



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

July 7, 2020
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

July 7, 2020 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the June 2, 2020 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
5. FINAL REMARKS FROM THE GENERAL PUBLIC
6. ADJOURNMENT

Next Meeting: September 1, 2020

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

Minutes of the Meeting, June 2, 2020 9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Erma Barron

Staff

Patricia Omondi

Edren Lewis

Stephen Paul

Andrea Anderson

Sheila Roberts

Adewale Dada

Lakeisha Smith

Ex- Officio Members and Officer

Estella Alexander

Angie Rodgers

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

None

Secretary Report:

Mr. Harrington called the teleconference meeting to order at 9:15 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the June's board minutes. A motion to approve the minutes was motioned by Mr. Tabori and seconded by Ms. Barron.

Treasurer's Report: Accountant, Sheila Roberts informed the board that the Treasurer's report for the period May ending May 28, 2020 Operating expenses totaled \$35,525.80 fiscal year to date totals for the Redevelopment Authority totaled \$417,620.42 which equates to 59% of the operating budget. She stated that as the County works through the re-opening phases due to pandemic, the vendors are beginning to send in their invoices on a more frequent basis.

Ms. Roberts informed the board that the Capital expenditures year to date total \$13.1 million representing an increase of \$1,202,707.15 compared to the prior month. She stated the largest expense was from construction with expenditures of 36% this month, design expended 33%, landscaping expended 15%, and other non-defined projects expended an additional 16% with the remaining 1% being expended for Pepco (electrical services) and Security services. She informed the board that the Suitland and Glenarden project was moving along and received developer fees in the amount of \$37,411.65. Suitland Town Center received System Development Charge (SDC) credits in the amount of \$71,000.00. She informed the board that the RDA has sold 134 Suitland lots to date, collecting \$8,717,575.97 for fiscal years 2019 and 2020. A motion to approve the minutes was motioned by Mr. Tabori and seconded by Ms. Barron.

Executive Director's Report:

Mr. Paul addressed the board and informed the board that the Community Impact Grant program has concluded its evaluation process for the awardees. He informed the board that the RDA has completed its selection process for the Beacon Heights project and selected Advantage Properties as the developer.

Mr. Harrington inquired on the RDA's budget for FY2020, he stated that he was aware that there were some budget cuts. Ms. Alexander stated that the RDA and Department of Housing Community Development (DHCD) budget incurred a deduction of \$219,000 from general cost in staff cost impacting the Cost of Living Allowance (COLA) and Merit increases. She informed the board that the second major cost that impacted the RDA was the reduction and zeroing out of the Housing Investment Trust Fund. Mr. Paul informed the board that the Capital Improvement Program funding was cut in half. He stated that the RDA received a \$200,000 grant for the Cheverly project, he informed the board that the funds will be used to hire a consultant to do a concept plan for the existing Cheverly Hospital 23-acre site. In terms of new projects, Mr. Paul stated that the RDA would be working with Pepco on the Connecting with Community project. The Connecting with Community project would focus on energy to storm water management and green space conservation. Mr. Paul stated that a Request for Proposal would be developed later this year for the Cheverly Hospital sites.

Mr. Tabori inquired on the dates of the report on some of the Commercial Property Improvement Program (CPIP) projects, as well as the project budget for the fiscal year 2021. He inquired if the RDA's fund balance would be retained and how will those funds be spent.

Ms. Barron addressed the board and stated that the County should entail a strategy or plan for the economic forecast. Mr. Harrington informed the board that a task force with subgroups would focus on Economic Development. Ms. Rodgers stated that the Economic Development task force sub-committee would focus on data points and how the County would benchmark a realistic forecast on the economic recovery. Ms. Earle inquired on how the board could contribute to some of the issues that Mr. Tabori addressed concerning the economical data, and the recovery of the County's economic decline. Mr. Tabori stated that addressing the issues openly and discussing in detail broadly across the board would be more effective. Ms. Earle inquired on the County's plan to re-establishing the economy. Ms. Alexander stated that recommendations led by Dr. Charlene Dukes would address the strategies and plans on moving forward to a recovery plan.

Open Discussion:

Mr. Harrington stated that as a board, projects that the members have unique authority over should be utilized to discover talent within the County. He stated that the Cheverly project would be major for the local economy to bring individuals back to work. Ms. Barron stated that re-evaluating and prioritizing certain projects and focusing on the opportunities would be beneficial to the local economy. Mr. Bailey addressed the board and stated that focusing on the current projects and looking at the opportunities that are available on hand as well as explore Private Public Projects (PPP) would be beneficial to the County's recovery. Meeting adjourned 10:15am

TREASURER'S REPORT

June 30, 2020

Operating Budget

For the period ending June 30, 2020 Operating Expenses, totaled \$31,520.07. Fiscal year to date totals for the Redevelopment Authority are \$449,140.49 this equates to 63% of the operating budget. The RDA staff has reached out to the vendors and requested the end of year invoices. Invoices for services rendered through June 30th are slowly coming in. We hope to enter and reconcile all the FY 2020 expenses no later than mid of August 2020.

