



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

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

**November 5, 2019**

**9:00 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**

**November 5, 2019 - 9:00 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 October 1, 2019 Board Meeting)
  2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. REVIEW & SIGNING OF RESOLUTIONS 2016-5, 2019-6, 2019-7
5. STRATEGIC PLANNING
  1. OPEN DISCUSSION
6. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
7. FINAL REMARKS FROM THE GENERAL PUBLIC
8. ADJOURNMENT

**Next Meeting: December 3, 2019**

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

**Minutes of the Meeting, October 1, 2019 9:00 am  
Glenarden Community Center 8405 Hamlin Street Lanham, MD 20706**

**PRESENT**

**Board Members**

David Harrington, Chair

Leone Bailey, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

**Staff**

Sheila Roberts

Stephen Paul

Andrea Anderson

Abel Fanta

Lakeisha Smith

**Ex- Officio Members and Officer**

Estella Alexander

Raymond Gilley

**Community Advisory Committee**

None

**Others**

Erek L. Barron, General Counsel

Jay Schuman, Citizen

Patrick Bateman, Pennrose Developer

## **Secretary's Report**

Chairman Harrington called the meeting to order having declared a quorum present. He stated that strategic items were on the agenda for the current meeting would be discussed in November's meeting due to other prevalent matters. The approval of Minutes was motioned by Mr. Tabori and seconded Ms. Earle.

## **Treasurer's Report**

Mr. Harrington stated that discussion on the treasurer's report will be moved to November's meeting due to there being no real errors in the report, but just formatting concerns.

## **Executive Director's Report**

Associate Director Stephen Paul stated that similarly to the Treasurer's Report, there hasn't been any substantial updates to the Executive Report. Mr. Tabori inquired about the creation of a map that highlights RDA Project Sites. Ms. Anderson stated that the map has not been created. Mr. Bailey inquired about the audit report for Small Business Participation, Chairman Harrington highlights the Map and the discussion of the Suitland Project as two items that will be taken care of next meeting for agenda building purposes. The Executive Report was then concluded by Chairman Harrington.

## **Glenarden Hills Discussion**

Pennrose Developer Patrick Bateman informed the board on the highlights of the Glenarden Project. According to the phasing plan, he stated that construction on Phase 1 entails a total of 114 Units (Family & Senior Units) at affordable market rates. He informed the board that the overall goal was to achieve more diversity to households as well as income types while simultaneously providing not only affordable housing options, but mixed-income housing options as well. In Total there are 430 Units, the second phase (Rental Phase 2A) includes 55 units. He informed the board that over the past few years State Scoring Criteria has constantly changed, and what was originally Phase 2 had been split up into Phase 2A and Phase 2B. Phase 2B was split out as a separate mixed family income project. In terms of status for Phase 2A, next month will involve getting final approval documents that will permit construction to take place and should conclude in September or October of next year. For phase 2B, after locking down a financing strategy it would take 9-12 months to get through the entitlement process, so next year would be the start of construction. For Phase 3, it is the least of the 3 phases in terms of priority. Although it carries importance, in involves all market-rate units, so the emphasis will remain on the other types of housing options. In total, construction on every phase is projected to commence by the end of next year.

In terms of challenges, Phase 1 construction had just been completed but suffered a few delays due to 2018 being the wettest year to date. Phase 1 is still at about 50% occupation, and work is being done to fill the remainder of the site. He concluded that there was a project that allowed previous Glenarden Hills residents to come back and live at the newly updated site.

## **Open Discussion : None**

## **Q & A Session**

Questions were asked to Mr. Bateman about specific area median income (AMI) numbers, as well as modern scenarios for average families that will make it feasible for them to become homeowners in this new site.

Ideas were added to the earlier task of developing a strategic plan that will involve outside entities helping families become more financially literate. As well as offering credit repair and counseling to ensure that families aren't being taken advantage of. Highlight was brought to Minority Low-Income families who already may have damaged credit situations.

The meeting concluded at 9:30am. The board took a tour of the units on the project site.

# **TREASURER'S REPORT**

**October 29, 2019**

## **Operating Budget**

For the period ending October 31, 2019, Operating Revenues for Fiscal Year (FY) 2020 totaled \$235,366.68, which is one-fourth, of the total approved FY 2020 budget. In the category of other miscellaneous revenues, the RDA received \$1,501.57 in dividends from the HAI Group. The actual October 2019 Operating Expenses, totaled \$121,000.00. Fiscal year to date total of \$144,971.61. Currently the RDA has expended 43% of the operating budget.

