



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

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

**March 1, 2022**

**9:00 a.m.**

**Teleconference**



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

## **BOARD OF DIRECTORS MEETING**

**March 1, 2022 - 9:00 a.m.**

**Teleconference**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
  
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT
    - Minutes of the February 1, 2022, Board Meeting
  2. TREASURER'S REPORT
  
3. EXECUTIVE DIRECTOR'S REPORT
  1. PRESENTATION ON THE ADDISON PARK PROJECT
  2. PRESENTATION ON RDA'S IMPACT
  
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
  
5. FINAL REMARKS FROM THE GENERAL PUBLIC
  
6. ADJOURNMENT

**Next Meeting: April 5, 2022**

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

**Minutes of the Meeting, February 1, 2022**

**9:00 am**

**Teleconference**

**PRESENT**

**Board Members**

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

Michelle Rice

Alicia Doney

**Staff**

Stephen Paul

Ernest Williams

Gerald Konohia

Kanika Peterson

Lakeisha Smith

Sheila Roberts

Cheryl Douglas

Andrea Anderson

**Ex- Officio Members and Officer**

Aspasia Xypolia

Angie Rodgers

**General Counsel**

Tiffany Releford

**Guests**

## **Secretary Report**

Mr. Harrington called the teleconference meeting to order at 9:00 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the board minutes for the month of January. A motion to approve the minutes was made by Ms. Earle and seconded by Mr. Bailey, the motion passed.

## **Treasurer's Report**

Accountant Sheila Roberts addressed the board and informed the board the Operating expenses for the month of January totaled \$11,117.77 which included invoices from prior months that were received late. She stated that the administrative staff continues to communicate with the vendors to ensure that all invoices are submitted timely.

Ms. Roberts informed the board that the Capital expenses for the month of January totaled \$1,628,140.51. Ms. Roberts informed the board the project managers were in communication with all the contractors and sub-contractors to ensure timely billing. A motion to approve the treasurer's report was made by Ms. Earle and seconded by Mr. Bailey, the motion passed.

## **Executive Report**

Mr. Paul addressed the board and informed the board that the three parcels the Redevelopment Authority (RDA) had planned to originally purchase was not purchased. He stated that the lease agreement between the Mission of Love Charity was amended to expand the development site.

Mr. Paul addressed the board and discussed Resolution 2022-02 authorizing the RDA of Prince George's County to purchase certain real property known as 6180 Old Central Avenue, Capitol Heights, Maryland 20743 amending the agreement to Mission of Love Charities for the redevelopment of the Lyndon Hill school site for the purpose of furthering the County's goal of revitalizing the Blue Line Corridor. Ms. Barron addressed the board and inquired on the original plan for the site. Mr. Paul informed the board that the original plan was to purchase the three parcels, he stated that the new plan is to purchase another site and split the site into two separate buildings. Ms. Barron inquired if the quality of the site would be affected by splitting the site into two buildings. Mr. Paul stated the RDA has a developer on board with a plan to build with the same amenities and qualities for the site. Mr. Bailey addressed the board and questioned if the RDA presented an offer to JV Partner as a purchasing option. Mr. Paul informed the board that the offer was extended to JV Partner, and the offer was declined. Ms. Doney addressed the board and questioned if the RDA developments would surround the three parcels that the RDA originally wanted to purchase. Mr. Paul informed the board that the RDA's construction would surround the three parcels. Ms. Earle addressed the board and questioned if a site plan would be available to view before approving Resolution 2022-02. Mr. Paul stated that he could provide site plans for the project to the board after the meeting. Ms. Barron stated that she would like to approve the Resolution 2022-02 and have the notes reflect that the quality of the site developments was discussed. The board approved Resolution 2022-02, motion to approve Resolution 2022-02 was motioned by Mr. Bailey. A motion to approve the Resolution 2022-02 was approved by the board, the motion passed.