Capital Improvement Program

Year-to-date expenses total \$13.9 million, representing an increase of \$826,082.84 expenses compared to the prior month. Construction continues to be the largest expense again this month expending 78% of the total expenditures. This month, landscaping expended 17%, design expended 2% this month, contract engineering expended 2% the remaining 1% being expended by Pepco (electrical services) and Security services.

Year to Date Highlights by Project

- ***Glenarden Hills Redevelopment Project:***

This project continues to move forward as scheduled. The County has received revenue from Developer Fees for FY 2020 in the amount \$139,896.56 year to date. The RDA received the awarded of \$269,280.66 from DHCD PY 45R Community Development Block Grant for assistance with the Glenarden rubble removal deficit.

- ***Suitland Town Center:***

As of June, the RDA has received revenue from Washington Suburban Sanitary Commission (WSSC) System Development Charge (SDC) credits in the amount of \$148,628.00.

Received \$7,319,134.00 in revenue for Lot Sales in FY 2020; 111 Lots

1. Received \$2,012,013.00 in revenue for Lot Sales in FY 2019; 31 Lots
2. A combined total of \$9,331,147.00 for 142 Lots.

OPERATING BUDGET
(as of June 30, 2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	500,000.00	0.00	500,000.00	100.0%
410300 County Contribution	5,633.59	189,962.56	333,500.00	143,537.44	56.96%
410210 CDBG/HITF - Pathway to Purchase Program	25,886.48	267,525.04	372,600.00	105,074.96	71.8%
410210 CDBG - Sultland Façade Program	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - HRAP	0.00	11,955.47	0.00	11,955.47	100.0%
499994 Technical Assistance Fee - MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	1,501.57	0.00	1,501.57	1.00
Total - Revenue	31,520.07	970,944.64	706,100.00	762,069.44	137.51%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	21,700.00	25,000.00	3,300.00	86.8%
511702 Catering (Meeting Expenses)	0.00	2,251.39	4,000.00	1,748.61	56.29%
Total - Board Expense	2,100.00	23,951.39	29,000.00	5,048.61	82.59%
Operating Expense					
510111 Telephone- Regular Service	0.00	308.93	600.00	291.07	51.49%
510114 Telephone- Wireless/ Cellphone	452.12	2,643.38	3,020.00	376.62	87.53%
510310 Printing and Production	0.00	20.00	100.00	80.00	20.0%
510412 Outside Courier Service	25.88	452.81	6,045.22	5,592.41	7.49%
510810 Training Cost	0.00	0.00	7,100.00	7,100.00	0.0%
510911 Advertising	0.00	1,037.50	2,000.00	962.50	51.88%
511519 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511702 Catering ^b	0.00	2,676.58	4,000.00	1,323.42	66.92%
511703 Temporary Clerical/ Administration ^c	1,831.22	31,860.91	45,000.00	13,139.09	70.8%
511704 Professional Service/Legal ^c	0.00	24,955.19	82,900.00	57,944.81	30.1%
511715 Professional Service/ Auditor (annual)	0.00	5,136.00	20,000.00	14,864.00	25.68%
511720 Fiscal Agent Fees (quarterly)	0.00	45,000.00	60,000.00	15,000.00	75.0%
511722 Consultants and Studies	0.00	7,545.00	12,472.08	4,927.08	60.5%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	497.00	8,764.97	14,609.11	5,844.14	60.0%
511801 General Office Supplies	0.00	483.74	5,144.85	4,661.11	9.4%
511808 Printing Charges	0.00	160.00	500.00	340.00	32.0%
511890 Other Operating Supplies	727.37	12,907.31	15,000.00	2,092.69	86.05%
512604 Strategic Initiatives	0.00	250.00	300.00	50.00	83.33%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	25,886.48	267,525.04	372,600.00	105,074.96	71.8%
514103 Awards and Presentation	0.00	108.74	108.74	0.00	100.0%
Total - RDA Operating Expense	29,420.07	425,189.10	677,100.00	251,910.90	62.80%
Total Expense	31,520.07	449,140.49	706,100.00	256,959.51	63.61%
Net Income	0.00	521,804.15	0.00	505,109.93	73.90%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