## **Capital Improvement Program**

Capital Improvement Program (CIP), revenues in Fiscal Year 2020 are inclusive of a fund balance in the amounts of \$27.4 million, including \$16.7 million for Suitland Town Center, \$10.7 million for Glenarden Hills and other residual funds for miscellaneous projects. Revenue from lot sales at Suitland Town Center are \$2.0 million. This total represents thirty-three (33) lots sold in this fiscal year, compared to a total of thirty-one (31) lots sold in fiscal year 2019 for a total of \$ 2.0 million. Year-to-date expenses total \$4.8 million, representing an increase of \$2.3 million compared to the prior month. This increase is due to additional construction costs remitted during the current period.

**OPERATING BUDGET**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	500,002.00	0.00	500,002.00	100.0%
410300 County Contribution	32,861.36	56,832.08	333,500.00	276,667.92	17.04%
410210 CDBG - Pathway to Purchase Program	88,139.53	88,139.53	372,600.00	284,460.47	23.66%
410210 CDBG - Suitland Façade Program	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - HRAP	0.00	0.00	0.00	0.00	0.0%
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
<b>Total - Revenue</b>	<b>121,000.89</b>	<b>646,475.18</b>	<b>706,100.00</b>	<b>1,062,631.96</b>	<b>91.56%</b>
<b>Expense</b>					
<b>Board Expense</b>					
511311 Allowances (Stipends)	2,100.00	6,300.00	27,000.00	20,700.00	23.33%
511702 Catering (Meeting Expenses)	202.63	359.84	2,000.00	1,640.16	17.99%
<b>Total - Board Expense</b>	<b>2,302.63</b>	<b>6,659.84</b>	<b>29,000.00</b>	<b>22,340.16</b>	<b>22.97%</b>
<b>Operating Expense</b>					
510111 Telephone- Regular Service	38.93	38.93	480.00	441.07	8.11%
510114 Telephone- Wireless/ Cellphone	213.65	645.70	2,120.00	1,474.30	30.46%
510310 Printing and Production	20.00	20.00	100.00	80.00	20.0%
510412 Outside Courier Service	32.85	245.02	6,045.22	5,800.20	4.05%
510810 Training Cost	0.00	0.00	7,400.00	7,400.00	0.0%
510911 Advertising	297.50	297.50	500.00	202.50	59.5%
511519 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511702 Catering <sup>b</sup>	1,979.77	1,979.77	3,000.00	1,020.23	65.99%
511703 Temporary Clerical/ Administration <sup>c</sup>	10,071.71	10,071.71	45,000.00	34,928.29	22.38%
511704 Professional Service/Legal <sup>c</sup>	2,311.22	2,311.22	82,900.00	80,588.78	2.79%
511715 Professional Service/ Auditor (annual)	0.00	0.00	20,000.00	20,000.00	0.0%
511720 Fiscal Agent Fees (quarterly)	15,000.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	0.00	30,000.00	30,000.00	0.0%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	497.00	3,106.11	3,109.11	3.00	99.9%
511801 General Office Supplies	0.00	253.59	14,992.08	14,738.49	1.69%
511890 Other Operating Supplies	96.10	2,740.95	3,144.85	403.90	87.16%
512650 Pathway to Purchase Operating Support <sup>c</sup>	88,139.53	88,139.53	372,600.00	284,460.47	23.66%
514103 Awards and Presentation	0.00	108.74	108.74	0.00	100.0%
<b>Total - RDA Operating Expense</b>	<b>118,698.26</b>	<b>138,311.77</b>	<b>677,100.00</b>	<b>538,788.23</b>	<b>20.43%</b>
<b>Total Expense</b>	<b>121,000.89</b>	<b>144,971.61</b>	<b>706,100.00</b>	<b>561,128.39</b>	<b>43.39%</b>
<b>Net Income</b>	<b>0.00</b>	<b>501,503.57</b>	<b>0.00</b>	<b>501,503.57</b>	<b>48%</b>

**Notes:**

<sup>a</sup>The 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.

<sup>b</sup> Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and annual holiday party.

<sup>c</sup> Operating expenses for the Pathway 2 Purchase Program Operating Support

