnette Earle, Erma Barron, John Tabori, and Glenda Hodges via conference call.

• **SECRETARY'S REPORT:**

Mr. Tabori informed the board that there was no reference to the minutes pertaining to the Procurement Policy and Procedure that was discussed in December's meeting. Mr. Tabori suggested that the minutes should be revised to include a summary of the discussion on the updating of the policies and procedures for procurement and real estate acquisition and disposition. The Board agreed to not approve the Secretary Report for December 2018 minutes. Stephen Paul stated the minutes would be revised and reevaluated for the February meeting. The Secretary's report was not approved.

- **TREASURER'S REPORT:**

Stephen Paul provided details on the operating and capital expenditure reports stating that there were no unusual expenditures and that the bulk of expenses were staffing services, office supplies, board expenses, etc. Mr. Tabori inquired about the \$11,600 increase in expenses, Mr. Paul stated that in the absence of the Accountant, that all accounting inquiries would be addressed in the next board meeting. Mr. Tabori informed the board that large numbers in the "Other" line should be better explained. Mr. Paul informed the board that the bulk of the "other" expenses for the Glenarden project was a onetime principal payment made to the Revenue Authority to avoid interest on the loan. This was specified in the detailed back up sheet. Mr. Tabori suggested that the breakdown of "other" expenses should be placed in the footnotes so that it would be more clear and concise. Upon a motion by Mrs. Barron and seconded by Mr. Tabori, the Treasurer's report was unanimously approved.

- **EXECUTIVE DIRECTOR'S REPORT:**

Stephen Paul informed the board that the Suitland infrastructure construction will use multiple contractors to speed up the pace of the work. He stated that as a result, specific agreements had to be made clear to account for the division of the work among the contractors. Mr. Paul informed the board that the process would be finalized within the next few weeks. He stated that the permits for the Suitland Phases should be in-hand within a few weeks, and once RDA has the permits construction on phases 1B, 1C, and 2 will begin.

Senior Program Manager Rosalyn Clemens informed the board about the progress on the Glenarden project. Ms. Clemens stated that Phase 1 of the Glenarden project is going according to plan. Ms. Clemens informed the board that the Pennrose Management Company is setting up temporary leasing offices in the City of Glenarden to start the process of signing people up to occupy Phase 1. She stated that approximately 130 former residents expressed interest in returning to the new property and will receive priority in the selection process. Ms. Clemens informed the board that a letter of intent with a response date of February 15, 2019 was issued for home builders to develop the 97-townhouse lot. She also informed the board that Phase 2A has been approved for the Maryland 4% Tax Exempt program however, Phase 2B did not get approved for the 9% Tax credit. Ms. Clemens stated that the RDA is currently working with developers to reevaluate funding options to reconfigure the project to adjust the budget. She also stated that the permit from the Maryland Department of Energy was granted to begin the rubble removal at the Glenarden project, rubble removal is expected to start at the end of the month.

Mr. Paul informed the board that the grand opening for the Suitland townhouse community is expected to happen in February.

Mr. Paul provided information on the Commercial Property Improvement Program (CPIP) which he stated received a lot of positive feedback. He informed the board that over 50

people attended the pre-submittal conference which exceeded RDA's expectations. Mr. Paul stated that the CPIP program has \$1.95 Million available in funds.

Mr. Paul informed the board on the purchase and sale agreement for the Cheverly project has been finalized and is now in the design phase. Ms. Rosalyn Clemens informed the board that the RDA is working in partnership with Park and Planning to finalize a master plan for the Glendale Hospital property. The new plan will look at three different reuse scenarios for the site. There is legislation in the general assembly that is waiting to be passed that can potentially lift the CCRC restriction on the hospital.

Program manager Andrea Anderson informed the board that the FY2018 Community Impact Grant (CIG) agreements were mailed out to the selected awardees in December. Ms. Anderson stated that the applicant Casa De Maryland requested the remaining funds \$42,500 from the Northern Gateway funds which would close-out the Northern Gateway funds. (See Chart)

During the open discussion the board addressed their concerns about the Local Business Entities (LBE) and Minority Business Entities (MBE) equity participation in terms of Request for Proposals (RFP). Mrs. Earle stated that the board would like RDA to focus on MBE and LBE developers, she stated that the policy should specify in the guidelines a certain number of MBE and LBE participation in the project when presenting a proposal. Mrs. Earle along with Mr. Tabori stated that they wanted the policy to outline the percentage in the RFP to establish specific requirements for these developers. In order to establish the specific language needed to include in the RFP document more research needs to be conducted. It was suggested by Acting Director Estella Alexander that the RDA review similar documents from neighboring jurisdictions and possibly adopt or duplicate some of their practices in terms of MBE and LBE participation. Mrs. Earle and Mr. Tabori suggested that the RDA create a list of MBE, LBE contractors and developers to provide to businesses that are submitting a RFP Proposal. Mr. Tabori suggested that at the next meeting specific recommendations, research, and threshold goals should be presented to the board.

TREASURER'S REPORT

January 31, 2019

OPERATING BUDGET

Operating revenues totaled \$196,530 in the first seven months of FY 2019. Excluding federal grants, operating income increased by \$27,792 and operating costs increased by \$6,345 from the previous month. Below is a breakdown of last month's operating expenditures:

| Expense Type | Expense Amount | Notes |
|-------------------|----------------|--|
| Staffing Services | \$3,072 | Salary for administrative assistant |
| Board Expenses | \$1,750 | Member stipends and meeting costs |
| Office Supplies | \$763 | General supplies, phone and reimbursable costs |
| Office Equipment | \$761 | Lease and maintenance of copier machine |