^bOperating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs

CAPITAL BUDGET
(as of June 30, 2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	2,450.00	13,820,832.42	0.00	13,470,832.42	100%
410300 County Contribution	53,322.34	7,776,653.74	25,445,193.23	17,668,539.49	31%
410110 State Grants	10,562.50	14,557.50	144,950.00	130,392.50	10%
480140 Property Sales	613,570.00	7,675,002.00	0.00	7,675,002.00	100%
499994 Other Project Revenue	283,677.66	1,351,684.85	2,171,050.00	819,365.15	62%
480290 Miscellaneous Revenue	186,039.65	299,547.06	30,000.00	(269,547.06)	998%
Total Revenue^b	1,149,622.15	30,938,277.57	27,791,193.23	26,023,752.08	111%
Expense					
511751 Security ^c	10,867.50	146,371.75	150,000.00	3,828.25	98%
527010 Design	12,975.50	1,334,387.44	1,558,111.80	223,724.36	86%
527110 Land Costs	0.00	0.00	2,303,000.00	2,303,000.00	0%
527123 Outside Appraisals/Legal	875.00	7,390.00	21,000.00	13,610.00	35%
527211 Construction	643,530.00	10,624,448.59	19,586,759.82	8,962,311.23	54%
527221 Pepco	306.22	3,848.77	15,600.00	11,751.23	25%
527212 Contract Engineering	20,225.50	93,703.34	127,000.00	33,296.66	74%
527227 Landscape/ Beautification	137,303.12	632,355.24	1,070,650.00	438,294.76	59%
527346 Other Non- Defined Projects	-	1,077,944.69	2,859,071.61	1,781,126.92	38%
Total Expense	826,082.84	13,920,449.82	27,691,193.23	13,770,743.41	50%
Net Income	323,539.31	17,017,827.75	100,000.00	12,253,008.67	61%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

^bIncludes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

^cBased on an internal audit the office of Finance has adjusted the expenditures to reflect the correct amount for this fiscal year.

ADDISON ROAD
(as of June 30,2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	1,499,578.72	0.00	1,499,578.72	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	10,562.50	14,557.50	144,950.00	130,392.50	10.04%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Blue Line Façade Program ^b	14,397.00	114,397.00	100,000.00	(14,397.00)	114.4%
499994 Fairmount Heights Net Zero ^c	0.00	0.00	250,000.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	221,050.00	221,050.00	0.0%
480290 Miscellaneous Revenue	0.00	11,022.50	30,000.00	18,977.50	36.74%
Total Revenue	24,959.50	1,639,555.72	746,000.00	1,855,601.72	219.78%
Expense					
527227 Landscape/ Beautification	5,200.00	10,225.00	11,000.00	775.00	92.96%
527211 Construction	0.00	0.00	210,050.00	210,050.00	0.0%
527212 Contract Engineering	5,362.50	5,362.50	144,950.00	139,587.50	3.7%
527346 Blue Line Façade Program	0.00	100,000.00	100,000.00	0.00	100.0%
527346 Blue Line Façade Program RDA Match ^b	0.00	11,022.50	30,000.00	18,977.50	36.74%
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	10,562.50	126,610.00	746,000.00	619,390.00	16.97%
Net Income	14,397.00	1,512,945.72	0.00	1,236,211.72	100.0%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous Fiscal Year. It is subject to change once the County has finalized year-end close.

^bThe Blue Line Façade program has a \$130K budget (\$100K State Grant + \$30K RDA Matching funds) Revenue received for BlueLine Façade due to default on loan.

^c Fairmount Heights' Net Zero program will receive \$250K reimbursement for land purchase. Program implementation expected to begin in FY20.

CHEVERLY
(as of June 30, 2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	2,450.00	6,465.00	155,193.23	148,728.23	4.17%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	2,450.00	6,465.00	155,193.23	148,728.23	4.17%
Expense					
527227 Landscape/ Beautification	2,450.00	5,915.00	25,050.00	19,135.00	23.61%
527211 Construction	0.00	550.00	65,071.62	64,521.62	0.85%
527346 Other Non- Defined Projects	0.00	0.00	65,071.61	65,071.61	0.0%
Total Expense	2,450.00	6,465.00	155,193.23	148,728.23	4.17%
Net Income	0.00	0.00	0.00	0.00	0.0%

Notes:

- ^aCheverly was not included in the adopted budget however a budget modification was loaded from the existing Fund Balance
- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY20.
 - Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).
 - Cheverly was not included in the adopted budget however, a budget modification has been loaded.

COUNTYWIDE REVITALIZATION^a
(as of June 30, 2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^b	0.00	7,636,373.00	0.00	7,636,373.00	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Community Impact Grants	0.00	166,422.19	500,000.00	333,577.81	33.28%
499994 Commercial Property Improvement Program	0.00	801,585.00	850,000.00	48,415.00	94.3%
499994 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Revenue	0.00	8,604,380.19	1,600,000.00	8,268,365.81	537.77%
Expense					
527123 Outside Appraisals/Legal ^c	0.00	1,085.00	3,000.00	1,915.00	36.17%
527346 Community Impact Grants	0.00	166,422.19	500,000.00	333,577.81	33.28%
527346 Commercial Property Improvement Program	0.00	800,500.00	847,000.00	46,500.00	94.51%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	0.00	968,007.19	1,600,000.00	631,992.81	60.5%
Net Income	0.00	7,636,373.00	0.00	7,636,373.00	100.0%

Notes:

^aCounty Revitalization provides funding for small matching grants to County base non-profits and owners of shopping centers for small revitalization projects (CPIP). Funding is also included for the Community Impact Grant (CIG) Program.

