



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

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

**April 2, 2019**  
**8:30 a.m.**

**9200 Basil Court,  
2<sup>ND</sup> Floor Conference Room  
Largo, MD 20774**



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

## **BOARD OF DIRECTORS MEETING**

**April 2, 2019 - 8:30 a.m.**

**9200 Basil Court, 2<sup>nd</sup> Floor  
Largo, Maryland 20774**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT  
(Minutes of the March 13, 2019 Board Meeting)
  2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. OPEN BOARD DISCUSSION
  1. RDA BUDGET DISCUSSION
  2. REVIEW POLICIES AND PROCEDURES FOR ACQUISITION  
AND DISPOSITION OF REAL PROPERTY
5. FINAL REMARKS FROM THE VICE CHAIRMAN AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

**Next Meeting: MAY 7, 2019**

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

**Minutes of the Meeting, March 13, 2019 8:30 am  
9200 Basil Court, 2<sup>nd</sup> Floor, Largo, MD 20774**

**PRESENT**

**Board Members**

David Harrington, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Glenda Hodges

**Staff**

Adewale Dada

Andrea Anderson

Patricia Omondi

Lakeisha Smith

Stephen Paul

Rosalyn Clemens

**Ex- Officio Members and Officer**

Estella Alexander

Raymond Gilley

**Community Advisory Committee**

None

• **CALL TO ORDER:**

The meeting was called to order at 8:45 AM. Quorum Present: Vice Chair David Harrington, Erma Barron, Glenda Hodges, Ronnette Earle and John Tabori.

- **SECRETARY'S REPORT:**

Vice Chair David Harrington introduced Raymond Gilley, the Deputy Chief Administrative Officer (DCAO) for Economic Development to the board members and staff and welcomed him to his first RDA Board Meeting. The board was given the opportunity to review the minutes from the February meeting, a motion to approve the February minutes was motioned by Glenda Hodges and seconded by Ronnette Earle.

- **TREASURER'S REPORT:**

Adewale Dada briefed the board on the Treasurer's report. Mr. Dada informed the board that since the beginning of the fiscal year, the Authority received \$224,321.00 in operating income from the County. Mr. Dada stated that in the same period, board expenses totaled \$14,000 or 46% of the budgeted amount and non-board expenses (specifically contractual and administrative costs) totaled \$73,000 or 24% of the budgeted amount. Mr. Dada stated compared to January's expenses, non-board expenses increased by \$25,000 due to the final payment of \$20,000 to RDA's former legal counsel – Isaac Marks.

Mr. Dada discussed the Capital Budget and stated that the Year to Date (YTD) revenues of \$11.2 million consisted of a \$10.5 million PAYGO contribution from the County, he stated that \$245,000 was received in reimbursement from the State for the Net Zero Energy Homes project in Fairmount Heights, and \$384,000 reimbursement for demolition work from the Suitland Site. Mr. Dada stated that the Capital costs are \$7.5 Million with the bulk of it going to construction for the Suitland and Glenarden Capital Improvement Program (CIP) and a \$1.5 million loan payoff to the Revenue Authority, he informed the board that RDA has a current fund balance of \$6.7 million.

Mr. Harrington addressed the board and asked if there were any questions relating to Mr. Dada's report. Mr. John Tabori in response stated that there were no additional questions and proceeded with moving a motion. A motion to approve the Treasures report was presented by John Tabori and seconded by Erma Barron. The Treasurer's Report was unanimously approved.

- **EXECUTIVE DIRECTOR'S REPORT:**

Stephen Paul informed the board that the meeting will address RDA's Resolution for the Procedures and Acquisition of Disposition of Real Property, and as well review the proposed changes to the Procurement Policy.

Stephen Paul stated that there were no issues with the operating budget, he informed the board that the funds requested for the Capital budget were not received for FY19 Glenarden Project Infrastructure funding. Mr. Paul stated that the budget issues would be addressed in a follow up budget meeting with DCAO Raymond Gilley and Chief Administrative Officer (CAO) Major Riddick to propose a long-term funding plan in obtaining the funds needed for the project. Mr. Harrington inquired about the issue with

CIP funding request to which Mr. Paul stated that the \$5 million requested for FY19 and \$5 million requested for FY20 was not received due to the commitment changes in the Administration. Mr. Paul informed the board that majority of the Authority's capital income is generally funded out of the PAYGO funds which comes out of the County general funds.

Ronnette Earle expressed concerns as to how RDA commits to future projects without securing the funds. Mr. Paul stated that the funding issues stems from the decisions made by the previous administration. He also stated that the Office of Finance informed RDA that there was a positive fund balance in the Glenarden project. However, after reconciling the budget, the Office of Finance stated that the funds were not applied to the Glenarden budget account, prompting the positive account balance to be zeroed out. Ms. Glenda Hodges inquired whether timing was a factor for the funds not being available, Mr. Paul stated no, and that timing was not a variable in the budget situation, he informed the board that the balance was corrected when RDA switched over to the new financial system from the old financial system.

