



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

Oct. 3, 2023
9200 Basil Court
Conference Room 2nd Floor

9:00 a.m.



Redevelopment Authority
of Prince George's County

**BOARD OF DIRECTORS
MEETING**

Oct 3, 2023 - 9:00 a.m.
9200 Basil Court
2nd Floor Conference Room
Largo, Md 20774

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Minutes of the Sept 12, 2023, Board Meeting
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
 1. DISCUSS RESOLUTION 2023-02
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
5. FINAL REMARKS FROM THE GENERAL PUBLIC
6. ADJOURNMENT

Next Meeting: Nov 7, 2023.

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

**Minutes of the Meeting, Sept 12, 2023
9:00 am**

PRESENT

Board Members

Leon Bailey, Chair
Alicia Cotton-Doney, Vice
Chair

Erma Barron
Ameenah Capers
Madye Henson-
McCannon
Michelle Rice

Staff

Stephen Paul
Gerald Konohia

Anitra Robinson
Victor Sherrod
Lakeisha Smith
Andrea Anderson

Ex- Officio Members and Officer

Aspasia Xypolia
Angie Rodgers

General Counsel

Public Members/Guests

Secretary Report

Ms. Cotton-Doney called the teleconference meeting to order at 9:00 AM having declared a quorum present. Ms. Cotton-Doney addressed the board for any comments on the board minutes for the month of July. A motion to approve the minutes was made by Ms. Cotton-Doney and seconded by Ms. Barron, the motion passed.

Treasurer's Report

Accountant Anitra Robinson addressed the board and informed the board the Operating expenditures totaled \$4,349.45 for the months of July/August fiscal year (FY) 2023. She stated the total fiscal year to date for the Operating expenses as of 8/31/2023 are \$4,349.45.

Ms. Robinson informed the board the Capital expenses on the Capital projects for the Redevelopment Authority (RDA) are \$383,683.38 The total fiscal year to date for the Capital expenses as of 8/31/2023 are \$383,683.38. A motion to approve the Treasurer's report was made by Ms. Cotton-Doney and seconded by Ms. Rice, the motion passed.

Executive Report

Executive Director, Mr. Stephen Paul addressed the board and informed the Board the Operating and Capital FY 2024 budgets were approved by the County Council. Mr. Paul stated that the Solicitations for the Suitland Hotel had to be cancelled and will be reissued in the Fall of 2023. Mr. Paul informed the board that the Glenarden Hills project is under construction with phase 3 and is on schedule, phase 4 he stated will begin towards the end of the year for the town-home development. Mr. Paul stated that the Beacon Heights Purple Line Station Development Partner is currently looking for an Equity Partner to assist with the project, he stated that the current Developer is conducting a 6-month feasibility study that will conclude in five months. Mr. Paul informed the board that the Lyndon Hills project is currently in the entitlement process phase, he stated that the RDA is working with Maryland Park & Planning for the approval process from the State of Maryland. Mr. Paul informed the board that the Cheverly Hospital site is in the pre-development phase, and the Developer is currently working on the preliminary-plan and traffic study to begin construction.

Mr. Paul informed the board that there were no updates on the Pepco-Forestville project, he stated that the RDA is still waiting on documentation from Pepco. Mr. Paul addressed the board for any questions or comments. The board stated that there were no comments or questions on the Executive report.

Chairman, Mr. Bailey addressed the Board and motioned for the Board to move to Executive Session. A motion to move to Executive Session was approved by the Board, motion passed. Board Meeting adjourned at 9:35am.

TREASURER'S REPORT

As of September 30, 2023

Operating Budget

The September 2023 board and operating expenses for the RDA are \$10,328.18. The total fiscal year to date for these expenses as of 09/30/2023 are \$14,677.63.

Capital Improvement Program

The September 2023 expenses on capital projects for the RDA are \$520,012.63. The total fiscal year to date for these expenses as of 09/30/2023 are \$903,696.01.