**CAPITAL BUDGET**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	14,368,810.72	0.00	14,368,810.72	100%
410300 County Contribution <sup>b</sup>	1,815,267.26	4,607,128.09	25,445,193.23	20,838,065.14	18%
410110 State Grants	0.00	0.00	144,950.00	144,950.00	0%
480140 Property Sales <sup>c</sup>	558,195.00	2,070,505.00	0.00	2,070,505.00	100%
499994 Other Project Revenue	280,177.50	286,677.50	1,851,050.00	1,564,372.50	15%
480290 Miscellaneous Revenue	0.00	0.00	30,000.00	30,000.00	0%
<b>Total Revenue<sup>b</sup></b>	<b>2,653,639.76</b>	<b>21,333,121.31</b>	<b>27,471,193.23</b>	<b>39,016,703.36</b>	<b>78%</b>
<b>Expense</b>					
511751 Security	27,090.00	57,578.00	100,000.00	42,422.00	58%
527010 Design	128,991.23	432,153.03	678,111.80	245,958.77	64%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0%
527123 Outside Appraisals/Legal	105.00	3,400.00	12,000.00	8,600.00	28%
527211 Construction	1,697,840.84	4,141,742.87	20,610,759.82	16,469,016.95	20%
527221 Pepco	25.19	2,479.19	15,600.00	13,120.81	16%
527212 Contract Engineering	2,937.50	5,517.50	12,000.00	6,482.50	46%
527227 Landscape/ Beautification	32,030.00	39,685.00	77,650.00	37,965.00	51%
527346 Other Non- Defined Projects	206,425.00	211,250.00	2,512,071.61	2,300,821.61	8%
<b>Total Expense</b>	<b>2,095,444.76</b>	<b>4,893,805.59</b>	<b>27,471,193.23</b>	<b>22,577,387.64</b>	<b>18%</b>
<b>Net Income</b>	<b>558,195.00</b>	<b>16,439,315.72</b>	<b>0.00</b>	<b>16,439,315.72</b>	<b>60%</b>

**Notes:**

<sup>a</sup>The 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.

<sup>b</sup>Includes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

<sup>c</sup>Property sales revenue has not been authorized for spending at this time.



**ADDISON ROAD**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	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	0.00	0.00	144,950.00	144,950.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Fairmount Heights Net Zero <sup>b</sup>	0.00	0.00	250,000.00	250,000.00	0.0%
499994 Blue Line Façade Program <sup>c</sup>	73,172.50	73,172.50	100,000.00	26,827.50	73.17%
499994 Other Project Revenue	580.00	2,255.00	251,050.00	248,795.00	0.9%
480290 Miscellaneous Revenue <sup>c</sup>	0.00	0.00	30,000.00	30,000.00	0.0%
<b>Total Revenue</b>	<b>73,752.50</b>	<b>1,575,006.22</b>	<b>776,000.00</b>	<b>2,200,151.22</b>	<b>202.97%</b>
<b>Expense</b>					
527227 Landscape/ Beautification	580.00	2,255.00	5,000.00	2,745.00	45.1%
527211 Construction	73,172.50	73,172.50	246,050.00	172,877.50	29.74%
527010 Design	0.00	0.00	144,950.00	144,950.00	0.0%
527346 Blue Line Façade Program	0.00	0.00	100,000.00	100,000.00	0.0%
527346 Blue Line Façade Program RDA Match <sup>b</sup>	0.00	0.00	30,000.00	30,000.00	0.0%
527346 Fairmount Heights Net Zero Program <sup>c</sup>	0.00	0.00	250,000.00	250,000.00	0.0%
<b>Total Expense</b>	<b>73,752.50</b>	<b>75,427.50</b>	<b>776,000.00</b>	<b>700,572.50</b>	<b>9.72%</b>
<b>Net Income</b>	<b>0.00</b>	<b>1,499,578.72</b>	<b>0.00</b>	<b>1,499,578.72</b>	<b>100.0%</b>

**Notes:**

<sup>a</sup>The 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.

<sup>b</sup> Fairmount Heights' Net Zero program will receive \$250K reimbursement for land purchase. Program implementation expected to begin in FY20.

<sup>c</sup>The Blue Line Façade program has a \$130K budget (\$100K State Grant + \$30K RDA Matching funds)

**CHEVERLY**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	204,443.30	0.00	204,443.30	100.0%
410300 County Contribution <sup>b</sup>	1,540.00	2,530.00	155,193.23	152,663.23	1.63%
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%
<b>Total Revenue</b>	<b>1,540.00</b>	<b>206,973.30</b>	<b>155,193.23</b>	<b>357,106.53</b>	<b>101.63%</b>
<b>Expense</b>					
527227 Landscape/ Beautification	990.00	1,980.00	25,050.00	23,070.00	7.9%
527211 Construction	550.00	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%
<b>Total Expense</b>	<b>1,540.00</b>	<b>2,530.00</b>	<b>155,193.23</b>	<b>152,663.23</b>	<b>1.63%</b>
<b>Net Income</b>	<b>0.00</b>	<b>204,443.30</b>	<b>0.00</b>	<b>204,443.30</b>	<b>100.0%</b>

**Notes:**

<sup>a</sup>Fund Balance is subject to change once the County has finalized year-end close. All expenses will be covered by fund balance once reconciled.

<sup>b</sup> The Office of Management and Budget agreed to load \$155,193.23 of the fund balance for working capital until reconciled.