^bFund Balance is subject to change once the County has finalized year-end close. CPIP grant has expend \$350,000.00 from fund balance.

^c Legal cost associated with CPIP Grant.

GATEWAY ARTS DISTRICT
(as of June 30,2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.00%
Expense					
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00	0.0%
527346 Other Non- Defined Projects	0.00	0.00	0.00	0.00	0.0%
Total Expense	0.00	0.00	0.00	0.00	0.0%
Net Income	0.00	(3,751,706.60)	0.00	(3,751,706.60)	100.00%

Note:

^aThe SAP system has reported a negative fund balance since fiscal year 2014 which impacts the Authority's financial statements. As of June 30, 2019 the issues remains unresolved but not expected to have a material effect. In FY 2020 this project does not reflect any activity in SAP. Fund Balance is subject to change once the County has finalized year-end close. Further research is required. **NO ACTIVITY in FY 2020**

GLENARDEN APARTMENT REDEVELOPMENT
(as of June 30,2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	4,786,149.96	0.00	4,786,149.96	100.0%
410300 County Contribution	30,863.00	1,545,281.01	8,520,000.00	6,974,718.99	18.14%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	355,868.00	0.00	355,868.00	100.0%
499994 Other Project Revenue ^c	269,280.66	269,280.66	0.00	(269,280.66)	100.0%
480290 Miscellaneous Revenue ^d	37,411.65	139,896.56	0.00	139,896.56	100.0%
Total Revenue	337,555.31	7,096,476.19	8,520,000.00	11,987,352.85	83.29%
Expense					
527211 Construction	16,000.00	1,531,488.99	7,469,000.00	5,937,511.01	20.51%
527212 Contract Engineering	14,863.00	93,703.34	127,000.00	33,296.66	73.78%
527227 Landscape/ Beautification	0.00	4,865.00	7,000.00	2,135.00	69.5%
527346 Other Non- Defined Projects	0.00	0.00	817,000.00	817,000.00	0.0%
Total Expense	30,863.00	1,630,057.33	8,420,000.00	6,789,942.67	19.36%
Net Income	306,692.31	5,466,418.86	100,000.00	5,197,410.18	63.93%

^aFund Balance is subject to change once the County has finalized year-end close.

^bProperty Sales consist of 355,868.00 in settlement for Phase 2 Glenaden Hills

^c Other Project Revenue consist of \$269,280.66 from CDBG Entitlement Funds to assist with the rubble removal deficit.

^d Miscellaneous Revenue consist of \$139,896.56 from Developer fees

SUITLAND MANOR
(as of June 30, 2020)

Revenue and Expenditure Categories with Accounting Code	June Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	3,643,972.34	0.00	3,643,972.34	100.0%
410300 County Contribution	20,009.34	6,224,907.73	16,770,000.00	10,545,092.27	37.12%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	613,570.00	7,319,134.00	0.00	7,319,134.00	100.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue ^c	148,628.00	148,628.00	0.00	148,628.00	100.0%
Total Revenue	782,207.34	17,336,642.07	16,770,000.00	21,656,826.61	103.38%
Expense					
527010 Design	12,975.50	1,334,387.44	1,413,161.80	78,774.36	94.43%
527110 Land Costs	0.00	0.00	2,303,000.00	2,303,000.00	0.0%
527123 Outside Appraisals/Legal	875.00	6,305.00	18,000.00	11,695.00	35.03%
527211 Construction	627,530.00	9,092,409.60	11,842,638.20	2,750,228.60	76.78%
527221 Pepco	306.22	3,848.77	15,600.00	11,751.23	24.67%
527227 Landscape/ Beautification	129,653.12	611,350.24	1,027,600.00	416,249.76	59.49%
511751 Security	10,867.50	146,371.75	150,000.00	3,628.25	97.58%
Total Expense	782,207.34	11,194,672.80	16,770,000.00	5,575,327.20	66.75%
Net Income	0.00	6,141,969.27	0.00	16,081,499.41	37%

Notes:

^aFund Balance is subject to change once the County has finalized year-end close.