Mr. Paul stated that the board would need to enter into Executive Session to discuss the selection process of the Cheverly Hospital Project. A motion to execute an Executive session was made by Mr. Bailey, the Executive session was seconded by Ms. Earle. The board went into Executive session at 9:30am

The Board ended the Executive Session at 10:00am

**Open Discussion:**

Mr. Paul addressed the board for any questions, Mr. Harrington addressed the board and stated that he would like for the RDA to acquire more grocery store developments for upcoming sites in Cheverly and surrounding areas. Ms. Rodgers stated that she would review the economical development side on the grocery store concepts and will discuss with Mr. Paul on her reviews. Meeting adjourned 10:15am.

# **TREASURER'S REPORT**

## **As of February 23, 2022**

### **Operating Budget**

February's expenses under the operating budget totaled \$14,786.23. We continue to follow up with the vendors for any outstanding invoices. Currently the operating expense for the Pathway 2 Purchase administrative support is updated quarterly and will be recorded in the March report.

### **Capital Improvement Program**

For the month of February, the RDA received invoices totaling \$1,541,036.70. The project managers continue communications with all the contractors and sub-contractors to ensure timely billing. The major expense this month is listed under construction as the RDA continues to work diligently to complete major projects.

**OPERATING BUDGET**  
(As of February 23, 2022)

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>				
410300 County Contribution	(14,786.23)	(260,480.22)	673,500.00	413,019.78
<b>Total - Revenue</b>	<u>(14,786.23)</u>	<u>(260,480.22)</u>	<u>673,500.00</u>	<u>413,019.78</u>
<b>Expense</b>				
<b>Board Expense</b>				
511311 Allowances (Stipends)	4,500.00	15,900.00	25,000.00	9,100.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
514103 Awards and Presentation	0.00	81.00	0.00	(81.00)
<b>Total - Board Expense</b>	<u>4,500.00</u>	<u>15,981.00</u>	<u>29,000.00</u>	<u>13,019.00</u>
<b>Operating Expense</b>				
510111 Telephone- Regular Service	0.00	68.03	0.00	(68.03)
510114 Telephone- Wireless/ Cellphone	309.28	2,377.45	0.00	(2,377.45)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	0.00	70.45	0.00	(70.45)
510911 Advertising	0.00	286.00	0.00	(286.00)
511111 Memberships	0.00	450.00	0.00	(450.00)
511519 Other Insurance Premiums	0.00	7,742.00	25,000.00	17,258.00
511702 Catering <sup>b</sup>	0.00	0.00	0.00	0.00
511703 Temporary Clerical/ Administration	0.00	0.00	40,000.00	40,000.00
511704 Professional Service/Legal	0.00	14,609.80	90,000.00	75,390.20
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00
511717 Professional Service Claim	0.00	3,813.40	0.00	(3,813.40)
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	60,000.00	60,000.00
511722 Consultants and Studies	8,200.00	23,200.00	3,000.00	(20,200.00)
511749 Other General and Administration	0.00	0.00	0.00	0.00
511799 Other Operating Contract Service	497.00	3,359.33	0.00	(3,359.33)
511801 General Office Supplies	120.04	724.00	38,200.00	37,476.00
511808 Printing Charges	0.00	0.00	0.00	0.00
511890 Other Operating Supplies	1,159.91	1,530.83	0.00	(1,530.83)
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support <sup>c</sup>	0.00	180,267.93	361,300.00	181,032.07
514102 Meals & Miscellaneous Reimbursement	0.00	0.00	0.00	0.00
514103 Awards and Presentation	0.00	0.00	0.00	0.00
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
<b>Total - RDA Operating Expense</b>	<u>10,286.23</u>	<u>244,499.22</u>	<u>644,500.00</u>	<u>400,000.78</u>
<b>Total Expense</b>	<u>14,786.23</u>	<u>260,480.22</u>	<u>673,500.00</u>	<u>413,019.78</u>
<b>Net Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**Notes:**

The negative amount listed in the revenue section represents the expenses for the month to be deducted from the total revenue at the point and time of the reports.