CAPITAL IMPROVEMENT PROGRAM

RDA's CIP reports are now reconciled with the County's SAP financial system. This process eliminates unposted transactions and reports actual year-to-date transactions. The significant change in reported fund balances is technical in nature, and a result of the reconciliation which shows a lag in the receipt of PAYGO or bond revenues. At the end of January, the estimated fund balance was \$5.5 million, a decrease of \$27.4 million from the previous month (unremitted funds of \$11.2 million for Glenarden and \$18.0 million for Suitland) and previously unreported demolition costs of \$2.5 million for the Glenarden site. YTD, revenues were up \$363,561 and expenses increased by \$370,394 since last month. Below are major changes in last month's CIP costs:

| Project Name | Expense Amount | Description |
|----------------------|----------------|---------------------------------------|
| Glenarden Apartments | \$385,225 | Construction costs |
| Countywide | \$29,750 | Community Impact Grants |
| Suitland | (\$44,803) | Reimbursements for Coral Hills Façade |

OPERATING BUDGET^a

(as of January 31, 2019)

| | FY 2017 ACTUAL | FY 2018 ACTUAL ^b | FY 2019 BUDGET ^c | FY 2019 YTD ^d | FY 2019 ESTIMATE | FY 2020 PROJECTED |
|---|-------------------|--------------------------------|--------------------------------|-----------------------------|---------------------|----------------------|
| BEGINNING FUND BALANCE | \$ 92,647 | \$ 104,821 | \$ 38,265 | \$ 240,682 | \$ 240,682 | \$ 301,882 |
| County Operating Grant | 233,700 | 317,600 | 333,500 | 194,542 | 333,500 | 333,500 |
| CDBG - Pathway to Purchase Program ^e | 313,700 | 352,600 | 363,200 | 363,200 | 363,200 | 374,100 |
| CDBG - Suitland Façade Program ^f | 42,518 | 154,793 | - | 21,333 | 21,300 | - |
| Miscellaneous Revenues* | - | 2,871 | - | 1,988 | - | 218,700 |
| TOTAL REVENUES | \$ 589,918 | \$ 827,864 | \$ 696,700 | \$ 581,063 | \$ 718,000 | \$ 926,300 |
| Board Meeting Expenses | 2,026 | 1,372 | 2,000 | 671 | 2,000 | 2,000 |
| Board Member Stipends | 18,997 | 19,600 | 28,500 | 11,200 | 21,200 | 27,000 |
| Board Member Development | - | - | - | 134 | 300 | 3,000 |
| Total Board Expenses | 21,023 | 20,972 | 30,500 | 12,005 | 23,500 | 32,000 |
| General Counsel Fees | 66,635 | 67,605 | 90,000 | 132 | 75,000 | 90,000 |
| Consultants & Feasibility Studies ^g | - | - | 30,000 | - | - | 83,000 |
| Redevelopment Capacity Building** | - | - | - | - | - | 115,300 |
| External Auditor Fees ^h | 8,500 | 7,500 | 20,000 | - | 10,000 | 20,000 |
| Fiscal Management Services ⁱ | 60,000 | 60,000 | 60,000 | - | 60,000 | 60,000 |
| Commercial Insurance Premiums | 4,935 | 3,563 | 27,000 | 13,130 | 20,000 | 25,000 |
| Staffing Services | 34,117 | 39,674 | 45,000 | 21,749 | 45,900 | 85,300 |
| Equipment Leasing | 5,388 | 6,486 | 6,000 | 4,579 | 7,000 | 7,000 |
| Total Contractual Expenses | 179,575 | 184,828 | 278,000 | 39,589 | 217,900 | 485,600 |
| Staff Training & Development | - | - | 5,000 | - | 30,300 | 10,000 |
| Office Supplies & Other Costs | 20,656 | 14,154 | 20,000 | 8,593 | 16,900 | 24,600 |
| Total Administrative Expenses | 20,656 | 14,154 | 25,000 | 8,593 | 47,200 | 34,600 |
| CDBG - Pathway to Purchase Program | 313,700 | 352,600 | 363,200 | 363,200 | 363,200 | 374,100 |
| CDBG - Suitland Façade Program | 42,790 | 119,449 | - | 5,003 | 5,000 | - |
| Other Expenses | - | - | - | - | - | - |
| Total Capital Outlay Costs | 356,490 | 472,049 | 363,200 | 368,203 | 368,200 | 374,100 |
| TOTAL EXPENDITURES | \$ 577,744 | \$ 692,002 | \$ 696,700 | \$ 428,389 | \$ 656,800 | \$ 926,300 |
| Operating Balance - Surplus/(Deficit) | 12,174 | 135,862 | - | 152,673 | 61,200 | - |
| Other Adjustments | - | - | - | - | - | - |
| ENDING FUND BALANCE | \$ 104,821 | \$ 240,682 | \$ 38,265 | \$ 393,356 | \$ 301,882 | \$ 301,882 |

Notes:

a. Budget items consist of Special Revenue, Internal Service and Enterprise Funds.

b. Fund balance at the beginning of FY 2018 is currently undergoing Countywide audit.

c. Legislative appropriations as approved by the Prince George's County Council.

d. FY19 year-to-date transactions include estimates and amounts based on operating agreements.

e. Federal-funded Community Development Block Grant (CDBG) home purchase assistance program.

f. Federal-funded CDBG reimbursement for Suitland home improvement projects in FY 2018.

g. Reserved funds for consulting services (technical studies and project management)

h. Fixed fees for auditing services provided by the accounting firm CliftonLarsonAllen LLP.

i. Fixed fees for accounting services provided by the Office of Finance.