^bSale Proceeds from 219 townhouse lots at Suitland Town Center site (projected total revenue is \$13 million). Fiscal Year 2019 proceeds were \$2,012,013.00. FY 2020 year to date proceeds from lot sales \$7,319,134 For a total of \$ 9,331,147.00

^c Miscellaneous Revenue recorded represents proceeds received from Washington Suburban Sanitary Commission (WSSC) SDC Credits in the amount of \$148,628.000

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

6/1/2020 – 6/30/2020

General

The FY 2021 operating and capital budgets were approved by the County Council with no changes from the County Executive proposed budget.

Solicitations

The 6700 Riverdale Road RFP has been completed with the selection of the development team led by Advantage Properties.

Glenarden Apartments- New Name 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. Site visit conducted by MD DHCD August 3, 2019. The RDA has been awarded \$1 million in grant funds.

DHCD PY 45R Community Development Block Grant June 30, 2019 proposal for \$2 million to assist with rubble removal and soil remediation on the remaining phases of the Glenarden project. \$269,280.66 was awarded.

Pleasants was awarded a change order for \$209,280.66 from the block grant and they started work on March 30th, 2020. Approval on a request to modify the grant to include Project Delivery Costs for 60k is pending. The delivery costs would cover Ben Dyer and Hill Carnes fees of 10k and 50k respectively for the associated engineering services. The portion of the work to be funded with the \$269,280.66 grant was completed on April 24th, 2020. All the funds to be expended in this grant have been utilized. A request for reimbursement of the funds was submitted to DHCD on April 27th, 2020.

Glenarden Phase 2A – 55 Senior Units

The Prince George’s County Council has approved a Resolution for the award of \$500,000 of HOME funds for Phase 2A and a Resolution for a Payments in Lieu of Taxes (PILOT) for Phase 2A to assist with project gap financing.

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.

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 represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5 million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George’s County Housing Trust Fund and CIP, and deferred developer fee.

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. Infrastructure construction on Phase 1A started in January 2018 and is now 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 with 140 sales so far, the first homeowners are now moved in.

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. Construction is set to begin by July 2020.

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. The Phase 4 plan approval process with M-NCPPC has begun.

Housing Rehabilitation Assistance Program II

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, fifty (50) loans for \$2,740,652.39 have closed. Total HRAP II expenses to date are \$595,255.99. To date 69.12%, or \$3,335,908.38 (one approved loan for \$59,380.25 did not close) 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

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.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

Name of Awardee	Address	CPIP Award Amount	Current Status	Grant Drawn
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Project completed.</i>	\$350,000
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	<i>Shopping centers scheduled for permit review with Maryland Park & Planning on 6-4-2020.</i>	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	<i>Project scheduled to be completed by mid-summer.</i>	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Project completed.</i>	\$150,000
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	<i>Project scheduled to be completed by mid-summer</i>	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project scheduled to be completed by mid-summer.</i>	\$0
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

On February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests totaled \$3.9 million for \$1.9 million in available funding. 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). **No new update**

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).

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 1st invoice for \$74,414.00 and has forward the RFP packet to DPIE for payment. RDA has received the 2nd invoice for \$46,466.66 and has forwarded the RFP packet to DPIE for payment. Total expenditures to date are \$120,880.66.

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.
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 Savor, 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 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.

6700 Riverdale Road Property

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. Responses were due on January 10, 2020.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to March 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options including using Housing Trust Fund money.

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

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. The Lyndon Hill School site is planned to be transferred to the RDA. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

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

UCAP successfully approved two additional homeowners for the façade improvement program. Contracts were executed on December 2, 2019. Proposed construction starts date December 9, 2019 to conclude by February 14, 2020. Once these two properties are completed, this will close out the Blue Line Corridor Pilot façade improvement program.

~~Cheverly Property: 5801 and 5809 Annapolis Road~~

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 been completed.

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.

Challenges

Topography of the parcel, rebuilding of retaining walls and structured parking is required, this has resulted in increased development costs and delays.

LEED

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

Closing

Detailed site plan to be submitted for approval by this spring. Interior design by Paradigm Architects in progress. Closing date extended to July 31st, 2020 to determine progress in obtaining the necessary approvals.

~~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.

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) use restriction on the site. The first drafts of the re-use concept plans are expected to be ready in the spring of 2020.

Community Impact Grant Updates

2016

Pregnancy Aid Center (PAC) – Weinberg Women’s Health Center beautification project - \$50,000 award

Closure of the Prince George’s County Health Department maternity clinics and the Laurel Regional Hospital maternity wing resulted in a substantial increase in requests for women’s health services at the PAC. Thus, the need for a new wing at the facility. The PAC is zoned as mixed-use and had to get approvals from the County and the State in order to complete the project. There were storm water management issues and concerns. The project is moving forward after DPIE, Planning Board and SHA partner delays with permitting, Planning Board approval and SHA schedule. Demolition of an existing garage and tree and bush removal has taken place. It is estimated that the project will be complete Fall, 2019.