Stephen Paul addressed the Glenarden project, in which Rosalyn Clemens informed the board on. She stated that the Glenarden Letter of Intent (LOI) solicitation closed last month, she stated that there were two proposals received (1) Shepherd from out of DC, (2) NVR which she informed the board is RDA's homebuilder partner. Ms. Clemens stated that Pennrose is currently reviewing those two proposals for the 97 Town Home Lots, she also stated that the NVR proposal deemed most beneficial to the Authority, as they had offered a 30-40% premium.

Ms. Clemens informed the board the leasing for Phase 1 for the Glenarden Apartments has begun, and as of last month 600 people expressed interest in returning to the apartments in addition to the 130 former residents that were relocated. Phase 2A is scheduled to close at the end of this summer, the project received the 4% tax exempt bonds from Community Development Association (CDA). Ms. Clemens stated that Phase 2B is currently facing financial challenges, she stated that Pennrose had sought a 9% competitive tax credit through round two bid and did not get the funding. Ms. Clemens informed the board that although there was a huge financial gap with Phase 2B, the RDA is working with Pennrose and will try to fill in the gap with the Housing Trust Fund dollars. Mr. Harrington asked if the denial for the 9% tax credit was from the State, Ms. Clemens in response stated yes, and that despite Pennrose's efforts for Phase 2B's the 9% credit round proved to be too competitive which resulted in being denied, she informed the board that Pennrose will re-apply in May for the next round. Ms. Clemens expressed her concerns to the board that the Glenarden project is still dealing with challenges as far as the funding for the rubble removal. RDA is working with the Office of Management and Budget (OMB) and the Administration to meet the infrastructure funding which has a commitment of \$16 Million. Ms. Clemens stated that RDA has asked for \$5 Million and is currently working with OMB to secure the funds.

Ronnette Earle expressed concerns as to how funding would be handled for multiple projects with a funding shortage, and how those projects would be prioritized financially. Mr. Paul replied stating that one of those projects being the Suitland Project is financially

sound due to a current \$22 million-dollar bond sale, and the land sale revenue, he stated that with those revenues the projected funds would support the infrastructures for Phases 1,2 and 3. Mr. Paul informed the board that the cost for Phase 4 was very minor, and that the funding for Phases 1 thru 3 were financially set in place. Ms. Earle asked Mr. Paul if there were any funding issues with any other projects, Mr. Paul replied that the only project with funding issues was the Glenarden project. Ms. Earle addressed her previous question as to how priority was determined for multiple projects that were in the pipeline for funding. Acting Director Estella Alexander addressed Ms. Earle's inquiry stating that the RDA went before the new Administration with a budget presentation. Ms. Alexander stated that the funding issues with Glenarden was presented to CAO Major Riddick. She stated that Mr. Riddick suggested that he will conduct a meeting with DCAO Raymond Gilley and the RDA to discuss the funding issues for the Glenarden project.

Mr. Tabori inquired about the purchase of the Glenarden Apartments and questioned who the seller was. Mr. Paul informed the board the Department of Housing and Urban Development (HUD) foreclosed on the property. Ms. Clemens stated that HUD sold the property to RDA for \$5.9 Million with a balance of \$2.4 Million left to pay. Ms. Clemens stated that RDA reached out to the HUD Disposition Office in Texas to see if the remaining balance of \$2.4 million could be waived due to the circumstances. The HUD office stated that the only way a Federal debt could be waived would be through special legislation. Ms. Clemens informed the board that HUD has provided relief by delaying due payments deferring payment for phase 3. In resolution, Ms. Clemens stated that Major Riddick advised RDA to seek aid from Congress member Anthony Brown's office to address the Glenarden issue.

Mr. Harrington addressed, and informed the board of the allotted time for the Board meeting. Mr. Paul provided the Board with the Policy and Procedures for Acquisition and Disposition of Real Property Resolution 2019-1 to review and sign. Ms. Barron addressed the board and suggested that the changes in the policy should be highlighted in the index for tracking purposes. Mr. Paul stated that revisions will be made to the policy to track the changes that were previously made. Resolution 2019-1 was signed by the board, Mr. Tabori made a motion, and it was seconded by Glenda Hodges to approve Resolution 2019-1

# TREASURER'S REPORT

March 27, 2019

## OPERATING BUDGET

Operating revenues at the end of the third-quarter of FY 2019 totaled \$335,288 and includes the entire County's grant to the Redevelopment Authority. Excluding federal grants, operating revenues remained flat while operating expenses increased by \$5,266 in March. Below is a breakdown of major changes in last month's operating expenditures:

Expense Type	Expense Amount	Notes
Board Expenses	\$2,094	Member stipends and meeting costs
Staffing Services	\$1,622	Salary for administrative assistant
Office Supplies	\$1,050	General supplies and phone costs
Staff Development	\$500	Annual Women's History Month Luncheon

## CAPITAL IMPROVEMENT PROGRAM

At the end of March 2019, available CIP funds totaled \$5.5 million and the projected FY 2019 ending fund balance is \$7.8 million. Available CIP funds are down \$1.3 million from February mainly due to construction costs at Suitland. In March, YTD revenues remained unchanged from February. In the same period, YTD expenses increased by \$1,253,682. Below are the major changes in March's CIP expenditures:

Project Name	Expense Amount	Description
Countywide Revitalization	\$50,785	Community Impact Grants
Suitland	\$1,202,897	Construction, design and inspections

**OPERATING BUDGET<sup>a</sup>**  
(as of March 27, 2019)

	FY 2017 ACTUAL	FY 2018 ACTUAL <sup>b</sup>	FY 2019 BUDGET <sup>c</sup>	FY 2019 YTD <sup>d</sup>	FY 2019 ESTIMATE
<b>BEGINNING FUND BALANCE</b>	\$ 92,647	\$ 104,821	\$ 38,265	\$ 240,682	\$ 240,682
County Operating Grant	233,700	317,600	333,500	333,500	333,500
CDBG - Pathway to Purchase Program <sup>e</sup>	313,700	352,600	363,200	363,200	363,200
CDBG - Suitland Façade Program <sup>f</sup>	42,518	154,793	-	96,205	96,200
Technical Assistance Fee - HRAP <sup>g</sup>	-	-	-	-	-
Technical Assistance Fee - MNCPPC <sup>g</sup>	-	-	-	-	-
Miscellaneous Revenues	-	2,871	-	1,788	-
<b>TOTAL REVENUES</b>	<b>\$ 589,918</b>	<b>\$ 827,864</b>	<b>\$ 696,700</b>	<b>\$ 794,694</b>	<b>\$ 792,900</b>
Board Meeting Expenses	2,026	1,372	2,000	839	2,000
Board Member Stipends	18,997	19,600	28,500	15,200	21,200
Board Member Development	-	-	-	134	300
<b>Total Board Expenses</b>	<b>21,023</b>	<b>20,972</b>	<b>30,500</b>	<b>16,173</b>	<b>23,500</b>
General Counsel Fees	66,635	67,605	90,000	20,310	75,000
Consultants & Feasibility Studies <sup>h</sup>	-	-	30,000	-	-
Redevelopment Capacity Building <sup>i</sup>	-	-	-	-	-
External Auditor Fees <sup>j</sup>	8,500	7,500	20,000	-	10,000
Fiscal Management Services <sup>k</sup>	60,000	60,000	60,000	-	60,000
Commercial Insurance Premiums	4,935	3,563	27,000	11,342	20,000
Staffing Services	34,117	39,674	45,000	27,416	45,900
Equipment Leasing	5,388	6,486	6,000	6,075	7,000
<b>Total Contractual Expenses</b>	<b>179,575</b>	<b>184,828</b>	<b>278,000</b>	<b>65,142</b>	<b>217,900</b>
Staff Training & Development	-	-	5,000	500	30,300
Office Supplies & Other Costs	20,656	14,154	20,000	10,423	16,900
<b>Total Administrative Expenses</b>	<b>20,656</b>	<b>14,154</b>	<b>25,000</b>	<b>10,923</b>	<b>47,200</b>
CDBG - Pathway to Purchase Program	313,700	352,600	363,200	363,200	363,200
CDBG - Suitland Façade Program	42,790	119,449	-	5,003	5,000
Other Expenses	-	-	-	-	-
<b>Total Capital Outlay Costs</b>	<b>356,490</b>	<b>472,049</b>	<b>363,200</b>	<b>368,203</b>	<b>368,200</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 577,744</b>	<b>\$ 692,002</b>	<b>\$ 696,700</b>	<b>\$ 460,441</b>	<b>\$ 656,800</b>
Operating Balance - Surplus/(Deficit)	12,174	135,862	-	334,252	136,100
Other Adjustments	-	-	-	-	-
<b>ENDING FUND BALANCE</b>	<b>\$ 104,821</b>	<b>\$ 240,682</b>	<b>\$ 38,265</b>	<b>\$ 574,935</b>	<b>\$ 376,782</b>

**Notes:**

- a. The Authority's operating budget is funded from a variety of sources - General, Special Revenue, Internal Service and Enterprise funds.
- b. FY18 beginning fund balance may consist of unaudited and unreconciled revenue and expenditure items.
- 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. Reimbursement from CDBG for Suitland residential improvement projects that ended in FY18.
- g. Income generated from consulting services for the MNCPPC Glendale Hospital and administering the HRAP project.
- h. Reserved funds for consulting services (technical studies and project management):
- i. Reserved funds for training and capacity building services for local redevelopment partners:
- j. Fixed fees for auditing services provided by the accounting firm CliftonLarsonAllen LLP.
- k. Fixed fees for accounting services provided by the Office of Finance.