- 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<sup>a</sup>**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>b</sup>	0.00	7,986,373.00	0.00	7,986,373.00	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	4,825.00	500,000.00	495,175.00	0.97%
499994 Commercial Property Improvement Grants	206,425.00	206,425.00	500,000.00	293,575.00	41.29%
499994 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
<b>Total Revenue</b>	<b>206,425.00</b>	<b>8,197,623.00</b>	<b>1,250,000.00</b>	<b>9,025,123.00</b>	<b>655.81%</b>
<b>Expense</b>					
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0.0%
527346 Community Impact Grants	0.00	4,825.00	500,000.00	495,175.00	0.97%
527346 Commercial Property Improvement Grants	206,425.00	206,425.00	500,000.00	293,575.00	41.29%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
<b>Total Expense</b>	<b>206,425.00</b>	<b>211,250.00</b>	<b>1,250,000.00</b>	<b>1,038,750.00</b>	<b>16.9%</b>
<b>Net Income</b>	<b>0.00</b>	<b>7,986,373.00</b>	<b>0.00</b>	<b>7,986,373.00</b>	<b>100.0%</b>

**Notes:**

<sup>a</sup>County 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.

<sup>b</sup>Fund Balance is subject to change once the County has finalized year-end close.

**GATEWAY ARTS DISTRICT**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	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%
<b>Total Revenue</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>100.00%</b>
<b>Expense</b>					
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%
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>0.00</b>	<b>(3,751,706.60)</b>	<b>100.00%</b>

**Note:**

<sup>a</sup>The 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

**GLENARDEN APARTMENT REDEVELOPMENT**  
(as of October 29, 2019)

<b>Revenue and Expenditure Categories with Accounting Code</b>	<b>October Actuals</b>	<b>FY 2020 YTD</b>	<b>Adopted FY 2020 Budget</b>	<b>Remaining Budget</b>	<b>% of Budget Received or Expended</b>
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	4,786,149.96	0.00	4,786,149.96	100.0%
410300 County Contribution (PayGO)	296,333.94	954,837.45	8,520,000.00	7,565,162.55	11.21%
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%
<b>Total Revenue</b>	<b>296,333.94</b>	<b>5,740,987.41</b>	<b>8,520,000.00</b>	<b>12,351,312.51</b>	<b>67.38%</b>
<b>Expense</b>					
527211 Construction	292,006.44	946,539.95	7,681,000.00	6,734,460.05	14.06%
527212 Contract Engineering	2,937.50	5,517.50	12,000.00	6,482.50	85.11%
527227 Landscape/ Beautification	1,390.00	2,780.00	10,000.00	7,220.00	38.5%
527346 Other Non- Defined Projects	0.00	0.00	817,000.00	817,000.00	0.0%
<b>Total Expense</b>	<b>296,333.94</b>	<b>954,837.45</b>	<b>8,520,000.00</b>	<b>7,565,162.55</b>	<b>137.67%</b>
<b>Net Income</b>	<b>0.00</b>	<b>4,786,149.96</b>	<b>0.00</b>	<b>4,786,149.96</b>	<b>(70.29%)</b>

<sup>a</sup>Fund Balance is subject to change once the County has finalized year-end close.

**SUITLAND MANOR**  
(as of October 29, 2019)

Revenue and Expenditure Categories with Accounting Code	October Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
<b>Revenue</b>					
491010 Fund Balance <sup>a</sup>	0.00	3,643,972.34	0.00	3,643,972.34	100.0%
410300 County Contribution (PAYGO)	1,517,393.32	3,649,760.64	16,770,000.00	13,120,239.36	21.76%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales <sup>b</sup>	558,195.00	2,070,505.00	0.00	2,070,505.00	100.0%
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%
<b>Total Revenue</b>	<b>2,075,588.32</b>	<b>9,364,237.98</b>	<b>16,770,000.00</b>	<b>18,834,716.70</b>	<b>55.84%</b>
<b>Expense</b>					
527010 Design	128,991.23	432,153.03	533,161.80	101,008.77	81.06%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0.0%
527123 Outside Appraisals/Legal	105.00	3,400.00	12,000.00	8,600.00	28.33%
527211 Construction	1,332,111.90	3,121,480.42	12,618,638.20	9,497,157.78	24.74%
527221 Pepco	25.19	2,479.19	15,600.00	13,120.81	15.89%
527227 Landscape/ Beautification	29,070.00	32,670.00	37,600.00	4,930.00	86.89%
511751 Security	27,090.00	57,578.00	100,000.00	42,422.00	57.58%
<b>Total Expense</b>	<b>1,517,393.32</b>	<b>3,649,760.64</b>	<b>16,770,000.00</b>	<b>13,120,239.36</b>	<b>21.76%</b>
<b>Net Income</b>	<b>558,195.00</b>	<b>5,714,477.34</b>	<b>0.00</b>	<b>5,714,477.34</b>	<b>34%</b>

**Notes:**

<sup>a</sup>Fund Balance is subject to change once the County has finalized year-end close.