2018

Central Kenilworth Avenue Revitalization CDC – Sarvis Empowerment Café - \$75,000 award

This project focuses on the completion of interior renovation of restaurant space converting it to an operating breakfast/lunch and culinary arts training center. Also, a commercial façade improvement project and adding an awning and a year-round outdoor enclosure.

Activities between December 2019 – April 2020

WSSC permits received; debris removal; 100% rough carpentry completed; 77% HVAC systems completed; 79% plumbing work completed; 100% concrete work completed; 100% architectural

millwork completed; 50% thermal and moisture protection completed; 73% of ACT systems; 79% of electrical work completed; trench work was completed and floor closed; 50% of flooring for lack of house operations and in the cooking area; 50% of kitchen equipment installed; 50% of fire protection completed; low voltage cabling installed.

Ivy Community Charities of Prince George's County – The Ivy VINE Grows Green - \$53,500 award

The goal of this project is for the CIG funds to assist with the demolition of a detached garage on the property of the headquarters office and construct a new eco-friendly solar powered building for incubator office space, with a kitchenette, bathroom, conference room and copy center.

The dilapidated garage in the back of the property was demolished and the debris was removed. The detailed site plan as well as a concept plan for the wellness garden has been completed. Neighborhood Design Center has been contacted to help identify the best location on the property for the wellness garden. Research to identify the best solar options for the space are being finalized.

Prince George's Police Athletic League – Fallen Officers Youth Development Park - \$75,000 award

The goal of this project is to re purpose open space located adjacent to the former police headquarters in Landover, to a space that will serve the boys and girls in Landover and surrounding areas.

With the COVID19 outbreak things for the Youth Development Park have been slowed down. Fortunately, some progress has been made. In coordination with Prince George's County, PAL and the lead on this project, the Cal Ripken Sr. Foundation, they have been able to conduct a land survey along with soil sample testing for the environmental impact report. The county has also completed a land and utility use questioner for the company completing this renovation. Fields Inc continues to work with the county to obtain all required permits, but things are taking a little longer due to the global pandemic.

2019

Casa de Maryland – Langley Park Beautification - \$58,524 award (\$42,500 Northern Gateway funds)

The long-term goal of this project is to build trust between Langley Park residents, particularly youth and the Prince George's County Police Department that will lead to a stronger partnership between the community and the police by eliminating crime hot spots and improve public safety in Langley Park. The ways that this will be accomplished will be: community graffiti cleanup; community mural paintings; community tree and shrub plantings and traffic box art wrap. Casa is in the process of updating the budget and getting agreements executed with stakeholders that will assist in the project.

The implementation plan included the purchase and manufacture of materials, the procurement of permissions, and community engagement during the period in which the COVID-19 pandemic has made such activities impossible and illegal. Contractors are unable to work, and we will miss the planting season, necessitating that all landscaping be pushed back to September and October. Creative community engagement continues but is limited by issues of virtual access and resources in our community.

The following proposed activities have been suspended due to COVID-19 and factors beyond CASA's control:

- community engagement for public art and landscaping interventions
- landscaping and planting;
- all capital improvements on private apartment properties due to residential property management emergency policies;
- streetscape improvements and landscaping on county right of way;
- manufacture and procurement of public art street furniture;
- manufacture and procurement of wayfinding and art signage;
- installation of lighting;
- procurement of materials and equipment for public art and pedestrian safety interventions.

CASA will be moving forward with the Traffic Art Box Wraps however, they are unable to be completed in a way that would include an appropriate amount of community engagement, outreach and input.

Friends of Greenbelt Museum (FOGM) – Greenbelt Museum expansion - \$50,000 award

The total cost of this project is \$160,000+ and will add space to the existing museum space to include a visitor and education center by converting a newly purchased residential property next door to the current museum space.

FOGM has been raising funds to support the renovation of 10A Crescent Road to create the Greenbelt Visitor and Education Center. FOGM has also hired an architect to build on the conceptual plans developed by the Neighborhood Design Center and produce architectural and engineering drawings for the construction project. Old Line Architects are working on the final plans, in coordination with various engineering firms, including a civil engineer, a structural engineer, and a geotechnical engineer. They have all made site visits and are conducting various studies and analyses that will inform the final drawings. A final addition size and layout has been finalized and details such as what HVAC system will be most appropriate for the museum collections are being considered. This work is happening in collaboration with both the City of Greenbelt, and Greenbelt Homes, Inc., as all plans developed will need to be approved by them. With the current COVID-19 crisis, the architects and engineers are continuing their work, but because the City and GHI employees are not as available, the approvals process will take even longer.

Gateway CDC – Media Arts Lab Enhancement - \$50,000 award – UPDATE June 2020

Completion based on long-term goals for this project

The deliverables of this project have been broken down into two primary categories, that of sound mitigation and Wi-Fi/technological enhancements. In the interest of ensuring that the goals and deliverables of the project are met, all reporting will be categorized as such.