Operating Budget
(As of September 30, 2023)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
410300 County Contribution	10,328.18	14,677.63	534,500.00	519,822.37
	<u>10,328.18</u>	<u>14,677.63</u>	<u>534,500.00</u>	<u>519,822.37</u>
Board Expense				
511311 Allowances (Stipends)	2,500.00	4,600.00	26,400.00	21,800.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
Total - Board Expense	<u>2,500.00</u>	<u>4,600.00</u>	<u>30,400.00</u>	<u>25,800.00</u>
Operating Expense				
510111 Telephone- Regular Service	0.00	0.00	3,000.00	3,000.00
510114 Telephone- Wireless/Cell Phone	321.78	643.56	0.00	(643.56)
510412 Outside Courier Service	8.17	16.34	300.00	283.66
510810 Training Costs	0.00	0.00	1,500.00	1,500.00
510911 Advertising	0.00	225.50	1,000.00	774.50
511111 Membership Fee/Dues	0.00	0.00	500.00	500.00
511519 Other Insurance Premiums	0.00	0.00	15,000.00	15,000.00
511702 Catering	0.00	0.00	1,000.00	1,000.00
511704 Professional Service/Legal	0.00	700.00	120,900.00	120,200.00
511715 Professional Service/ Auditor (<i>annual</i>)	6,000.00	6,000.00	20,000.00	14,000.00
511720 Fiscal Agent Fees (<i>quarterly</i>)	0.00	0.00	90,600.00	90,600.00
511722 Consultants and Studies	0.00	0.00	4,500.00	4,500.00
511799 Other Operating Contract Service	859.60	1,853.60	1,500.00	(353.60)
511801 General Office Supplies	0.00	0.00	10,000.00	10,000.00
511808 Printing Charges	0.00	0.00	200.00	200.00
511890 Other Operating Supplies	638.63	638.63	3,100.00	2,461.37
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
512650 CDBG/HITF Pathway to Purchase Operating Support ^b	0.00	0.00	223,900.00	223,900.00
514103 Awards and Presentation	0.00	0.00	100.00	100.00
Total - RDA Operating Expense	<u>7,828.18</u>	<u>10,077.63</u>	<u>504,100.00</u>	<u>494,022.37</u>
Total Expense	<u>10,328.18</u>	<u>14,677.63</u>	<u>534,500.00</u>	<u>519,822.37</u>
	0.00	0.00	0.00	0.00

Notes:

^aOperating 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.

^b The amounts related to CDBG/HITF Pathway to Purchase Operating Support will be posted on a quarterly basis.

In FY 2024 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

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

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
FY 2024 Appropriation				
County Appropriation for FY 2024	520,012.63	903,696.01	45,552,693.73	44,648,997.72
	<u>520,012.63</u>	<u>903,696.01</u>	<u>45,552,693.73</u>	<u>44,648,997.72</u>
Expense				
527010 Design	6,130.00	50,562.10	-	(50,562.10)
527110 Land Costs	0.00	-	847,000.00	847,000.00
527123 Outside Appraisals/Legal	20,000.00	23,387.50	0.00	(23,387.50)
527211 Construction	166,736.05	481,137.63	44,705,693.73	44,224,556.10
527212 Contract Engineering	112,177.55	112,177.55	0.00	(112,177.55)
527221 Pepco	513.53	513.53	0.00	(513.53)
527227 Landscape/ Beautification	13,885.00	22,735.00	0.00	(22,735.00)
527346 Other Non- Defined Projects	200,570.50	213,182.70	0.00	(213,182.70)
Total Expense	<u>520,012.63</u>	<u>903,696.01</u>	<u>45,552,693.73</u>	<u>44,648,997.72</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2024 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

Addison Road
(As of September 30, 2023)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
FY 2024 Appropriation				
County Appropriation for FY 2024	123,577.55	123,577.55	5,083,853.93	4,960,276.38
	<u>123,577.55</u>	<u>123,577.55</u>	<u>5,083,853.93</u>	<u>4,960,276.38</u>
Expense				
527110 Land Costs	0.00	0.00	847,000.00	847,000.00
527211 Construction	0.00	0.00	4,236,853.93	4,236,853.93
527212 Contract Engineering	112,177.55	112,177.55	0.00	(112,177.55)
527227 Landscape/ Beautification	11,400.00	11,400.00	0.00	(11,400.00)
Total Expense	<u>123,577.55</u>	<u>123,577.55</u>	<u>5,083,853.93</u>	<u>4,960,276.38</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2024 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

Cheverly
(As of September 30, 2023)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
FY 2024 Appropriation				
County Appropriation for FY 2024	20,000.00	23,387.50	15,531,170.71	15,507,783.21
	<u>20,000.00</u>	<u>23,387.50</u>	<u>15,531,170.71</u>	<u>15,507,783.21</u>
Expense				
527123 Outside Appraisals/Legal	20,000.00	23,387.50	0.00	(23,387.50)
527211 Construction	0.00	0.00	15,531,170.71	15,531,170.71
Total Expense	<u>20,000.00</u>	<u>23,387.50</u>	<u>15,531,170.71</u>	<u>15,507,783.21</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2024 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