In FY 2022 you will not see entries listed from sales and other miscellaneous income receipted in the revenue section unless it has been included in the authorized spending authority for the fiscal year. All miscellaneous income received will be indicated in the notes section to track any funds received.

<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. At this time the we do not have the approved and verified amount to carryforward for the operating account.

<sup>b</sup> Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party. Depending on the state of the pandemic this may or may not be expended for the intended purpose. Funds may be used for other staff incentives.

<sup>c</sup> Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs will be updated on a quarterly basis.

**CAPITAL BUDGET SUMMARY**  
(As of February 23, 2022)

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	(283,648.58)	(816,381.74)	6,946,240.89	6,129,859.15
499994 Other Project Revenue	(1,257,388.12)	(5,063,077.18)	16,514,000.00	11,450,922.82
<b>Total Revenue<sup>o</sup></b>	<b>(1,541,036.70)</b>	<b>(5,879,458.92)</b>	<b>23,460,240.89</b>	<b>17,580,781.97</b>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	2,450.50	142,018.66	500,000.00	357,981.34
527110 Land Costs	0.00	0.00	1,935,508.42	1,935,508.42
527123 Outside Appraisals/Legal	0.00	4000.00	0.00	(4,000.00)
527211 Construction	1,251,287.62	4,096,720.04	21,024,732.47	16,918,316.43
527214 Other related Cost	300.00	300.00	0.00	(300.00)
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	1568.79	0.00	(1,568.79)
527212 Contract Engineering	3,000.00	61,597.08	0.00	(51,901.08)
527227 Landscape/ Beautification	350.00	738,072.61	0.00	(738,072.61)
527346 Other Non- Defined Projects	283,648.58	835,181.74	0.00	(835,181.74)
<b>Total Expense</b>	<b>1,541,036.70</b>	<b>5,879,458.92</b>	<b>23,460,240.89</b>	<b>17,580,781.97</b>
<b>REMAINING BUDGET</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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<sup>a</sup>The Fund Balance is the carryover of unspent funds from the previous Fiscal Year. The calculation of the fund balance is based on a cumulative amount of all authorized allocations and expenses.



**ADDISON ROAD**  
**(As of February 23, 2022)**

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance Carry Foward <sup>a</sup>			935,508.42	935,508.42
499994 Other Project Revenue	(3,000.00)	(77,824.08)	250,000.00	172,175.92
<b>Total Revenue</b>	<b>(3,000.00)</b>	<b>(77,824.08)</b>	<b>1,185,508.42</b>	<b>1,107,684.34</b>
<b>Expense</b>				
527110 Land Costs	0.00	0.00	935,508.42	935,508.42
527010 Design	0.00	0.00	250,000.00	250,000.00
527227 Landscape/Beautification to include Maintenance	0.00	28,375.00	0.00	(28,375.00)
527211 Construction	0.00	0.00	0.00	0.00
527212 Contract Engineering	3,000.00	45,449.08	0.00	(45,449.08)
527123 Outside Appraisals/Legal	0.00	4,000.00	0.00	(4,000.00)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	0.00	0.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>3,000.00</b>	<b>77,824.08</b>	<b>1,185,508.42</b>	<b>1,107,684.34</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Notes:**

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Correction of -10.00 made under Landscaping and Beautification  
Other Miscellaneous revenue deposited in the amount of \$19,067.00.