## CAPITAL BUDGET

(as of March 27, 2019)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
<b>BEGINNING FUND BALANCE</b>	\$ 8,647,103	\$ 10,644,932	N/A	\$ 3,007,157	\$ 3,007,157
County Contribution	3,650,000	2,000,000	16,713,000	10,500,000	28,500,000
State Grants	480,050	-	-	244,950	344,950
Property Sales	(59,682)	1,673,732	-	-	2,000,000
Other Revenue	12,927	325,856	-	476,904	462,055
<b>TOTAL REVENUE</b>	<b>\$ 4,083,295</b>	<b>\$ 3,999,588</b>	<b>\$ 16,713,000</b>	<b>\$ 11,221,854</b>	<b>\$ 31,307,005</b>
Acquisition	-	212,856	-	-	-
Demolition	-	2,709,975	2,600,000	-	2,529,367
Construction	214,061	4,244,626	10,613,000	5,876,906	18,412,314
Maintenance	123,710	67,310	-	78,962	27,995
Pre-development & Design	1,346,155	2,236,001	1,000,000	1,011,467	1,091,895
Financing Costs	110,553	1,744,322	1,500,000	1,484,924	1,484,924
Community Grants	-	-	750,000	-	2,921,956
Other Expenses	290,987	422,273	250,000	306,335	66,944
<b>TOTAL EXPENSES</b>	<b>\$ 2,085,466</b>	<b>\$ 11,637,363</b>	<b>\$ 16,713,000</b>	<b>\$ 8,758,593</b>	<b>\$ 26,535,395</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 10,644,932</b>	<b>\$ 3,007,157</b>	<b>N/A</b>	<b>\$ 5,470,418</b>	<b>\$ 7,778,768</b>

**Notes:**

1. Funding for RDA's Capital Improvement Program (CIP) includes County PAYGO contributions, State Grants, Federal Grants, Developer Contributions, General Obligation Bonds, Proceeds from Property Sales and Other Revenues.
2. The FY 2019 CIP was approved by the County Council and RDA allocates the appropriated \$16.7 million for capital expenditures based on project spending priorities and anticipated revenues in upcoming fiscal years in the CIP.
3. The FY19 Estimate for County Contribution is \$18 million higher than the FY19 YTD figure, accounting for the delayed FY18 appropriation in the same amount for the Suitland CIP.
4. The reported fund balance at the end of the fiscal year are committed funds (non-discretionary) for approved capital projects.

## 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
<b>BEGINNING FUND BALANCE</b>	\$ 388,479	\$ 334,451	N/A	\$ 98,369	\$ 98,369
County Contribution	-	-	1,000,000	1,000,000	1,000,000
State Grants <sup>1</sup>	5,050	-	-	244,950	344,950
Property Sales	-	-	-	-	-
Other Revenue	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>5,050</b>	<b>-</b>	<b>1,000,000</b>	<b>1,244,950</b>	<b>1,344,950</b>
Acquisition	-	212,856	-	-	-
Demolition	-	-	-	-	-
Construction	-	-	-	-	600,000
Maintenance	2,787	-	-	2,835	2,835
Pre-development & Design	-	6,030	-	12,450	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	-	-	-
<b>TOTAL EXPENSES</b>	<b>59,078</b>	<b>236,082</b>	<b>1,000,000</b>	<b>15,285</b>	<b>741,735</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 334,451</b>	<b>\$ 98,369</b>	<b>N/A</b>	<b>\$ 1,328,034</b>	<b>\$ 701,584</b>

**Notes:**

- The Blue Line Façade program (\$130K budget funded from a \$100K State grant and a \$30K RDA match) and the Fairmount Heights Net Zero program will receive \$250K reimbursement for land purchase. Program implementation should begin in second-half of FY19.