* Anticipated technical assistance revenues from consulting and project management services for the MNCPPC Glendale Hospital project and project charge fees from administering the Housing Rehabilitation Assistance Program (HRAP)

** Funding on training and capacity building that engages local partners in redevelopment efforts

CAPITAL BUDGET

(as of January 31, 2019)

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|-------------------------------|---------------------|----------------------|----------------------|----------------------|----------------------|
| BEGINNING FUND BALANCE | \$ 6,983,407 | \$ 8,979,257 | N/A | \$ 1,049,777 | \$ 1,049,777 |
| County Contribution | 3,650,000 | 2,000,000 | 16,713,000 | 10,500,000 | 34,713,000 |
| State Grants | 480,050 | - | - | - | 344,950 |
| Property Sales | (59,682) | 1,673,732 | - | - | 2,000,000 |
| Other Revenue | 11,946 | 325,856 | - | 476,904 | 462,055 |
| TOTAL REVENUE | \$ 4,082,314 | \$ 3,999,588 | \$ 16,713,000 | \$ 10,976,904 | \$ 37,520,005 |
| Acquisition | - | 212,856 | - | - | - |
| Demolition | - | 2,709,975 | - | - | 2,529,367 |
| Construction | 325,612 | 4,536,331 | 5,000,000 | 4,336,598 | 17,882,314 |
| Maintenance | 123,710 | 67,310 | - | 73,352 | 27,995 |
| Pre-development & Design | 1,346,155 | 2,236,001 | - | 639,400 | 1,091,895 |
| Financing Costs | - | 1,744,322 | - | 1,484,924 | 1,484,924 |
| Community Grants | - | - | 750,000 | - | 2,921,956 |
| Other Expenses | 290,987 | 422,273 | 10,963,000 | 37,160 | 66,944 |
| TOTAL EXPENSES | \$ 2,086,464 | \$ 11,929,068 | \$ 16,713,000 | \$ 6,571,433 | \$ 26,005,395 |
| ENDING FUND BALANCE | \$ 8,979,257 | \$ 1,049,777 | N/A | \$ 5,455,247 | \$ 12,564,388 |

Notes:

- Capital projects' funding sources could include Capital Improvement Program (CIP) contributions from the County, State grants, Federal grants, developer contributions, general obligation bonds and proceeds from property sales and other miscellaneous revenues.
- FY 2019 Capital Improvement Plan was approved by the County Council. Allocation of the appropriated \$16.7 million for capital expenditures is reallocated by RDA to match project spending priorities during the fiscal year.

ADDISON ROAD

Statement of Available Funds and Committed Funds Per Capital Budget Detail

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|--------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 388,479 | \$ 334,451 | N/A | \$ 98,369 | \$ 98,369 |
| County Contribution | - | - | 1,000,000 | 1,000,000 | 1,000,000 |
| State Grants ¹ | 5,050 | - | - | - | 344,950 |
| Property Sales | - | - | - | - | - |
| Other Revenue | - | - | - | - | - |
| TOTAL REVENUE | 5,050 | - | 1,000,000 | 1,000,000 | 1,344,950 |
| Acquisition | - | 212,856 | - | - | - |
| Demolition | - | - | - | - | - |
| Construction | - | - | - | - | 70,000 |
| Maintenance | 2,787 | - | - | 2,835 | 2,835 |
| Pre-development & Design | - | 6,030 | - | 8,900 | 8,900 |
| Blue Line Façade Program | - | - | - | - | 100,000 |
| Blue Line Façade Program - RDA Match | - | - | - | - | 30,000 |
| Fairmount Heights - Net Zero Program | - | 9,065 | 1,000,000 | - | - |
| Financing Costs | - | - | - | - | - |
| Other Expenses | 56,291 | 8,131 | - | - | - |
| TOTAL EXPENSES | 59,078 | 236,082 | 1,000,000 | 11,735 | 211,735 |
| ENDING FUND BALANCE | \$ 334,451 | \$ 98,369 | N/A | \$ 1,086,634 | \$ 1,231,584 |

Notes:

1. In FY 2018 , RDA was awarded a \$100,000 grant contribution from the State for the Blue Line Façade program. Under the terms of agreement, RDA will contribute \$30,000 towards the program. Program implementation is expected to commence in FY 2019.

CHEVERLY

Statement of Available Funds and Committed Funds Per Capital Budget Detail

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|-------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 238,065 | \$ 179,895 | N/A | \$ 161,682 | \$ 161,682 |
| County Contribution | - | - | - | - | - |
| State Grants | - | - | - | - | - |
| Property Sales ¹ | - | - | - | - | - |
| Other Revenue ² | - | - | - | 49,250 | 49,250 |
| TOTAL REVENUE | - | - | - | 49,250 | 49,250 |
| Acquisition | - | - | - | - | - |
| Demolition | - | - | - | - | - |
| Construction | - | 619 | - | - | - |
| Maintenance | 57,370 | 4,235 | - | 2,475 | 5,000 |
| Pre-development & Design | 400 | 13,350 | - | 2,500 | 2,500 |
| Financing Costs | - | - | - | - | - |
| Other Expenses | 400 | 9 | - | 29 | 29 |
| TOTAL EXPENSES | 58,170 | 18,213 | - | 5,004 | 7,529 |
| ENDING FUND BALANCE | \$ 179,895 | \$ 161,682 | N/A | \$ 205,928 | \$ 203,403 |

Notes:

1. Anticipated proceeds from sale of 5801-09 Annapolis Road property (excludes deposit payments).
2. Developer's deposit for Annapolis Road property per terms of Purchase Agreement.

COUNTYWIDE REVITALIZATION

Statement of Available Funds and Committed Funds Per Capital Budget Detail

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|---------------------------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 5,163,948 | \$ 5,488,160 | N/A | \$ 7,220,738 | \$ 7,220,738 |
| County Contribution | 250,000 | 2,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| State Grants | 225,000 | - | - | - | - |
| Property Sales | - | - | - | - | - |
| Other Revenue | 11,946 | - | - | - | 61,126 |
| TOTAL REVENUE | 486,946 | 2,000,000 | 1,000,000 | 1,000,000 | 1,061,126 |
| Acquisition | - | - | - | - | - |
| Demolition | - | - | - | - | - |
| Construction | 118,858 | 50,000 | - | 13,906 | - |
| Maintenance | - | 31,126 | - | 62,492 | - |
| Pre-development & Design | - | - | - | - | - |
| FY 2019 CIG Awards ¹ | - | - | 250,000 | - | 696,500 |
| FY 2018 CIG Awards | - | - | - | - | - |
| FY 2017 CIG - Carryover Disbursements | - | - | - | - | 25,456 |
| FY 2016 CIG - Carryover Disbursements | - | - | - | - | - |
| FY 2019 CPIP Awards ² | - | - | 250,000 | - | 1,950,000 |
| Northern Gateway Project | - | - | 250,000 | - | 250,000 |
| Financing Costs | - | - | - | - | - |
| Other Expenses | 43,876 | 186,296 | 250,000 | 7,554 | 28,746 |
| TOTAL EXPENSES | 162,734 | 267,422 | 1,000,000 | 83,952 | 2,950,702 |
| ENDING FUND BALANCE | \$ 5,488,160 | \$ 7,220,738 | N/A | \$ 8,136,786 | \$ 5,331,162 |

Notes:

1. Community Impact Grants (CIG) Awards may include unspent funds from prior fiscal periods.
2. Significant interest from retailers in Commercial Property Improvement Program (CPIP) grants.