**CHEVERLY**  
**(As of February 23, 2022)**

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	311,178.23	311,178.23
499994 Other Project Revenue	0.00	(1,485.00)	736,000.00	734,515.00
<b>Total Revenue</b>	<b>0.00</b>	<b>(1,485.00)</b>	<b>1,047,178.23</b>	<b>1,045,693.23</b>
<b>Expense</b>				
527227 Landscape/Beautification to include Maintenance	0.00	1,485.00	0.00	(1,485.00)
527211 Construction	0.00	0.00	1,047,178.23	1,047,178.23
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>0.00</b>	<b>1,485.00</b>	<b>1,047,178.23</b>	<b>1,045,693.23</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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**COUNTYWIDE REVITALIZATION**  
(As of February 23, 2022)

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	(283,648.58)	(816,381.74)	4,580,675.75	3,764,294.01
499994 Other Project Revenue		(129,145.45)	250,000.00	120,854.55
<b>Total Revenue</b>	<u>(283,648.58)</u>	<u>(945,527.19)</u>	<u>4,830,675.75</u>	<u>3,885,148.56</u>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	129,145.45	250,000.00	120,854.55
527211 Construction	0.00	0.00	4,580,675.75	4,580,675.75
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00
527346 Community Impact Grants	37,500.00	393,653.93	0.00	(393,653.93)
527346 Commercial Property Improvement Program	246,148.58	422,727.81	0.00	(422,727.81)
527346 Northern Gateway Project	0.00	0.00	0.00	0.00
527346 PEPCO Energy Project	0.00	0.00	0.00	0.00
527346 Purple Line Corridor	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>283,648.58</u>	<u>945,527.19</u>	<u>4,830,675.75</u>	<u>3,885,148.56</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

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**GLENARDEN APARTMENT REDEVELOPMENT**  
(As of February 23, 2022)

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget
<b>Revenue</b>				
491010 Fund Balance <sup>a</sup>	0.00	0.00	694,762.62	694,762.62
499994 Other Project Revenue Budget	(12,800.25)	(709,146.40)	6,378,000.00	5,668,853.60
<b>Total Revenue</b>	<u>(12,800.25)</u>	<u>(709,146.40)</u>	<u>7,072,762.62</u>	<u>6,363,616.22</u>
<b>Expense</b>				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	2,450.50	9,093.21	0.00	(9,093.21)
527211 Construction	10,349.75	674,258.44	7,072,762.62	6,388,808.18
527212 Contract Engineering	0.00	10,349.75	0.00	(653.75)
527227 Landscape/ Beautification	0.00	15,445.00	0.00	(15,445.00)
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>12,800.25</u>	<u>709,146.40</u>	<u>7,072,762.62</u>	<u>6,363,616.22</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>

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Other Miscellaneous revenue deposited 08/14/2021 Glenarden Partnership Distribution 14,649.75

**SUITLAND MANOR**  
**(As of February 23, 2022)**

Revenue and Expenditure Categories with Accounting Code	February Actuals	FY 2022 YTD	Approved FY 2022 Budget + the Fund Balance Carryforward	Remaining Budget	
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	0.00	424,115.87	424,115.87	
499994 Other Project Revenue	(1,241,587.87)	(4,145,476.25)	8,900,000.00	4,754,523.75	
<b>Total Revenue</b>	<u>(1,241,587.87)</u>	<u>(4,145,476.25)</u>	<u>9,324,115.87</u>	<u>5,178,639.62</u>	
<b>Expense</b>					
527010 Design	0.00	3,780.00	0.00	(3,780.00)	
527110 Land Costs	0.00	0.00	1,000,000.00	1,000,000.00	
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	
527211 Construction/Maintenance	1,240,937.87	3,422,461.60	8,324,115.87	4,901,654.27	
527212 Contract Engineering	0.00	5,798.25	0.00	(5,798.25)	
527214 Other related Cost	300.00	300.00	0.00	(300.00)	
527216 Material Test Consultants	0.00	0.00	0.00	0.00	
527221 Pepco	0.00	1,568.79	0.00	(1,568.79)	
527227 Landscape/ Beautification	350.00	692,767.61	0.00	(692,767.61)	
527346 Other Non-defined Project Cost	0.00	18,800.00	0.00	(18,800.00)	
<b>Total Expense</b>	<u>1,241,587.87</u>	<u>4,145,476.25</u>	<u>9,324,115.87</u>	<u>5,178,639.62</u>	2.25
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	

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The budget line for Suitland is a combination of two (2) wbs accounts one (1) for regular expenses and one (1) for land cost.