# 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
<b>BEGINNING FUND BALANCE</b>	\$ 238,065	\$ 179,895	N/A	\$ 161,682	\$ 161,682
County Contribution	-	-	-	-	-
State Grants	-	-	-	-	-
Property Sales <sup>1</sup>	-	-	-	-	-
Other Revenue <sup>2</sup>	-	-	-	49,250	49,250
<b>TOTAL REVENUE</b>	-	-	-	<b>49,250</b>	<b>49,250</b>
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
<b>TOTAL EXPENSES</b>	<b>58,170</b>	<b>18,213</b>	-	<b>5,004</b>	<b>7,529</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 179,895</b>	<b>\$ 161,682</b>	N/A	<b>\$ 205,928</b>	<b>\$ 203,403</b>

**Notes:**

1. Final payment of \$936K towards purchase of 5801-09 Annapolis Road property, initially scheduled for FY19 is deferred to FY20.
2. Initial (refundable) deposit from the developer for 5801-09 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
<b>BEGINNING FUND BALANCE</b>	\$ 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
<b>TOTAL REVENUE</b>	<b>486,946</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,061,126</b>
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	118,858	50,000	-	64,691	-
Maintenance	-	31,126	-	62,492	-
Pre-development & Design	-	-	-	-	-
FY 2019 CIG Awards <sup>1</sup>	-	-	250,000	-	696,500
FY 2018 CIG Awards	-	-	-	-	-
FY 2017 CIG - Carryover Disbursements	-	-	-	-	25,456
FY 2016 CIG - Carryover Disbursements	-	-	-	-	-
FY 2019 CIP Awards <sup>2</sup>	-	-	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
<b>TOTAL EXPENSES</b>	<b>162,734</b>	<b>267,422</b>	<b>1,000,000</b>	<b>134,737</b>	<b>2,950,702</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 5,488,160</b>	<b>\$ 7,220,738</b>	<b>N/A</b>	<b>\$ 8,086,001</b>	<b>\$ 5,331,162</b>

**Notes:**

1. \$500K was approved in the FY19 budget for Community Impact Grants (CIG). The FY19 Estimate includes an additional \$196K consisting of unspent or recaptured funds from prior fiscal years. The bulk of CIG funds are spent on construction and beautification projects.
2. FY19 Commercial Property Improvement Program (CPIP) grants if not disbursed in the current fiscal year, will roll over into FY20 expenditures.

# 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
<b>BEGINNING FUND BALANCE</b>	\$ (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
<b>TOTAL REVENUE</b>	<b>190,318</b>	<b>-</b>	<b>-</b>	<b>632</b>	<b>632</b>
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	11,618	(250,000)	-	-	-
Maintenance	-	-	-	-	-
Pre-development & Design	-	-	-	-	-
Financing Costs	-	-	-	-	-
Other Expenses	1,815	2,401	-	-	-
<b>TOTAL EXPENSES</b>	<b>13,433</b>	<b>(247,599)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ENDING FUND BALANCE</b>	<b>\$ (3,996,900)</b>	<b>\$ (3,749,301)</b>	<b>N/A</b>	<b>\$ (3,748,669)</b>	<b>\$ (3,748,669)</b>

**Notes:**

1. A negative balance of \$4.9 million was reported in the SAP system at the end of FY 2014 and impacts current financial statements. The issue is still not resolved but RDA is working with the Office of Management and Budget (OMB) and the Office of Finance (OOF) to identify and rectify the discrepancy in the system.

# 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
<b>BEGINNING FUND BALANCE</b>	\$ 5,002,706	\$ 5,995,277	N/A	\$ 1,575,934	\$ 1,575,934
County Contribution <sup>1</sup>	1,200,000	-	10,713,000	4,500,000	4,500,000
State Grants	-	-	-	-	-
Property Sales	-	1,673,732	-	-	-
Other Revenue	981	36,222	-	-	-
<b>TOTAL REVENUE</b>	<b>1,200,981</b>	<b>1,709,954</b>	<b>10,713,000</b>	<b>4,500,000</b>	<b>4,500,000</b>
Acquisition	-	-	-	-	-
Demolition	-	2,709,975	2,600,000	-	2,529,367
Construction	17,855	1,675,000	6,613,000	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	1,500,000	1,484,924	1,484,924
Financing Costs - RVA (Interest)	110,553	70,590	-	-	-
Other Expenses	60,567	-	-	222	-
<b>TOTAL EXPENSES</b>	<b>208,410</b>	<b>6,129,297</b>	<b>10,713,000</b>	<b>2,500,244</b>	<b>6,728,095</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 5,995,277</b>	<b>\$ 1,575,934</b>	<b>N/A</b>	<b>\$ 3,575,690</b>	<b>\$ (652,161)</b>

**Notes:**

1. RDA anticipates only \$4.5M PAYGO of the total appropriation of \$10.7M for FY 2019 will be funded. Funding deficits are addressed in funding requests for the FY 2020~2025 Capital Improvement Program (CIP) submitted to OMB.