GATEWAY ARTS DISTRICT

Statement of Available Funds and Committed Funds Per Capital Budget Detail

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|-------------------------------|-----------------------|-----------------------|-------------------|-----------------------|-----------------------|
| BEGINNING FUND BALANCE | \$ (4,173,785) | \$ (3,996,900) | N/A | \$ (3,749,301) | \$ (3,749,301) |
| County Contribution | - | - | - | - | - |
| State Grants | 250,000 | - | - | - | - |
| Property Sales | (59,682) | - | - | - | - |
| Other Revenue | - | - | - | 632 | 632 |
| TOTAL REVENUE | 190,318 | - | - | 632 | 632 |
| Acquisition | - | - | - | - | - |
| Demolition | - | - | - | - | - |
| Construction | 11,618 | (250,000) | - | - | - |
| Maintenance | - | - | - | - | - |
| Pre-development & Design | - | - | - | - | - |
| Financing Costs | - | - | - | - | - |
| Other Expenses | 1,815 | 2,401 | - | - | - |
| TOTAL EXPENSES | 13,433 | (247,599) | - | - | - |
| ENDING FUND BALANCE | \$ (3,996,900) | \$ (3,749,301) | N/A | \$ (3,748,669) | \$ (3,748,669) |

Notes:

1. The SAP financial system reported a negative fund balance of \$4.9 million at the end of FY 2014 that impacts current financial statements. RDA is collaborating with the Office of Management and Budget (OMB) and Office of Finance (OOF) to identify and rectify any system errors.

GLENARDEN

Statement of Available Funds and Committed Funds Per Capital Budget Detail

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|-----------------------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 3,016,734 | \$ 4,009,306 | N/A | \$ (410,037) | \$ (410,037) |
| County Contribution | 1,200,000 | - | 10,713,000 | 4,500,000 | 10,713,000 |
| State Grants | - | - | - | - | - |
| Property Sales | - | 1,673,732 | - | - | - |
| Other Revenue | - | 36,222 | - | - | - |
| TOTAL REVENUE | 1,200,000 | 1,709,954 | 10,713,000 | 4,500,000 | 10,713,000 |
| Acquisition | - | - | - | - | - |
| Demolition | - | 2,709,975 | - | - | 2,529,367 |
| Construction | 127,426 | 1,675,000 | - | 1,004,449 | 2,673,804 |
| Maintenance | 19,435 | - | - | 3,475 | 15,000 |
| Pre-development & Design | - | - | - | 7,175 | 25,000 |
| Financing Costs - RVA (Principal) | - | 1,673,732 | - | 1,484,924 | 1,484,924 |
| Financing Costs - RVA (Interest) | - | 70,590 | - | - | - |
| Other Expenses | 60,567 | - | 10,713,000 | 222 | - |
| TOTAL EXPENSES | 207,428 | 6,129,297 | 10,713,000 | 2,500,244 | 6,728,095 |
| ENDING FUND BALANCE | \$ 4,009,306 | \$ (410,037) | N/A | \$ 1,589,719 | \$ 3,574,868 |

SUITLAND

Statement of Available Funds and Committed Funds Per Capital Budget Detail

| | FY 2017 ACTUAL | FY 2018 ACTUAL | FY 2019 BUDGET | FY 2019 YTD | FY 2019 ESTIMATE |
|--|---------------------|-----------------------|-------------------|-----------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 2,027,690 | \$ 2,644,049 | N/A | \$ (2,300,265) | \$ (2,300,265) |
| County Contribution | 2,200,000 | - | 4,000,000 | 4,000,000 | 22,000,000 |
| State Grants | - | - | - | - | - |
| Coral Hills Façade Program - TNI Funds ¹ | - | 146,000 | - | 42,712 | 42,712 |
| Coral Hills Façade Program - CDBG Funds ¹ | - | 103,485 | - | - | - |
| Property Sales ² | - | - | - | - | 2,000,000 |
| Other Revenue | - | 40,149 | - | 384,309 | 308,335 |
| TOTAL REVENUE | 2,200,000 | 289,634 | 4,000,000 | 4,427,021 | 24,351,047 |
| Acquisition | - | - | - | - | - |
| Demolition | - | - | - | - | - |
| Construction | 65,730 | 2,759,942 | 4,000,000 | 3,209,410 | 14,899,676 |
| Maintenance | 44,118 | 31,949 | - | 2,075 | 5,160 |
| Pre-development & Design | 1,345,755 | 2,216,621 | - | 620,825 | 1,055,495 |
| Financing Costs | - | - | - | - | - |
| Coral Hills Façade Program ³ | - | - | - | 108,834 | 108,834 |
| Other Expenses | 128,038 | 225,436 | - | 29,355 | 38,169 |
| TOTAL EXPENSES | 1,583,641 | 5,233,948 | 4,000,000 | 3,970,498 | 16,107,334 |
| ENDING FUND BALANCE | \$ 2,644,049 | \$ (2,300,265) | N/A | \$ (1,843,742) | \$ 5,943,448 |

Notes:

1. Reimbursable payments for façade programs (Coral Hills and Suitland) are expensed from the Suitland CIP.
2. Initial revenues of projected \$13 million from the sale of 219 townhouse lots at the Suitland Federal Town Center.
3. Reimbursable costs for the Suitland & Coral Hills façade program are initially expensed from Town Center CIP.