1. **Renovations – Soundproofing, and a Sound Booth to allow to provide more privacy and enhanced services to our community.**
 - a. After reviewing options that had been installed at another Gateway CDC building by the Maryland-National Capital Park and Planning Commission it was decided that we would use the same contractor that had been used at the Brentwood Arts Exchange.
 - i. Our two teams decided to have the system installed at our partner’s site first, and then to take time to determine if the solution worked before installing it in our site.
 - ii. Unfortunately, during the period of review the COVID-19 stay at home order came through and review and installation was halted.
 - b. The Flooring has been identified that had been identified during the last reporting has been installed. The cost was \$9,987, but due to the closure, we will have to submit the reimbursement request when we reopen.
2. **Address faulty Wi-Fi Internet service and provide access to high-end software co-work businesses.**
 - a. A capacity test was conducted by Comcast, and recommendations were made for to expand the capacity of the Wi-Fi provided to the Gateway Media Arts Lab.
 - b. The new contract was secured with Comcast, and the Wi-Fi capacity was extended at our site, which has enabled more people to co-work at the Media Arts Lab without having capacity issues.
 - c. Gateway also purchased a one-year adobe group license for our resident tenants to share at the site to build their capacity.

Work Still in Progress

- We will continue to Install sound-proofing solutions - We had planned to install the sound-proofing during this the month of April and to finish up operations in May. However due to COVID-19 closure, we were not able to do so. We therefore ask for an extension of time to complete the installation of the sound-proofing.
- Increasing wi-fi capacity and strength; - The Wi-Fi was expanded through Comcast, and our residents and program participants have been enjoying the expanded capacity.

Work Newly Started During the Reporting Period

- Since Gateway CDC’s prior report, the flooring was started and completed during this period.
- During this period, we worked on identifying the podcast studios that would best fit with our new flooring and soundproofing. Since we originally selected a booth, technology has advanced, and we are therefore considering the new options. Due to the COVID-19 closing we request an extended amount of time to have the podcast booth installed as well.

Gethsemane United Methodist Church – Increasing Visibility in Capital Heights - \$50,000 award

The goal of this project is to increase the visibility of community services offered by Gethsemane United Methodist church from the street – specifically to those driving along Addison Road. The installation of an electrical signage system at the driveway entrance of the church just off Addison Road. The system will be a visual advertisement. This project is on-going.

Housing Initiative Partnership – Sawa’s Hope Circle - \$75,000 award (Northern Gateway funds)

Sawa’s Hope Circle paper street that is used as an outside gathering area in Hyattsville at the corner of Greenbriar Avenue and Red Top Road. It is named after community activist Sawa Kamara, who, until recently resided in the immediate area. Red Top Road is home to several multifamily buildings: apartments, rental townhomes and single-family homes that are rental as well. Most have negligent landlords and no amenities. The neighborhood folks used the area now named Sawa’s Hope Circle to hang out. They would drink and litter, etc. creating a negative impact on the community. Council woman Taveras and DPWT cleaned the area up and created a side walk and minimal light as a deterrent. This project would add streetscape benches and a park-like atmosphere.

Work completed:

In light of the safety concerns, Neighborhood Design Center and Housing Initiative Partnership are focusing park improvements on: mosaic art for the retaining wall, coordinating art for fence wrap to cover the chain-link fence separating the park from the car wash, site lighting, grading, and planting. These improvements will make a significant impact in the community without providing benches or equipment that might attract unwanted hanging out or vandalism. NDC and HIP identified local Prince George's County mosaic artists, **Shahin Talishkhan**. **HIP will enter into a contract with Shahin to design and implement the approved mosaic tile design on the concrete retaining wall as well as design a complimentary design for the fence wrap.** Met with Electrician on site to finalize lighting options for the park.

Updated planting plan.

Work still in progress:

NDC reworked planting plan for the site and has shared with NZI Construction for pricing. Shahin is developing the design concept for the retaining wall and fence wrap. We will have meeting the beginning of May to review designs. Finalizing lighting plan with electrician and PEPCO. Despite COVID, we continue to anticipate the park's completion by June 30, 2020.

Little Friends for Peace – Peace Park of Mount Rainier - \$50,000 award

This project will designate open space in the city of Mount Rainier as “Peace Park” . Currently the space is an unmarked plot of grass with an unmarked historic well that has not been maintained in many years. CIG funds will assist with building a labyrinth and path; reactivate the well, install lighting, seating/benches and signage. This project is currently in the preparation phase, getting community input, input from architects and landscapers and other such activities.