# 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
<b>BEGINNING FUND BALANCE</b>	\$ 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 <sup>1</sup>	-	146,000	-	42,712	42,712
Coral Hills Façade Program - CDBG Funds <sup>1</sup>	-	103,485	-	-	-
Property Sales <sup>2</sup>	-	-	-	-	2,000,000
Other Revenue	-	40,149	-	384,309	308,335
<b>TOTAL REVENUE</b>	<b>2,200,000</b>	<b>289,634</b>	<b>4,000,000</b>	<b>4,427,021</b>	<b>24,351,047</b>
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	65,730	2,759,942	3,000,000	4,807,766	14,899,676
Maintenance	44,118	31,949	-	7,685	5,160
Pre-development & Design	1,345,755	2,216,621	1,000,000	989,342	1,055,495
Financing Costs	-	-	-	-	-
Coral Hills Façade Program	-	-	-	-	108,834
Other Expenses	128,038	225,436	-	298,530	38,169
<b>TOTAL EXPENSES</b>	<b>1,583,641</b>	<b>5,233,948</b>	<b>4,000,000</b>	<b>6,103,323</b>	<b>16,107,334</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 2,644,049</b>	<b>\$ (2,300,265)</b>	<b>N/A</b>	<b>\$ (3,976,567)</b>	<b>\$ 5,943,448</b>

**Notes:**

1. Reimbursable payments for the Coral Hills and Suitland Façade programs are expensed from Suitland Town Center CIP funds.
2. \$2M initial revenues from a projected total of \$13 million from the sale of 219 townhouse lots at the Suitland Town Center site.

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS  
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)  
3/1/2019 – 3/31/2019**

## **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 was submitted to OMB. The proposed County budget has been transmitted to the County Council. The next step is to meet with Audits and Investigations and council.

## **Solicitations**

The Suitland infrastructure construction for Phases 1B, 1C, and 2 responses were due on August 15 and 3 responses were received. Contracts with the selected respondents are being finalized.

## **Glenarden Apartments- New Name Glenarden Hills**

### **Townhouse Lots**

Pennrose, LLC and RDA evaluating Letters of Intent responses submitted by NVR and Stanton view Development LLC to purchase 97 Finished Town House. Best and Final offers have been requested with respect to lot takedown conditions, deposit requirements, and required study period.

### **Rubble Remediation Funding**

RDA continues to work with OMB and the Office of the County Executive regarding funding for \$8.7 million unanticipated rubble remediation costs. Potential funding sources include a State contribution, a requested Federal grant and waiver of the deferred purchase price, and a County Bond Issue.

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

The development team will be submitting a 9% LIHTC application in the upcoming May 6, 2019 competitive round. This will be the third 9% LIHTC competitive submittal. Total project costs for Phase 2B is

### **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.

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

To date, \$23.9 million or 70% of the \$34.1 million budget for Phase I has been disbursed, including the RDA's \$1,675,000 infrastructure funding.

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

## **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. Initial sales are ahead of schedule.

#### 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 began in March 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, twenty-four (24) loans for the amount of \$1,154,257.40 have closed. Total HRAP II expenses to date are \$1,330,252.54, or 27.33% 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. Two remaining property still under construction. RDA continues to work with DPIE for approval of an additional \$35,000 of TNI funding for change orders.

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.

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

Grant Agreements and construction contracts have been executed for the following four properties: 116 Tunic Avenue (\$15,899); 110 Sultan Avenue (14,397); 120 Tunic Avenue (\$19,385); and 101 Tunic Avenue (\$14,078). County based MBE contractor Community Investment Remodelers will provide construction services. Construction is underway.

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.

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

One February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests total \$3.9 million for \$1.9 million in available funding. The Office of the County Executive is taking the lead on announcement of awards. Recommended awards are expected to be presented to the Board and announced in May 2019.

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).

## **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.

## **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 60% 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 is currently being finalized. A Storm water Management Plan has been submitted to DPIE for review. Target dates for key milestones are the following: February 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

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB MC/PG 110-19 has been proposed in the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site.

Next step will involve a 12-month master planning process that will explore adaptive reuse scenarios for the 60-acre historic hospital campus. RDA is working with MNCPPC and the Alexander Company development team to finalize a master planning agreement.