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
1/1/2019 – 1/31/2019**

General

The FY 2020 budget process has begun for both the operating and capital budgets. The first meeting with OMB was held January 24, 2019. No major changes were recommended by OMB on the operating budget. The requested pay go funds in the capital budget have been reduced by OMB. A revised capital request will be submitted to OMB prior to the next meeting scheduled for February 13, 2019.

Solicitations

The Suitland infrastructure construction for Phases 1B, 1C, and 2 responses were due on August 15 and 3 responses were received. The responses are being evaluated.

Glenarden Apartments- New Name Glenarden Hills

Pennrose, LLC and RDA issued a Solicitation for Letter of Intent from homebuilder (s) to Purchase and Develop 97 Finished Townhouse Lots at Glenarden Hills. Letters of Intent due February 14, 2019.

Construction Progress on Glenarden Phase I (114 Senior and Family Units and Community Center)

To date, \$19.5 million or 57.3% of the \$34.1 million budget for Phase I has been disbursed, including the RDA's \$1,675,000 infrastructure funding.

| January 2019 Construction Update | Estimate completion Date |
|--|---------------------------------|
| Community Center Rough-ins are complete, insulation complete, Drywall hanging complete, Doors and trim are complete, Production finishes are 99% complete. | 4/19 |
| Senior Building Windows complete, Roof complete, building rough-ins are complete, Drywall hang 99% complete, Production finishes are 90% complete. | 4/19 |
| Building G All unit production work is complete, in punch out and owner walks. Waiting on permanent electric and WSSC approval. | 4/19 |
| Building F All unit production work is complete, in punch out and owner walks. Waiting on permanent electric and WSSC approval. | 4/19 |
| Building E Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, drywall is complete, trim is complete, prime paint is complete. | 6/19 |
| Building D Foundations complete, underground plumbing is complete, Slab complete, Framing is complete started unit rough ins 30% complete. | 6/19 |
| Building B Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, drywall is complete, trim is complete, prime paint is complete. | 6/19 |
| Building A Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, Drywall is complete, working on unit trim 30% complete | 6/19 |
| Building C Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, started drywall hanging operation 33% complete | 6/19 |
| Site Utilities The site sanitary is approximately 80% complete, the water lines are 50% complete | TBD |
| Curb and gutter Community building is complete, G building is complete, F building is complete. | TBD |

Glenarden Phase 2A – 55 Senior Units

The Prince George's County DHCD has awarded \$750,000 of Home Investment Partnership Program (HOME) funds to Glenarden Phase 2A. Formal commitment of the HOME funds is contingent upon: completion of an environmental review as required by the U.S. Department of Housing and Urban Development under 24 CFR Part 58; the firm commitment of all sources of project financing; final underwriting; and approval by the Prince George's County Council.

Phase 2A is a \$14 million project for construction of the second half of the senior building (55 units). Anticipated funding sources include 4% Low Income Housing Tax Credit equity, tax exempt bonds, MD CDA Rental Housing Works funds, HOME, a Prince George's County infrastructure grant and A PILOT.

HOME funds in the amount of \$750,000 have been awarded to Phase 2A. A PILOT application has also been submitted to DHCD for review and approval. Council has to approve legislation for HOME funds as well as PILOT. Closing is projected for July 7, 2019. Anticipated construction start of this phase is the third quarter of 2019.

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

The development team, led by Pennrose Properties', application to MD CDA for Spring 2018 competitive 9% LIHTC to complete this \$33.8 million phase was not approved. The development team is currently exploring alternative funding sources and potentially restructuring Phase 2B.

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 nearly complete. Infrastructure construction on Phases 1b, 1C and 2 should begin in February 2019.

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. The grand opening is planned for February 2019.

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.

Infrastructure Construction:

Construction is ongoing for Phase 1A and Phases 1B, 1C and 2 should begin in February 2019. Phase 3 is in design.

Housing Rehabilitation Assistance Program II

In June, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, twelve (12) loans for the amount of \$584,178.15 have closed. Total HRAP II expenses to date are \$734,445.88, or 14.56% of the \$5,050,647.86 budget.

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.

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.

Coral Hills Façade and Green Retrofit Program

To date, 17 properties have been completed and the CDBG grant is currently being closed out with contractor and DHCD. One remaining property still under construction with a targeted completion date of February 15, 2019.

The program is funded with a \$103,000 RDA CDBG grant and \$146,000 in County TNI funds. Construction commenced on April 30, 2018. Community Investment Remodelers and Alternative Renewable Solutions, LLC were awarded the project based on bid submission. Both companies are minority owned and MBE certified. To date work on 13 properties have been completed.

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

MD DHCD has completed review. Staff currently working with UCAP to develop and process contracts with homeowners. Six local contractors attended the October 22, 2018 pre-bid meeting. Of the six contractors three submitted bids. Community Remodelers Investment bid was the lowest of the three. Construction start anticipated for March 2019.

United Community Against Poverty, Inc. (UCAP) was selected by the Proposal Analysis Group (PAG) to manage the program. RDA is the grantee for this Program that was applied for with the assistance of MNCPPC and funded with MD DHCD Community Legacy Funds. RDA has executed an MOU with UCAP to manage the program. Selected properties will be awarded grants of up to \$12,000 for exterior façade improvements.

Commercial Property Improvement Program (CPIP)

All formally submitted questions have been responded to and posted on the RDA's website. Applications are due on February 15, 2019.

On November 29, 2018 the Redevelopment Authority issued a Notification of Funding Availability (NOFA) for the CPIP Program. A pre-submittal conference was held on January 3, 2019. Representatives of 30 shopping centers and retail properties attended. Available funding is \$1,950,000 for the FY 2019 funding round, including County CIP funding and a \$200,000 State of Maryland Community Legacy grant.

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).

Initially, priority will be given to shopping centers that were case studied in the 2017 Prince George's County Competitive Retail Market Strategic Action Plan and categorized as centers that should be improved immediately or in the short run due to promising site conditions and stronger market potential.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for December 2019.
2. **3807 Rhode Island Avenue:** Construction is complete. The Grand Opening Ceremony was held on October 27, 2018. The residential units are 34% leased, the 5 artists' studios are leased, and the retail fit out is in design.
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.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to March 30, 2019. The Architect is designing the buildings for permit submission. The developer is exploring financing options.