A deposited in the amount of \$20,565.00 was receipted in Miscellaneous income for program income.

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

**2/1/2022 – 2/28/2022**

**General**

The FY 2021 audit and year end close out is ongoing. The FY 2023 budget has been submitted to the Office of Management and Budget (OMB). The next step is to meet with the Office of Audits and Investigations then the County Council.

**Solicitations**

The Pepco/Forestville project RFP and the Cheverly hospital site redevelopment RFP were released on July 8, 2021. Proposals were due for the hospital site on September 30, 2021. The Pepco/Forestville RFP due date was extended to October 21, 2021. A development team led by Haverford Homes has been selected for the Pepco/Forestville project. A development team led by Urban Atlantic and Hometeam Five has been selected for the former hospital site in Cheverly.

**Glenarden Hills**

**Rubble Removal and Rough Grading**

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

**Rubble Removal Gap Funding Efforts**

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. The RDA has been awarded \$1 million in grant funds. The grant funds have been received.

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

The development team’s application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This was the third unsuccessful application for Phase 2B. 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 is in design.

## **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 are in process of being demolished. The lease of 4524 Suitland Road has been finalized and executed. The building is being cleaned up to show prospective tenants.

### *Townhouses*

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 180 sales so far, and more than 200 homeowners are now moved in. The initial 219 lots have been sold.

### *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 construction phase and scheduled to open in March 2022.

### *Infrastructure Construction:*

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

## **Housing Rehabilitation Assistance Program II**

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

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, seventy-two (72) loans for \$3,759,306.50 have closed. Total HRAP II expenses are \$774,710.36. So far 90.95%, or \$4,593,389.36 of the \$5,050,647.86 budget, has been committed.

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

### **Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program**

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management. The RDA has approved HOPE's 6th invoice for \$49,133.61 and has forward the RFP packet to DPIE for payment. This final invoice zero-out the programs budget. Total expenditures to date are \$330,000. This project is now complete.

## **Commercial Property Improvement Grant Program (CPIP)**

### **CPIP AWARDEES AND CURRENT STATUS**

#### **CPIP 2020 NOFA**

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

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



**Project Update:**

**2020 CPIP Awardees**

<b>Retail Center</b>	<b>Address</b>	<b>Current Status</b>	<b>CCIP Award Amount</b>	<b>Grant Drawn</b>
4410 Powder Mill Road	4410 Powder Mill Road Beltsville, MD	Grant agreement executed	\$108,850	\$100,443.50
Chestnut Hills Shopping Center	10450-10500-10508 Baltimore Ave Beltsville, MD	Grant agreement executed	\$61,670	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue Beltsville, MD	Grant agreement executed	\$87,500	\$78,284
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue Laurel, MD	Grant agreement executed	\$231,980	
The Shops at Chillum Road	3100 Queens Chillum Road Hyattsville MD	Grant agreement executed	\$350,000	\$350,000
Marlboro Crossing	5700 Crain Highway Upper Marlboro, MD	Project completed and closed	\$60,000	\$59,200
			<b>\$900,000</b>	<b>\$649,597.50</b>

**CCIP 2021 NOFA**

There was a total of eight submissions received from the following retail centers for round three. Program funding **\$1Million**. Retail grant request **\$1.5Million**. **Five** out of the **six** retail centers for 2021 were granted extensions due to pricing delays because of the current pandemic has also delayed the execution of their grant agreements.