<sup>b</sup>Sale 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 Proceeds from lot sales are 2,070,505.00

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS  
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)  
10/1/2019 – 10/31/2019**

**General**

The county plans to transfer two properties to the RDA to facilitate new redevelopment projects. The first is a 6-acre site in Beacon Heights across the street from a Purple Line station, the second is a 6.5-acre school site in Capitol Heights. The transfers should occur by October 2019. There are two resolutions for approval by the board to approve the acquisition and disposition of the properties.

**Solicitations**

The Suitland infrastructure construction for Phase 4 Rough Grade is to be advertised in September 2019. Responses are due in November 2019.

**Glenarden Apartments- New Name Glenarden Hills**

**Rubble Removal and Rough Grading**

Pleasants Construction, Inc. has begun rubble removal and rough grading of the remaining site beginning with the Phase 2A footprint.

**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. Awaiting decision.

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. Awaiting decision.

**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. Anticipated closing on financing and start of construction is November 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 expected to be completed and fully occupied by the end of October 2019.

## **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 90 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 February 2020.

#### **Infrastructure Construction:**

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design.

## **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, twenty-eight (36) loans for \$1,749,867.81 have closed. Total HRAP II expenses to date are \$312,859.42. To date 45.91 %, or \$2,318,793.91 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

**Coral Hills Façade and Green Retrofit Program**

Project completed and closed out on September 30, 2019.

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

Substantial rehabilitation work completed on four pilot properties by UCAP. UCAP currently reviewing two new applicants for program funding.

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

**CPIP AWARDEES AND CURRENT STATUS**

<b>Name of Awardee</b>	<b>Address</b>	<b>CPIP Award Amount</b>	<b>Current Status</b>	<b>Grant Drawn</b>
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Grant agreement signed. Under construction</i>	\$0
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,000	<i>Grant Agreement executed under construction</i>	\$206,425
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	Awaiting permits and contracts to finalize Grant Agreement	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 <sup>nd</sup> Place, 4902 43 <sup>rd</sup> St.	\$150,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	Awaiting permits and contracts to finalize Grant Agreement	\$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>Grant Agreement executed. Under construction</i>	\$0

On 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 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 January 2020.
2. ***3807 Rhode Island Avenue:*** Construction is complete. The residential units are 80% 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 are 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.

***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.

### **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.

### **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); Southway/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). Next step is October 17, 2019, 6:30- 8:30 p.m. Community Listening Session to be held at the Glenn Dale Community Center, 11901 Glenn Dale Blvd, Glenn Dale, MD 20769.

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.

## **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.

**2017**

### **Greenbelt Makerspace – Composting Food Scraps to enrich soil - \$11,150 award**

The composting project was a collaborative effort between Greenbelt Makerspace and Hots, Wigglers and In-Home Vermi composters, with Greenbelt Makerspace being the primary contact with the RDA, with Hots, wigglers volunteers providing most of the labor on the project. There was a leadership change with Greenbelt Makerspace that resulted in the loss of the primary contact person, some financial reporting and changes with banking and record keeping. Additionally, I came on board with RDA. After figuring out the issues and problems, this project is moving forward. All funds should be used by November 1, 2019.

### **Hyattsville CDC – ARTways: Sculptural Signage/Mapping and Artwork Installation - \$50,000 award**

The project goal was to create wayfinding signage and links along the Anacostia Heritage bike/pedestrian trail and guide trail users to local town and activity centers and municipal area amenities. Additionally, add artwork and an art installation to the Northwest Branch Anacostia Stream Valley trail which has become blighted and a source of graffiti. This part of the trail is used by pedestrians and bike riders to the Hyattsville metro and is heavily used during morning and evening rush hour. A Veteran’s Memorial Totem sculpture was designed to enhance this part of the trail and cover a historic vent stack. When reviewing this project, the Planning Board recommended review by the National Capital Planning Board (NCPC) which created the initial and unforeseen delay. Additional engineering studies had to be conducted, there were also issues with the retaining wall, etc. Three wayfinding stations have been installed along the trail: in Hyattsville near 5<sup>th</sup> Street; in College Park near Paint Branch Parkway; and in Riverdale Park off Queensbury Road. An extension has been granted to December 2019.

### **Northern Estates HOA - Endcap Monument and Landscaping beautification project - \$13,705 award**

As part of a Master Landscape Plan created by Neighborhood Design Center (NDC), Northern Estates HOA (NEHOA) requested funds to install end cap monuments (pillar and wall) and plantings on the east and west sides of the development. The project was delayed due to DPIE permitting process and weather delays. the Closed out their project in July. **See attached photos.**

**2018**

**Art Works Now/Art Works Studio School – Safety and Sustainability at Art Works Now - \$10,000 award**

This project called for the installation of a large colorful shade to the building's exterior play and gathering area to provide a safer space for seniors and children to reduce sun exposure. This project was completed in late June 2019. **See attached photo.**

**Central Kenilworth Avenue Revitalization (CKAR) 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. On Wednesday, September 18<sup>th</sup> CKAR hosted a Hard Hat Launch, Tour and Fundraiser for stakeholders and partners in this project. **See attached photos.**

**College Park City-University Partnership – Downtown College Park Mural Project - \$15,000 award**

A mural with lighting will be created on the façade of 7404 and 7406 Baltimore Avenue, which is the gateway location for the City of College Park along the Route 1 corridor. An artist and mural design has been selected. It is anticipated that project activities will be completed by October 2019.