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

Fairmount Heights Net Zero Energy District: 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. Construction drawings for modular and stick built construction are currently being finalized. A Storm water Management Plan has been submitted to DPIE for review. Target dates for key milestones are the following: January 2019- Construction bidding and application for construction financing; April 2019 – Permit issuance and closing on construction financing; May 2019 – Anticipated Construction start date.

Cheverly Property: 5801 and 5809 Annapolis Road

An RFP was released in March 2018 and one proposal was received in June 2018. The proposal has been evaluated by the PAG and selection has been made. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has begun.

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.

Countywide Revitalization

Glenn Dale Hospital Revitalization

M-NCPPC has received and is evaluating a Master Planning proposal from the Alexander Company.

A public meeting to present the results of the Continuing Care Retirement Community (CCRC) Feasibility Study was held on May 8, 2018. Three potential adaptive reuse scenarios for the 60-acre hospital campus was presented by the Alexander Company. All three scenarios would result in financial gaps exceeding \$39 million, if the property is adaptively reused as a CCRC. M-NCPPC to work with Council members and the RDA to define a master planning process that would explore alternative uses and the potential lifting of the existing CCRC use restriction.

Community Impact Grant Narrative

The following applications were received on December 17, 2018 for FY 2019 CIG Funding and are currently under review.

| Organization | Project | County Wide | Northern Gateway | Amount requested |
|---|--|------------------|------------------|------------------|
| CASA de Maryland | Langley Park Beautification project | | | \$58,524 |
| Community Outreach and Development CDC | Green Hill Plaza renovations | \$43,325 | | \$43,325 |
| Friends of the Greenbelt Museum | Greenbelt Museum expansion | \$50,000 | | \$50,000 |
| Gateway CDC | Media Arts Lab enhancement | \$50,000 | | \$50,000 |
| Gethsemane United Methodist Church | Increasing visibility and opportunities for healthy eating and active living | \$71,125 | | \$71,125 |
| Housing Initiative Partnership | Sawa's Hope Circle (Northern Gateway) | | \$75,000 | \$75,000 |
| Northern Gateway CDC | Gateways migration project | \$50,000 | | \$50,000 |
| Northern Gateway CDC | International Corridor Strategic Placemaking through Arts and Cultural Education (SPACE) | | \$100,000 | \$100,000 |
| Prince George's Arts and Humanities Council, inc. | Gateway Arts District 4550 public art installation | \$32,500 | | \$32,500 |
| Prince George's Arts and Humanities Council, Inc. | Green Meadows Shopping Center Inspire public art installation | | \$32,500 | \$32,500 |
| TOTAL | | \$296,950 | \$207,500 | \$562,974 |

The FY 2016 updates are as follows:

Pyramid Atlantic, The Salvation Army, College Park City-University Partnership, and CASA de Maryland -
These grants are officially closed.

Pregnancy Center- The State Highway Administration has begun the installation of the retaining wall on Route 1, however, the Center has requested a grant extension through September 2018 which has been approved.

Old Greenbelt Theatre- Due to circumstances beyond its control, the theatre received an extension of its Theatre Seating Project which expired on June 30, 2018. Funds for this project have not been dispersed as of to date.

Housing Initiative Partnership (HIP)- HIP has completed the Kentland Community signage project. RDA has submitted payment in the amount of \$29,750 to close out this project.

FY 2016 Community Impact Grant Awardees

| Applicant | Council District | Project Name | Amount Request | Funding Approved | Funds Disbursed | Account Balance | Notes |
|---|-------------------------|--|-----------------------|-------------------------|------------------------|------------------------|--------------|
| College Park City-Univ. Partner | 3 | MilkBoy & Arthouse | \$50,000 | \$37,550 | \$37,550 | \$0 | |
| Pregnancy Aid Center | 3 | Weinburg Women's Health Ctr Beautification Project | \$50,000 | \$50,000 | \$17,838.70 | \$32,161 | Extended |
| CASA | 3 | CASA Multicultural Center Repairs | \$50,000 | \$37,275 | \$36,714 | \$0 | (\$561) |
| Greenbelt Theatre | 4 | Renovation of the Historic Greenbelt Theatre | \$50,000 | \$30,000 | 0 | \$30,000 | Extended |
| Pyramid Atlantic Neigh Design ATHA | 2 | Arcade Capital Project | \$50,000 | \$32,725 | \$32,345 | \$0 | (\$380) |
| H.I.P. | 5 | Kentland Community Signage | \$37,450 | \$37,450 | \$29,750 | \$7,700.00 | \$7,700.00 |
| Salvation Army | 2 | Salvation Army P.G. Corps- Gym Floor Replacement | \$25,000 | \$25,000 | \$25,000 | \$0 | |
| Totals | | | \$312,450 | \$250,000 | \$154,197.70 | \$69,861.00 | |

The FY 2017 updates are as follows:

Catholic Charities- Requested a revised budget based on cost savings on items in the original budget which has been approved.

The ARC- The digital sign has been installed and the project is complete. The RDA is waiting for the organization's final payment request.

The Conservancy at Broad Creek- this grant has officially closed. The final \$4,163 was spent in December 2018.

Greenbelt Makerspace- Has received \$7387.37. There is a balance of \$3762.63 remaining in this grant.

Hyattsville CDC- Requested budget changes based on actual costs associated with its project; the changes were approved. Final designs for the memorial project have been approved and the sculptural way-finding station has been fabricated.

Mission of Love – Commercial refrigerators have been ordered and gardening classes have been ongoing.

Northern Estates – The organization encountered budget issues for its project based of received proposals, for this reason, revisions to the scope of work will be forwarded to the RDA for approval.

Windmill Square- Several retaining walls have been replaced. RDA has submitted payment in the amount of \$50,000 to close out this project.