<b>Retail Center</b>	<b>Address</b>	<b>Current Status</b>	<b>CCIP Award Amount</b>	<b>Grant Drawn</b>
Queens Chapel Town Center	2900 Hamlin Street Hyattsville, MD 20782	Grant agreement executed	295,128	
Steward Village Shopping Center	9701 Fort Meade Road Laurel, MD 20707	Retail Center working on post selection items	\$104,688	
Laurel Shopping Center	910 Fairlawn Avenue Laurel, MD 20707	Grant agreement executed	\$191,675	\$191,675

Crestview Square Shopping Center	6601-6747 Annapolis Road Landover Hills, MD 20784	Grant agreement executed	\$211,032	
St. Barnabas Shopping Plaza	4516-4534 St. Barnabas Road Temple Hills, MD 20748	Retail Center working on post selection items	\$109,688	
St. Barnabas Square	3609 St. Barnabas Road Suitland, MD 20746	Retail Center working on post selection items	\$87,789	Due to prior construction projects, retail center has redrawn from the CPIP program
			<b>1,000,000</b>	

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

<b>Retail Center</b>	<b>Address</b>	<b>City, State</b>	<b>Award Amount</b>
University Place Center LLC	15942 Shady Grove Road	Gaithersburg, MD 20877	-0-
Sargent Road LP	4919 Bethesda Avenue Suite 200	Bethesda, MD 20814	-0-

### **Gateway Arts District**

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction was completed in January 2020. Leasing is ongoing. As of October 2021, occupancy was at 95%.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by a food hall with various vendors.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant is now open. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

## **6700 Riverdale Road Property**

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. 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 exploring financing options.

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

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

**Blue Line Corridor Opportunity Zone Redevelopment:** The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan.

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

A second project across Old Central Avenue is now being planned and several parcels would need to be acquired for that project. A resolution was approved authorizing the purchase of those parcels.

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

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

*Hotel Model*

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

*LEED*

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

*Closing*

The Project closed in September 2021. The project is now in the entitlement and permitting phase. Construction should begin in 2022.

### **Cheverly Hospital Site**

Planning for the redevelopment of the Cheverly Hospital site has begun and a design team has been retained to come up with concept plans for the site. The concept plans have been used to solicit community input in the design of the site prior to the release of an RFP to select a master developer. The RFP was released on July 8, 2021 and proposals were due September 30, 2021. Proposals were received and are being evaluated by the PAG.

### **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. Since there has been no movement on the site with the Fire Department, the site is to be transferred to the Housing Authority for the development of a mixed income community.

### **Pepco/Forestville Development**

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and sustainability services to aid in the concept design. The site is zoned for town houses and will be developed as a connected community with on-site electrical generating capabilities and a variety of sustainable building techniques. A design team has been retained to create a concept plan for the site. 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.

### **Glenn Dale Hospital Revitalization**

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander

Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Spring of 2020.

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

## **Community Impact Grant**

### **COMMUNITY IMPACT GRANT UPDATES:**

The FY 2022 Community Impact Grant Notice of Funds Available was released to the public Monday, January 24, 2022. There is \$200,000 available to 501C3 organizations for this round of funding. Deadline to apply is February 21, 2022.

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

The RDA secured \$955,704.65 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	24
Loans being processed	0
Loans clear to close	0
Loans closed	24
Loans sent back	1

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

Homebuyer 8-hour Housing Counseling Classes: 2150 First Time Homebuyers

## **Economic Impact**

Pathway to Purchase Loans:	\$ 201,243.63
County Property Taxes Generated:	\$ 76,541.96
Taxes:	\$ 103,102.05
County Recordation & Transfer	
Remaining Balance as of March 1, 2022:	\$ 945,704.65

### **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 2022 Project Revenue (Est.)	FY 2022 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$1,000,000 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		\$1,400,000 CIP	Community Impact Grants and CIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$735,000	\$736,000 CIP	Hotel site closed 9/3/2021
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	\$50,000	\$6,378,000 CIP	Construction ongoing
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$8,900,000 CIP	Construction ongoing

Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Pre-developm ent
<b>Total CIP</b>			<b>\$1,031,000,000</b>	<b>\$6,035,000</b>	<b>\$18,414,000</b>	