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

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
FY 2024 Appropriation				
County Appropriation for FY 2024	200,270.50	212,882.70	7,294,764.71	7,081,882.01
	<u>200,270.50</u>	<u>212,882.70</u>	<u>7,294,764.71</u>	<u>7,081,882.01</u>
Expense				
527211 Construction	0.00	0.00	7,294,764.71	7,294,764.71
527346 Community Impact Grants (CIG)	200,270.50	212,882.70	0.00	(212,882.70)
Total Expense	<u>200,270.50</u>	<u>212,882.70</u>	<u>7,294,764.71</u>	<u>7,081,882.01</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2024 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

Glenarden
(As of September 30, 2023)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
FY 2024 Appropriation				
County Appropriation for FY 2024	2,085.00	2,085.00	9,357,104.01	9,355,019.01
	<u>2,085.00</u>	<u>2,085.00</u>	<u>9,357,104.01</u>	<u>9,355,019.01</u>
Expense				
527211 Construction	0.00	0.00	9,357,104.01	9,357,104.01
527227 Landscape/Beautification	2,085.00	2,085.00	0.00	(2,085.00)
Total Expense	<u>2,085.00</u>	<u>2,085.00</u>	<u>9,357,104.01</u>	<u>9,355,019.01</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2024 you will see entries listed from sales and other miscellaneous income will be noted on a separate report.

Suitland
(As of September 30, 2023)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2024 YTD	Approved FY 2024 Budget	Remaining Budget
FY 2024 Appropriation				
County Appropriation for FY 2024	174,079.58	541,763.26	8,285,800.37	7,744,037.11
	<u>174,079.58</u>	<u>541,763.26</u>	<u>8,285,800.37</u>	<u>7,744,037.11</u>
Expenditures				
527010 Design	6,130.00	50,562.10	0.00	(50,562.10)
527211 Construction/Maintenance	166,736.05	481,137.63	8,285,800.37	7,804,662.74
527221 Pepco	513.53	513.53	0.00	(513.53)
527227 Landscape/ Beautification	400.00	9,250.00	0.00	(9,250.00)
527346 Other Non-Defined Project Costs	300.00	300.00	0.00	(300.00)
Total Expense	<u>174,079.58</u>	<u>541,763.26</u>	<u>8,285,800.37</u>	<u>7,744,037.11</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

In FY 2024 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

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

9/1/2023 – 9/30/2023

General

The FY 2024 Operating Budget and the Capital Budget were approved by the County Council in June. The FY 2025 budget prep will begin in November 2023.

Solicitations

The Suitland hotel solicitation was cancelled and will be reissued in the Fall of 2023.

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.

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 early 2024.

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. The reconstruction of Suitland Road should begin in early 2024.

Block J: Hotel and Parking Garage:

This parcel is owned in part by the Revenue and in part by the RDA. The RFP for a minority hotel developer was cancelled. A new RFP will be released in the Fall of 2023.

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 December 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. The Preliminary Plan of Subdivision (PPS) and the Detailed Site Plan (DSP) have been submitted to M-NCPPC. Construction is scheduled to begin on the two senior buildings in early 2024.

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 stainability 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. The project has been delayed by Pepco.

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	Under grant agreement	\$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	Under grant agreement.	\$350,000	0
			\$900,000	

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 Avenue Suite 350	Bethesda, MD 20814	-0-

Jordon One LLP	64 Old South River Road	Edgewater, MD 21037	-0-
Southern Avenue Associates LTD Partnership	2707 32 nd 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

The 2023 Commercial Property Improvement Plan (CPIP) was announced and released publicly on August 28, 2023. Program grant amount \$1.3k. Response to Questions will be posted on September 29, 2023. Submissions are due on October 16, 2023, by 12 noon.

Community Impact Grant

2023 Grant Applications

- **Currently being reviewed**

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 61st 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 Sept 1, 2023:	\$ 816,526.83

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
Total CIP			\$1,506,000,000	\$9,431,000	\$16,436,000	

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION NO. 2023-02

As of October 3, 2023

A resolution authorizing the Redevelopment Authority of Prince George's County to sell certain real property located at Hospital Drive in Hyattsville, Maryland for the purpose of furthering the County's goal of revitalizing the property.