**FY 2017
Community Impact
Grant Awardees**

| Applicant | Council District | Project Name | Amount Request | Funding Approved | Funds Expended | Account Balance |
|----------------------------------|------------------|--|------------------|------------------|--------------------|---------------------|
| The Conservancy of Broad Creek | 9 | Reforestation of native plants | \$15,875 | \$15,875 | \$10,425 | \$5,450 |
| Catholic Charities | 8 | Susan Denison Mona Center Garden Project | \$50,000 | \$50,000 | \$0.00 | \$50,000 |
| Windmill Square Condominium Inc | 5 | Retainer Wall Replacement Project | \$50,000 | \$50,000 | \$50,000 | \$0 |
| Greenbelt Maker-Space Coop, Inc. | 4 | Composting food scraps to enrich soil in Greenbelt Gardens | \$11,150 | \$11,150 | \$0 | \$11,150 |
| Northern Estates HOA, Inc | 3 | Encap Monuments & Landscaping Beautification Project | \$13,705 | \$13,705 | \$0 | \$13,705 |
| Hyattsville CDC | 2 | ARTways: Sculpting Signage, Mapping & Artword Install. | \$50,000 | \$50,000 | \$7,266 | \$42,734 |
| Mission of Love | 6 | Feeds 5000 in Five Years | \$29,070 | \$29,070 | \$7,944.00 | \$21,126 |
| The Arc Prince George's County | 6 | Arc Digital Sign Project | \$29,249 | \$29,249 | \$0 | \$29,249 |
| | | | \$249,049 | \$249,049 | \$75,635.00 | \$173,414.00 |

DOWN PAYMENT AND CLOSING COST ASSISTANCE PROGRAMS
PATHWAY TO PURCHASE (PTP)

The RDA secured over \$1,000,000 in HOME funds from DHCD for down payment and closing cost assistance. The new program, Pathway to Purchase, launched in January 2017 and started receiving applications in March 2017.

| | |
|------------------------|-----|
| Total loans applied: | 108 |
| Loans being processed: | 3 |
| Loans clear to close: | 0 |
| Loans closed: | 88 |
| Loans sent back: | 17 |

Trainings and Outreach (to date):

| | |
|---------------|------|
| • Homebuyers: | 1280 |
| • Realtors: | 775 |
| • Lenders: | 430 |

Economic Impact:

| | |
|----------------------------------|--------------|
| • Pathway to Purchase Loans: | \$811,641.27 |
| • Property Taxes Generated: | \$267,287.32 |
| • Recordation and Transfer Fees: | \$354,488.32 |

Remaining Balance as of February 1, 2019 for PTP is: \$288,358.80

HOUSING INVESTMENT TRUST FUND

The RDA secured over \$2,147,400.00 in funds from the Housing Investment Trust Fund for down payment and closing cost assistance. The new program, Prince George’s County Purchase Assistance Program (PGCPAP) launched July 1, 2018 and started receiving applications on August 2, 2018.

| | |
|-------------------------|----|
| • Total loans applied | 64 |
| • Loans being processed | 4 |
| • Loans clear to close | 1 |
| • Loans closed | 55 |
| • Loans sent back | 4 |

Training and Outreach (to date)

| | |
|--------------------------|---|
| • First Time Homebuyers: | 635 (8-hour Housing Counseling Classes) |
| • Realtors | 275 |
| • Lenders | 250 |

Economic Impact:

| | |
|-----------------------------|---------------|
| • PGCPAP Loans: | \$ 768,554.87 |
| • Property Taxes Generated: | \$ 199,983.43 |

• Recordation and Transfer Taxes Generated \$ 281,249.90
Remaining Balance as of JANUARY 1, 2019 PGCPAP is: \$1,378,845.60
Transforming Neighborhoods Initiative (TNI)

No Update

Neighborhood Stabilization Program

NSP 1 January- 2019)

To date, properties purchased: 30

- Properties sold: 29
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 1

| 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

| Infill Projects | Council District | Lead Staff | TDC (Est.) | FY18 Funding | FY19 Funding | Current Status |
|---|-------------------------|-------------------|-------------------|----------------------------------|----------------------------|--|
| Central Ave Corridor | 7 | S. Paul | TBD | | \$1,000,000 CIP | 9 net zero homes |
| Gateway Arts District | 2 | S. Paul | TBD | | | Acquisitions and dispositions being examined. |
| African-American Cultural Museum | 2 | | TBD | | 0 | RDA acting as pass thru agent for the County Grants. |
| Countywide Revitalization | All | Various | NA | \$2,000,000 CIP | \$1,000,000 CIP | 2018 Community Impact Grants NOFA |
| Cheverly Property | 5 | P. Omandi | TBD | | 0 | RFP Issued |
| 4809 Suitland Road | 7 | S. Paul | TBD | | 0 | Site is being held in inventory. |
| Glenarden Apartments | 5 | R. Clemens | \$138 million | \$5,050,000 (Spending Authority) | \$4,500,000 CIP | Construction started |
| Towne Square at Suitland Federal Center | 7 | S. Paul | \$400 million | \$18,000,000 Bond funds CIP | \$4,000,000 Bond funds | Construction started |
| Total CIP | | | | \$25,050,000 | \$10,500,000 | |
| Disposition, RDA Properties | | Lead Staff | TDC (Est.) | FY18 Revenue | FY19 Revenue (Est.) | Current Status |
| Towne Center at Suitland Federal Center | 7 | S. Paul | \$400 million | 0 | 1,640,000 | Fine grading commenced |
| Glenarden Apartments | 5 | R. Clemens | \$138 million | 0 | 0 | Rough grading commenced |

| | | | | | | |
|------------------------------|-----|-------------------|-------------------|-------------------------|-------------------------|---|
| Cheverly Property | 5 | S. Paul | | 0 | 0 | RFP issued |
| 4100 RI Avenue, Brentwood | 2 | S. Paul | \$24.9 million | \$460,000 | 0 | Under construction |
| 3807 RI Avenue, Brentwood | 2 | S. Paul | \$47.2 million | | 0 | Under construction |
| Laurel-Bowie | 1 | S. Paul | | 0 | 0 | Fire Department would like property for new station |
| Maryland Park Drive | 7 | S. Paul | \$26.6 million | 0 | 1,000,00 | Development agreement extended |
| Total Revenues (est.) | | | | | \$2,640,000 | |
| Property Acquisition | | Lead Staff | TDC (Est.) | FY18 Cost (Est.) | FY19 Cost (Est.) | Current Status |
| NSP Program | All | R. Clemens | \$7,072,006 | | | 30 acquisitions, 29 sales. |
| NSP3/NCI | 7 | R. Clemens | \$3,930,188 | | | 31 acquisitions, 31 sales. |