**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. There were delays with CDBG grant funds that have now been addressed. Initial demolition work was scheduled to begin in July 2019.

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

After much deliberation between the State, Cal Ripken Foundation County Executive's Office and other stakeholders, I received a call from the project coordinator mid-August to find out if the funds were still available for use. The CIG funds have not been reprogrammed and are still available. The grant agreement has been executed and work on this project can officially begin.

**World Art Focus/Joe's Movement Emporium – Safety Enhancement Project - \$75,000 award**

This project will increase safety and sustainability at Joe's Movement Emporium by establishing storm water management solutions that will reduce puddles along the sidewalk and entrance of the facility that turn into ice in extremely cold weather; install permeable pavers in the parking lot which is currently gravel and uneven, creating challenges for the elderly and disabled which prevents ease of movement. Replace the theater floor, which was concrete and make it hardwood, which is a safer product. And lastly, update and renovate the bathrooms by replacing the counters and sinks and installing new tile. The theater enhancement project is complete. The other work is ongoing.

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 has made some revisions to their program scope and budget.

**Community Outreach and Development CDC – Green Hill Plaza renovations - \$43,325 award**

This beautification project was intended to focus on façade improvement; pedestrian enhancements; improved signage and way-finding to the public services organizations that operated within Green Hill Plaza. These projects would discourage criminal activity and create a safe and secure environment for the community. I received a letter date May 22, 2019 advising me that Community Outreach and Development CDC was unable to accept the grant. No further explanation was provided.

**Friends of Greenbelt Museum – 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. The CIG funds will be used during Phase 1 of this project to begin the design and construction portion of the project. Presently, an architect has been selected and the architectural drawings and renderings will be created soon.

**Gateway CDC – Media Arts Lab Enhancement - \$50,000 award**

The Gateway Media Arts Lab is a community space dedicated to teaching, nurturing, facilitating the media arts community. The facility is utilized as an incubator space and hosts meetings for City of Mount Rainer officials, business owners, other community members and visitors. The space is open with concrete floors, dry wall partitions and no ceiling. The sound carries and interferes with meeting productivity. Also, the wi-fi and internet service is faulty. This project will provide a remedy with the installation of sound proof solutions; increasing wi-fi capacity; and adding flooring that absorbs noise. This project is on-going.

**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. This project is on-going.

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

This project will designate open space in the city of Mount Rainer 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. This project is on hold until Northern Gateway CDC provides proof of liability insurance. As of October 23, 2019, I received the certificate of insurance. The project will commence once I receive the signed grant agreement.

**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). This project is on hold until Northern Gateway CDC provides proof of liability insurance. As of October 23, 2019, I received the certificate of insurance. The project will commence once I receive the signed grant agreement.

**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**

This project is located at the entrance of the Gateway Arts District bordering Washington, D.C. and Prince George’s County. Landscaping and artwork will be placed along the fence line of 4550, 4600 and 4644 Rhode Island Avenue. This project is on-going.