## Community Impact Grant Narrative

Applicant	Council District	Project Name	(a) County Wide	(b) Northern Gateway	(c=a+b) Total Request	(d) Recomm.
CASA de Maryland	2	Langley Park Beautification	\$16,024	\$42,500	\$58,524	\$58,524
Community Outreach & Development CDC	7	Green Hill Plaza renovations	\$43,325		\$43,325	\$43,325
Friends of Greenbelt Museum	4	Greenbelt Museum expansion	\$50,000		\$50,000	\$50,000
Gateway CDC	2	Media Arts Lab enhancement	\$50,000		\$50,000	\$50,000
Gethsemane UMC	7	Increasing visibility/Active Living in Capitol Heights	\$71,125		\$71,125	\$50,000
Housing Initiative Partnership	2	Sawa's Hope Circle		\$75,000	\$75,000	\$75,000
Little Friends for Peace	2	Peace Park of Mount Rainer	\$89,700		\$89,700	\$50,000
Northern Gateway CDC - SPACE	2	Strategic Placemaking		\$100,000	\$100,000	\$100,000
Northern Gateway CDC - MIGRATION	2	Gateways Migration Project	\$50,000		\$50,000	\$50,000
PGAHC - 4550 Rhode Island Mt Rainer	2	Public Art at 4550	\$32,500	\$0	\$32,500	\$32,500
PGAHC - Green Meadows	2	Public Art at Green Meadows		\$32,500	\$32,500	\$32,500
<b>Total (\$696,000 available)</b>			<b>\$402,674</b>	<b>\$250,000</b>	<b>\$652,674</b>	<b>\$591,849</b>

## **2019 Community Impact Grant recommendation summary**

The 2019 CIG grant had a total of \$696,500 available to eligible community organizations. \$446,500 could be used for county-wide projects. The remaining \$250,000 was earmarked for eligible projects in the Northern Gateway target area of the County.

The Proposal Analysis Group (PAG) completed its scoring of eleven applications received from nine organizations and determined that all the applications submitted eligible projects that will revitalize and enhance the quality of life in their respective communities.

Applicant average scores ranged from the minimum of 75 to a high score of 92.

**CASA de Maryland** requested funds for a Langley Park beautification project that will help to eliminate crime hot spots in Langley Park, deter crime and improve the physical environment. This project will be completed in conjunction with the Crime Prevention Collaborative (CPC), which consists of a coalition of diverse stakeholders including PGPD, Langley Park TNI, Councilmember Taveras, University of Maryland and others and Langley Park residents. Specifically, CASA will host several events: a community graffiti clean-up day, community painting sessions, community planting days, do a community traffic box art wrap and several other community engagement activities.

**Community Outreach and Development CDC** requested funds for the continued revitalization and enhancement of Green Hill Shopping Center. The funds will convert some areas of fencing at the Center to a new, chain-based security gate; installation of commercial grade trash cans, replace some way-finding signs/banners and add new entry and exit signage.

**Friends of Greenbelt Museum** requested funds to begin Phase 1 of the expansion of the Greenbelt Museum. The funds will be used to renovate and repurpose 10A Crescent Road in Greenbelt to serve as a multi-use space, a visitor center and educational facility addition to the current museum space.

**Gateway CDC** requested funds to install sound-proofing solutions at the Media Arts Lab. Due to the current open design of the space, sound carries, and noise is a current distraction when multiple individuals are gathering for meetings or events. Soundproofing and a sound booth will help to improve service delivery to members and visitors to the Lab. Funds will also be used to expand the capacity and speed of the Wi-Fi system.

**Housing Initiative Partnership**, in collaboration with Neighborhood Design Center, PG Department of Public Works and Transportation and Takoma Branch Citizen's Association is requesting funds to convert an abandoned "paper street" in the Northern Gateway area of Hyattsville called "Sawa's Hope Circle" into a community gathering space. Specifically, the funds will be used to provide additional lighting, streetscape furniture, pedestrian enhancements and amenities on Red Top Road.

**Northern Gateway CDC** submitted requests for 2 projects. One for Northern Gateway funds and the other for Countywide funds.

- **SPACE project** – Strategic Placemaking through Arts and Cultural Education along the International corridor will implement streetscape and signage elements to enhance the quality of the corridor to establish a more vibrant, attractive, inviting and welcoming pedestrian experience through a more connected and cohesive visual effect along a main commercial corridor of the Northern Gateway entrance area between the Takoma Langley and Riggs Road purple line stations. This project will incorporate placemaking banners and/or art installations along University Blvd at the intersection of Riggs Road and New Hampshire Avenue on the Pepco utility poles and at the purple line stations. Funds will also be used to install wayfinding signs that will replace temporary “open for business” signs that are being used during the construction of the metro stations at the sight of certain businesses. Trash receptacles will also be installed to help keep the streets clean and reduce litter.
- **Gateways Migration project** – a neighborhood beautification project that will place permanent public art installations at seven Northern Gateway schools and two community centers. Murals will be developed, designed and painted as cultural-historical way-finding signage. These art installations will immediately bring vibrancy to the Northern Gateway schools and community centers through visual storytelling and education of the students about their community, while creating a unique sense of place for them as well.

**PG Arts and Humanities Council, Inc.** submitted requests for 2 projects. One for Northern Gateway funds and the other for Countywide funds.