Consultants/Contractors

| Contractor | Project | MBE | Local | Amount | Type of Work | Certified (X) | Certification Type |
|-------------------------|----------|-----|-------|----------------|----------------------------|---------------|--------------------|
| Cober Johnson Romney | Suitland | YES | YES | \$1,473,760.00 | Development consulting | | |
| Ben Dyer | Suitland | NO | YES | \$ 239,000.00 | Civil Engineering | X | CBB |
| Lessard | Suitland | NO | NO | \$ 8,875.00 | Land planning/Architecture | | |
| Shipley and Horne | Suitland | YES | YES | \$ 30,000.00 | Legal services | X | MBE/CBSB |
| Geotech Engineers, Inc. | Suitland | YES | YES | \$133,800 | Geotech services AMT sub | X | MBE/CBSB |
| Art Display Co. | Suitland | YES | YES | \$32,750 | Signage Services | | |
| Sabra Wang Associates | Suitland | YES | NO | \$8,500 | Traffic peer review | X | MBE |
| JRR, LLC | Suitland | YES | YES | \$104,600 | Peer review | | |
| One Source Env., LLC | Suitland | YES | YES | \$8,670 | Environmental testing | | |
| SanDow Construction | Suitland | YES | YES | \$76,007 | Environmental remediation | X | MBE/CBSB |
| A. Morton Thomas | Suitland | NO | YES | \$1,250,598 | Civil engineering design | X | CLB |
| Bradley Design | Suitland | YES | YES | \$47,595 | Public art management | | |
| Parker Rodriguez | Suitland | YES | NO | \$174,400 | Landscape architecture | X | MBE |
| LID Center | Suitland | NO | YES | \$32,000 | LEED services | | |
| O'Malley Miles | Suitland | NO | YES | \$65,000 | Legal services | | |
| CAY Group International | Suitland | YES | YES | \$525,528 | Construction Management | X | CBSB |
| Pleasants Construction | Suitland | NO | YES | \$911,800 | Rough Grading | X | CLB |
| Gazebo Gardens | Suitland | YES | NO | \$60,500 | Landscape subcontractor | | |
| Wiltshire Trucking | Suitland | YES | YES | \$550,000 | Trucking subcontractor | X | CBBC |
| Pleasants Construction | Suitland | NO | YES | \$1,964,999 | 1A Fine Grading | X | CLB |
| Gazebo Gardens | Suitland | YES | NO | \$39,000 | Landscape subcontractor | | |
| Chevy Chase Contractors | Suitland | YES | NO | \$366,029 | Concrete subcontractor | | |
| Connally Contracting | Suitland | YES | NO | \$516,496 | Utilities Subcontractor | | |
| Mulford | Suitland | NO | NO | \$1,313,475 | 1A Fine Grading Sub. | | |
| Arel | Suitland | YES | YES | \$175,000 | 3rd Party Inspections | X | MBE/CBSB |
| E/LOC Construction | Suitland | YES | YES | \$238,052 | Demolition | X | MBE/CBSB |
| Watkins Partnership | Suitland | NO | YES | \$4,250 | Structural engineering | | |

| | | | | | | | |
|-----------------------------|-----------------|--------------|--------------|-----------------|-------------------|---|----------|
| Milestone Title | Various | YES | YES | \$6,000 | Title Services | X | CBSB |
| *Isaac Marks | Various | YES | YES | \$75,000.00 | General Counsel | | |
| Ben Dyer | Glenarden | NO | YES | \$96,000 | Civil Engineering | X | CBB |
| Redlef Group | Suit. Façade | YES | YES | \$29,631 | Architect | X | MBE/CBSB |
| Redlef Group | Coral Hills | Yes | Yes | \$37,400 | Architect | X | MBE/CBSB |
| Supreme Landscaping | Various | Yes | Yes | \$14,950 | Landscaping | | |
| Jordon Landscaping | Various | Yes | Yes | \$15,085 | Landscaping | X | MBE/CBSB |
| Delta LLC | Various | Yes | Yes | \$4,625 | Landscaping | X | MBE/CBSB |
| Total and Percentage | | 44.6% | 76.6% | \$10,629,375.00 | | | |

MBE and Local

33.7%

MBE or Local

87.6%

*Contract is with the Office of Law

**Equity
Partners:**

| Development Partners | Project | MBE | Local | Percent | Notes | Certified (X) | Certification Type |
|-----------------------------------|-------------|------------|------------|---------|--------------------------|---------------|--------------------|
| Landex | 3807 RI | YES | NO | 71% | | | |
| Rellim | 3807 RI | YES | YES | 19% | | | |
| Landex | 4100 RI | YES | NO | 71% | | | |
| Rellim | 4100 RI | YES | YES | 19% | | | |
| | | | | | | | |
| Community First Development Corp. | 210 MD Park | YES | NO | 100% | | | |
| Menkiti Group | 3300 Block | YES | NO | 100% | | | |
| Pennrose | Glenarden | NO | NO | 65% | | | |
| B and W Solutions | Glenarden | YES | YES | 15% | | X | MBE/CBSB |
| Shabach! Ministries | Glenarden | N/A | YES | 5% | | | |
| NVR | Suitland | NO | YES | 100% | Town house builder | X | CLB |
| Mission First Housing Group | Suitland | N/A | NO | | Senior building | | |
| The LAB Group | Suitland | YES | NO | | Certification in process | | |
| The Henson Development Co. | Suitland | YES | NO | | | | |
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| MBE and Local % | | 83% | 43% | | | | |