**Northern Estates Homeowners Association, Inc.  
Endcap Monuments and Landscaping Project**

**Front, side, and back views of the monument on 7700 Mystic River Terrace**





**Northern Estates Homeowners Association, Inc.  
Endcap Monuments and Landscaping Project**

**Front, side, and back views of the monument near the stormwater management pond**

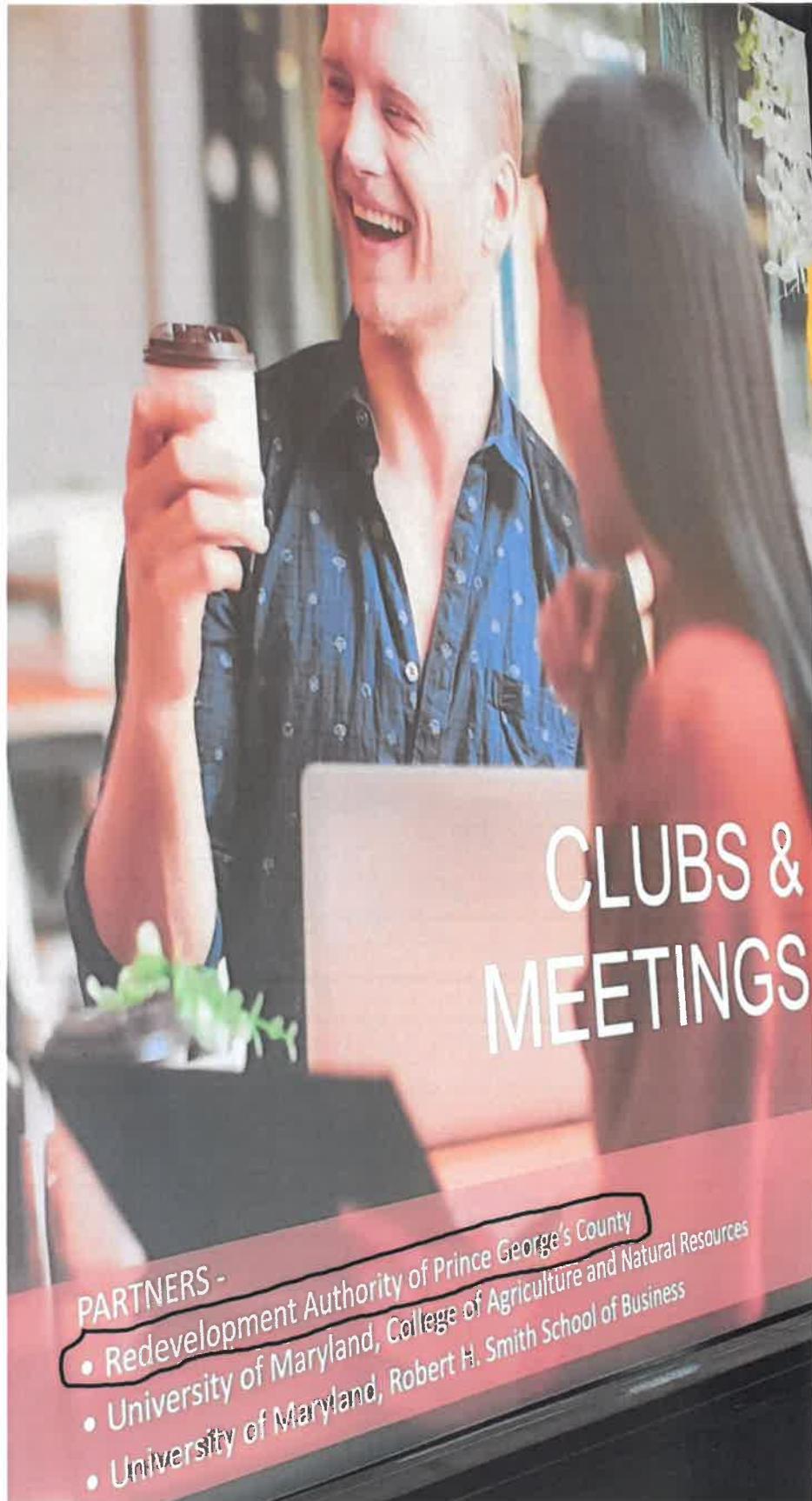


**Art Works Now: Safety and Sustainability Sun Shade project**





**Central Kenilworth Ave. Revitalization (CKAR) – Sarvis  
Empowerment Café Hard Hat Launch, Tour and  
Fundraising Event September 18, 2019**



**Central Kenilworth Ave. Revitalization (CKAR) – Sarvis  
Empowerment Café Hard Hat Launch, Tour and  
Fundraising Event September 18, 2019**



**OUR PARTNERS -**

Central Kenilworth Avenue Revitalization  
Community Development Corporation

Community Forklift

Community Foundation  
of Prince George's County

General Assembly of Maryland

Greater Washington Community Foundation

Kaiser Permanente

Maryland Department of Housing and  
Community Development

Michael D. Herman, Esq. & Associates

Prince George's Community College

Prince George's County Council

Prince George's County Council Member  
Dannielle Glaros, District 3

Prince George's County, Maryland

Redevelopment Authority  
of Prince George's County

Town of Riverdale Park

University of Maryland,  
College of Agriculture and Natural Resources

University of Maryland,  
Robert H. Smith School of Business

Wells Fargo

Central Kenilworth Ave. Revitalization (CKAR) – Sarvis  
Empowerment Café Hard Hat Launch, Tour and  
Fundraising Event September 18, 2019





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**General Assembly of Maryland**

**Greater Washington Community Foundation**

**Kaiser Permanente**

**Maryland Department of Housing and  
Community Development**

**Michael D. Herman, Esq. & Associates**

**Prince George's Community College**

**Prince George's County Council**

**Prince George's County Council Member  
Dannielle Glaros, District 3**

**Prince George's County, Maryland**

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

**Town of Riverdale Park**

**University of Maryland,  
College of Agriculture and Natural Resources**

**University of Maryland,  
Robert H. Smith School of Business**

**Wells Fargo**

## DOWN PAYMENT AND CLOSING COST ASSISTANCE

**Pathway to Purchase:** Pathway to Purchase funds have been depleted as of June 30, 2019

**Prince George's County Purchase Assistance Program:** PGCPAP funds have been depleted as of July 18, 2019.

### 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	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	\$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
<b>Total CIP</b>				<b>\$28,500,000</b>	<b>\$4,050,000</b>	
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	R. Clemens	\$138 million	0	0	Construction underway