WHEREAS, the Redevelopment Authority of Prince George's County (the "**Redevelopment Authority**") was authorized by CB-85-1997 pursuant to Chapter 266 of the Laws of Maryland, 1996; and

WHEREAS, the Charter of the Redevelopment Authority was approved by the County Council by CR-60-1998 and duly filed with the State of Maryland; and

WHEREAS, § 15B-103(a)(1)-(3) of the Prince George's County Code (the "**Code**") authorizes the Redevelopment Authority to purchase, within the boundary lines of the County, land and property of every kind by purchase, among other methods, and to sell or lease land or property, among other conveyances, for residential, commercial, or industrial development or redevelopment, including but not limited to the comprehensive renovation or rehabilitation thereof; and

WHEREAS, the Redevelopment Authority is currently authorized by § 15B-103(a) of the Code to sell or otherwise dispose of land or property for the aforementioned purposes; and

WHEREAS, staff has suggested such disposition in light of the current priorities of the Redevelopment Authority and has reviewed the details of the proposed transactions with the Board of Directors; and

WHEREAS, the Redevelopment Authority owns approximately 45 acres of real property located at 3001 and 3005 Hospital Drive in Hyattsville, Maryland, as further described in Exhibit A attached hereto (the "**Property**"); and

WHEREAS, on July 8, 2021, the Redevelopment Authority issued a formal solicitation, the Request for Conceptual Proposals RFP No. 2021-03 (the "**RFP**") for the redevelopment of the Property, and on September 30, 2021, Urban Atlantic Development LLC ("**UAD**") and Hometeamfive LLC (together with UAD, the "**Development Team**") responded to the RFP proposing redevelopment of the Property, to be completed in several phases; and

WHEREAS, in connection with the aforementioned redevelopment, the Redevelopment Authority desires to enter into that certain Master Development Agreement (the "**Master Development Agreement**") with Cheverly Partners, LLC, a Maryland limited liability company

(the “**Developer**”), whereby the Redevelopment Authority will (i) ground lease the Property to the Developer in phases (each, a “**Project Site**”) pursuant to one or more short-term ground leases (each, a “**Horizontal Ground Lease**”), pursuant to which the Developer will construct certain infrastructure and those public and common area on the ground-leased Property on a phased basis (the “**Infrastructure Work**”), and (ii) when and as portions of the Infrastructure Work are complete, release applicable portions of each Project Site from the Horizontal Ground Lease and convey the subdivided parcel of such real property to a separate developer entity which may or may not be the Developer (each such developer entity being a “**Vertical Developer**”) in fee simple (each, a “**Vertical Deed**”) (collectively, the “**Transactions**”); and

WHEREAS, conveyance of any Project Site pursuant to a Vertical Deed will be done to complete the vertical development of the Property, which is part of the total redevelopment project; and

WHEREAS, all Horizontal Ground Leases and Vertical Deeds shall be granted pursuant to the Master Development Agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Redevelopment Authority hereby authorizes the Redevelopment Authority to enter into the Master Development Agreement and the Transactions set forth therein, in accordance with the Code and other applicable laws; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to dispose of the Property in accordance with the Transactions, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection with the Transactions, including without limitation all Horizontal Ground Leases and the Vertical Deeds.

[Signatures Appear on Following Page]

SIGNATURE PAGE FOR RESOLUTION

I HEREBY CERTIFY that the foregoing Resolutions were duly adopted at the meeting of the Board of Directors of Redevelopment Authority of Prince George’s County, held on October 3, 2023 which meeting was duly called and held, in accordance with law and the bylaws of Redevelopment Authority of Prince George’s County and at which meeting a quorum was present and acting throughout, and that such Resolutions have not been repealed or amended and remain in full force and effect on the date hereof.

**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE’S COUNTY**

Leon Bailey, Jr., Chair

Alicia Cotton-Doney, Vice Chair

Madye Henson-McCannon, Member

Erma Barron, Member

Michelle Rice, Member

Ameenah Capers, Member

Aspasia Xypolia, Ex-Officio Member

Angie Rodgers, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel

EXHIBIT A

DESCRIPTION OF PROPERTY

Being the following described land and premises, situated in the 2nd Election District of the County of Prince George's, State of Maryland, and known and distinguished as:

1. .229 ac., Map 58, Grid F1, Part of Parcel 28; identified in Liber 00688 at Folio 053; Tax Account #02-3461845
2. 3.22 ac., Map 58, Grid E1, Parcel 126; identified in Liber 3016 at Folio 312; Tax Account #02-0161794
3. 3.11 ac., Map 58, Grid F1, Parcel 181; identified in Liber 3208 at Folio 046; Tax Account #02-3042256
4. 5.35 ac., Map 58, Grid E1, Parcel 117; identified in Liber 2983 at Folio 552; Tax Account #02-0161786
5. 1.00 ac., Map 58, Grid E1, Parcel 122; identified in Liber 2954 at Folio 198; Tax Account #02-0161802
6. .627 ac., Map 58, Grid E1, Part of Abandoned Inwood Street; Tax Account #02-0161760
7. 1.14 ac., Map 58, Grid F1, Part of Lots 25-44; identified in Liber 2946 at Folio 023; Tax Account #02-0161414
8. .030 ac., Map 51, Grid E1, Part of Lots 24-44; identified Liber 3077 at Folio 159; Tax Account #02-0161653
9. 0.17 ac., Map 58, Grid E1, Lots 45-47; identified in Liber 3051 at Folio 206; Tax Account #02-0161604
10. 0.29 ac., Map 58, Grid E1, Lots 48-52; identified in Liber 3051 at Folio 206; Tax Account #02-0161596
11. .117 ac., Map 58, Grid E1, Lots 53-54; identified in Liber 2948 at Folio 216; Tax Account #02-3234580
12. .058 ac., Map 58, Grid F1, Lot 55; identified in Liber 2948 at Folio 216; Tax Account #02-0161356
13. 0.17 ac., Map 58, Grid E1, Lots 56-58; identified in Liber 2948 at Folio 216; Tax Account #02-0161711
14. 0.23 ac., Map 58, Grid F1, Lots 59-62; identified in Liber 2948 at Folio 593; Tax Account #02-0161448
15. 0.23 ac., Map 58, Grid E1, Lots 63-66; identified in Liber 2948 at Folio 593; Tax Account #02-0161745
16. 0.11 ac., Map 58, Grid E1, Lots 67-68; identified in Liber 3005 at Folio 516; Tax Account #02-0161513
17. 0.17 ac., Map 58, Grid E1, Lots 69-7; identified in Liber 3003 at Folio 584;

Tax Account #02-0161505

18. 0.23 ac., Map 58, Grid E1, Lots 101-104; identified in Liber 3077 at Folio 159;
Tax Account #02-0161661
19. 0.17 ac., Map 58, Grid E1, Lots 105-107; identified in Liber 3205 at Folio 559;
Tax Account #02-0161695
20. 0.11 ac., Map 58, Grid E1, Lots 108-109; identified in Liber 2991 at Folio 535;
Tax Account #02-0161463
21. 0.17 ac., Map 58, Grid E1, Lots 110-112; identified in Liber 3205 at Folio 559;
Tax Account #02-0161687
22. 0.11 ac., Map 58, Grid E1, Lots 113-114; identified in Liber 3044 at Folio 342;
Tax Account #02-0161638
23. 0.11 ac., Map 58, Grid E1, Lots 115-116; identified in Liber 3044 at Folio 342;
Tax Account #02-0161620
24. .172 ac., Map 58, Grid E1, Lots 117-119; identified in Liber 3036 at Folio 125;
Tax Account #02-0161562
25. 0.11 ac., Map 58, Grid E1, Lots 120-121; identified in Liber 3036 at Folio 125;
Tax Account #02-0161554
26. 0.11 ac., Map 58, Grid F1, Lots 122-123; identified in Liber 3013 at Folio 228;
Tax Account #02-0161422
27. 0.11 ac., Map 58, Grid E1, Lots 124-125; identified in Liber 3026 at Folio 594;
Tax Account #02-0161539
28. 0.05 ac., Map 58, Grid E1, Lot 126; identified in Liber 3061 at Folio 039;
Tax Account #02-0161737
29. 0.11 ac., Map 58, Grid E1, Lots 127-128; identified in Liber 3045 at Folio 444;
Tax Account #02-0161588
30. 0.11 ac., Map 58, Grid E1, Lots 129-130; identified in Liber 3045 at Folio 444;
Tax Account #02-0161570
31. 0.11 ac., Map 58, Grid E1, Lots 131-132; identified in Liber 2948 at Folio 216;
Tax Account #02-0161729
32. 0.11 ac., Map 58, Grid E1, Lots 133-134; identified in Liber 2976 at Folio 514;
Tax Account #02-0161471
33. 0.05 ac., Map 58, Grid E1, Lot 135; identified in Liber 3061 at Folio 039;
Tax Account #02-0161646
34. 0.11 ac., Map 58, Grid E1, Lots 136-137; identified in Liber 3055 at Folio 485;
Tax Account #02-0161547
35. 0.11 ac., Map 58, Grid E1, Lots 138-139; identified in Liber 2991 at Folio 533;
Tax Account #02-0161489
36. 0.11 ac., Map 58, Grid F1, Lots 140-141; identified in Liber 2964 at Folio 329;
Tax Account #02-0161455
37. 0.11 ac., Map 58, Grid E1, Lots 142-143; identified in Liber 3051 at Folio 206;

Tax Account #02-0161612

38. 0.05 ac., Map 58, Grid F1, Lot 144; identified in Liber 3013 at Folio 229;
Tax Account #02-0161430