Northern Gateway CDC – International Corridor Strategic Placemaking through Arts and Cultural Education (SPACE) - \$100,000 award (Northern Gateway funds)

This project will be located in the Northern Gateway of the County -- International Corridor – intersection of Riggs Road and University Blvd to New Hampshire Avenue and University Blvd. It will provide banners and way finding systems, streetscape furniture, pedestrian enhancements and recreational improvements.

Northern Gateway CDC – Gateways Migration Project - \$50,000 award

Murals and historical wayfinding signage will be placed at Northern Gateway schools (Lewisdale Elementary, Carole Highlands Elementary, Adelphi Elementary, Cool Spring Elementary, Mary Harris “Mother” Jones Elementary and Ridgecrest Elementary) and community centers (Langley Park and Rollingcrest-Chillum).

Prince George's Arts and Humanities Council – Green Meadows Shopping Center - \$32,500 award (Northern Gateway funds)

A public art installation will be placed on an open wall at Green Meadows Shopping Center in Hyattsville. This project is on-going.

Prince George’s Arts and Humanities Council – 4550 Rhode Island Ave North Brentwood - \$32,500 award UPDATE June 2020 transition of property ownership resulting in new mural site at Sis’s Tavern 4516 4st Street North Brentwood.

The new project location is Sis’ Tavern and Dance Pavilion located at 4516 41st Street in North Brentwood, Maryland. The building is currently under complete renovation and also a historic destination asset in the community. The mural installation will be done on a highly visible exterior wall.

2020

Recommendations for FY 2020 Community Impact grant awards have received final approval. Total amount of countywide grant funds available for distribution is \$247,000. Amount requested is \$253,000. There is \$250,000 available for the next round of funding for nonprofit organizations in the Northern Gateway. All awardees have received grant agreements. Once the grant agreements have been reviewed and signed by the awardee and the RDA, the agreements will be fully executed. Please see chart.

FY2020 Community Impact Grant Applicants

Applicant	Project	Requested	Recommended	District
Friends of Greenbelt Theater	Media Arts Literacy Lab enhancement; Establish a center for film education; Exhibit space, workshop space and classrooms.	\$50,000	\$50,000	4
Joe’s Movement Emporium	Creative Suitland Arts Center; signage and Way-finding; façade improvements; Permanent public art installation	\$50,000	\$50,000	7
Mt. Rainer Elementary School	MRES entryway infrastructure improvement; New signage; entrance awning, bike rack and Benches.	\$7,000	\$7,000	2

Salvation Army	PG Community Center Improvements; façade Improvements; streetscape; ADA handicap Accessibility	\$46,440.50	\$40,000	2
The Training Source, Inc.,	Internal/External improvements to headquarters; perform overdue renovations; To include retrofit sound barrier windows; Improve site exterior; install energy efficient Doors; update signage, lighting, security.	\$50,000	\$50,000.	7

Transforming Neighborhoods Initiative (TNI)

No update.

Down Payment and Closing Cost Assistance program

The RDA secured \$405,395.28 in 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	13
Loans being processed	0
Loans clear to close	0
Loans closed	13
Loans sent back	0

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 200 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$124,247.25
County Property Taxes Generated:	\$31,040.53
County Recordation & Transfer Taxes:	\$57,628.85
Remaining Balance as of July 1, 2020 is	\$281,148.03

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

- Properties sold: 30
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$7,072,006	0	\$0

NSP 3/NCI 3 April - 2017)

HUD has approved the Close Out of the NSP 3 Program.

To date, properties purchased: 31

- Properties sold: 31
- Properties under contract (acquisition): 0
- Properties under contract (resale): 0
- Properties in architectural design/bid stage: 0
- Properties under construction: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$3,930,188	0	\$0

INTERAGENCY SUPPORT ACTIVITIES

The following activities and programs are performed by RDA staff in support of other agencies, primarily the Department of Housing and Community Development and the Housing Authority of Prince George's County. These programs and activities do not come under the direct oversight of the RDA board.

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY19 Funding	FY20 Funding	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	\$1,000,000 CIP	\$250,000 CIP	Community Impact Grants
Cheverly Property	5	P. Omondi	TBD		0	<u>Feasibility studies completed in the feasibility study period</u> by the developer. <u>Site development plans for submission ongoing</u>
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.

Glenarden Apartments	5	S. Paul	\$138 million	\$4,500,000 CIP	\$1,800,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$400 million	\$22,000,000 Bond funds	\$2,000,000 CIP	Construction started
Total CIP				\$28,500,000	\$4,050,000	
Disposition, RDA Properties		Lead Staff	TDC (Est.)	FY19 Revenue	FY20 Revenue (Est.)	Status
Towne Center at Suitland Federal Center	7	S. Paul	\$400 million	1,640,000	6,500,000	Fine grading commenced
Glenarden Apartments	5	S. Paul	\$138 million	0	0	Construction underway
Cheverly Property	5	P. Omondi		0	\$985,000	Feasibility study period
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	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