- **Green Meadows Shopping Center** – creation of a mural and/or public art installation. A mural will be designed on a separate substrate then attached to interior walls for portability if relocation of the murals is required. If relocation becomes necessary, the art work can be transferred to outer end tenant walls or the art work can be moved to an exterior wall of a neighborhood school in the case of an open space build out.
- **4550 Rhode Island Avenue, North Brentwood** - funds are requested for a beautification project that will enhance the entry and exit of the Gateway Arts District through curating thoughtful landscaping and permanent art installation along 665’ of Rhode Island Avenue. This project will minimize blight and create a more aesthetically pleasing entrance to the town of North Brentwood to drivers and pedestrians travelling on Route 1. The installation will be board on board fencing allowing the possibility to program a mural on the south fencing. There is also an opportunity to place a sculpture or other public art piece on the site as well.

**The PAG is recommending funding in the full amount to each applicant except in the following instances:**

**Gethsemane United Methodist Church** in Capitol Heights requested Countywide funds to:

- support a capital improvement project that would modernize the electrical system and update the internet to provide Wi-Fi and dedicated internet ports at a cost of \$21,125 and,
- erect a way-finding system in the form of a large sign at the entrance to the property that will advertise community services such as “meal on the Hill”, food distributions, health fairs, civic engagement workshops, trainings and other activities at a cost of \$50,000

**Little Friends for Peace** in partnership with the city of Mount Rainer, requested funds in the amount of \$89,700 to establish Peace Park of Mount Rainer. This space will activate a very unused open green space in Mount Rainer. Peace Park will be an area for residents to have an outdoor space to gather for discussions, quiet contemplation, meditation and yoga. Grant funds will also be used, in part to restore a historic well to its original purpose.

For the applicant, Gethsemane United Methodist Church, the PAG recommends funding the way-finding sign at a cost of \$50,000 which is the maximum award amount for a CIG grant.

For the applicant, Little Friends for Peace, the PAG recommends funding in the amount of \$50,000 which is the maximum award amount for a CIG grant.



**DOWN PAYMENT AND CLOSING COST ASSISTANCE PROGRAMS**  
**PATHWAY TO PURCHASE (PTP) AND PRINCE GEORGE'S COUNTY PURCHASE**  
**ASSITANT PROGRAM (PGCPAP)**

The RDA secured over **\$1,100,000.00** 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**.

<b>Total loans applied:</b>	<b>116</b>
<b>Loans being processed:</b>	<b>2</b>
<b>Loans clear to close:</b>	<b>0</b>
<b>Loans closed:</b>	<b>94</b>
<b>Loans sent back:</b>	<b>20</b>

**Trainings and Outreach (to date):**

• <b>Homebuyers:</b>	<b>1365</b>
• <b>Realtors:</b>	<b>775</b>
• <b>Lenders:</b>	<b>430</b>

**Economic Impact:**

• <b>Pathway to Purchase Loans:</b>	<b>\$870,563.22</b>
• <b>Property Taxes Generated:</b>	<b>\$289,090.32</b>
• <b>Recordation and Transfer Fees:</b>	<b>\$392,702.88</b>

**Remaining Balance as of April 1, 2019 for PTP is:           \$229,436.85**

**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**.

• <b>Total loans applied</b>	<b>79</b>
• <b>Loans being processed</b>	<b>1</b>
• <b>Loans clear to close</b>	<b>1</b>
• <b>Loans closed</b>	<b>73</b>
• <b>Loans sent back</b>	<b>4</b>

**Training and Outreach (to date)**

• <b>Homebuyers:</b>	<b>1,072</b>
• <b>Realtors:</b>	<b>275</b>
• <b>Lenders:</b>	<b>250</b>

**Economic Impact:**

- **PGCPAP Loans:** **\$1,000,113.70**
- Property Taxes Generated:** **\$ 265,465.38**
- Recordation and Transfer Taxes Generated** **\$ 387,854.11**

**Remaining Balance as of April 1, 2019 PGCPAP is: \$1,147,286.30**

**Neighborhood Stabilization Program**

NSP 1 March 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

<b>Cumulative Expenditures</b>	<b>Available Grant Balance</b>	<b>Available Program Income Balance</b>
\$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

<b>Cumulative Expenditures</b>	<b>Available Grant Balance</b>	<b>Available Program Income Balance</b>
\$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.

**Transforming Neighborhoods Initiative (TNI)**

No update.

## 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	In the feasibility study period by the developer
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
<b>Total CIP</b>				<b>\$25,050,000</b>	<b>\$10,500,000</b>	
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	1,6400,000	Fine grading commenced
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Rough grading commenced
Cheverly Property	5	S. Paul		0	0	Feasibility study period

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
<b>Total Revenues (est.)</b>					<b>\$2,640,000</b>	
<b>Property Acquisition</b>		<b>Lead Staff</b>	<b>TDC (Est.)</b>	<b>FY18 Cost (Est.)</b>	<b>FY19 Cost (Est.)</b>	<b>Current Status</b>
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 29sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.