Cheverly Property	5	S. Paul		0	\$985,0000	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
Maryland Park Drive	7	S. Paul	\$26.6 million	0	1,000,00	Development agreement extended
<b>Total Revenues (est.)</b>				<b>\$1,640,000</b>	<b>\$8,485,000</b>	
<b>Property Acquisition</b>		<b>Lead Staff</b>	<b>TDC (Est.)</b>	<b>FY19 Cost (Est.)</b>	<b>FY20 Cost (Est.)</b>	<b>Status</b>
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 30 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.

## Consultants/Contractors

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

Watkins Partnership	Suitland	NO	YES	\$4,250	Structural engineering		
Milestone Title	Various	YES	YES	\$6,000	Title Services	X	CBSB
*Isaac Marks	Various	YES	YES	\$75,000	General Counsel		
Ben Dyer	Glenarden	NO	YES	\$96,000	Civil Engineering	X	CBB
Redlef Group	Suit. Façade	YES	YES	\$29,631	Architect	X	MBE/CBSB
Redlef Group	Coral Hills	Yes	Yes	\$37,400	Architect	X	MBE/CBSB
Supreme Landscaping	Various	Yes	Yes	\$14,950	Landscaping		
Jordon Landscaping	Various	Yes	Yes	\$15,085	Landscaping	X	MBE/CBSB
Deltta LLC	Various	Yes	Yes	\$4,625	Landscaping	X	MBE/CBSB
<b>Total and Percentage</b>		<b>44.6%</b>	<b>76.6%</b>	\$10,629,375.00			

**MBE and Local**

**33.7%**

**MBE or Local**

**87.6%**

\*Contract is with the Office of Law

**Equity  
Partners:**

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



**REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY**  
**RESOLUTION 2019-5**

*A resolution to approve acquiring 6700 Riverdale Road at no cost from Prince George's County and to dispose of such property through a Request for Proposal process.*

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

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

**WHEREAS**, § 15B-107(a)(1) of the Prince George's County Code (the "Code") provides that the Redevelopment Authority may obtain, hold, and use real property; and

**WHEREAS**, § 15B-107(a)(5) of the Code provides that the Redevelopment Authority may see, transfer, or convey any real property at any time; and

**WHEREAS**, the Redevelopment Authority would like to accept, at no cost, the property located at 6700 Riverdale Road from Prince George's County; and

**WHEREAS**, the Redevelopment Authority would like to dispose of the property located at 6700 Riverdale Road through a Request for Proposal process; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Authority approves the acquisition, at no cost, of the property located at 6700 Riverdale Road from Prince George's County and initiate the disposal of the property through a Request for Proposal process; and

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized to immediately begin execution of the acquisition and disposal of the property located at 6700 Riverdale Road.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

**SIGNATURE PAGE FOR RESOLUTION 2019-5**

This Resolution shall be effective upon the date of its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

\_\_\_\_\_  
**David Harrington, Chair**

\_\_\_\_\_  
**Leon Bailey, Vice Chair**

\_\_\_\_\_  
**Erma Barron, Member**

\_\_\_\_\_  
**John Tabori, Member**

\_\_\_\_\_  
**Ronnette Earle, Member**

\_\_\_\_\_  
**Estella Alexander, Ex-Officio Member**

\_\_\_\_\_  
**Raymond Gilley, Ex-Officio Member**

**Reviewed for Legal Sufficiency**

\_\_\_\_\_  
General Counsel



REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
**RESOLUTION 2019-6**

*A resolution to approve acquiring, at no cost, the property located at 6181 Old Central Avenue from Prince George's County and to approve the transfer, at no cost, of portions of said property to the Town of Capitol Heights and to Mission of Love Charities, Inc.*

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

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

**WHEREAS**, § 15B-107(a)(1) of the Prince George's County Code (the "Code") provides that the Redevelopment Authority may obtain, hold, and use real property; and

**WHEREAS**, § 15B-107(a)(5) of the Code provides that the Redevelopment Authority may transfer or convey any real property at any time; and

**WHEREAS**, the Redevelopment Authority would like to accept, at no cost, a deed for fee simple title to the property located at 6181 Old Central Avenue from Prince George's County; and

**WHEREAS**, the Redevelopment Authority would like to transfer portions of the property located at 6181 Old Central Avenue to the Town of Capitol Heights and to Mission of Love Charities, Inc.; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Authority approves the acquisition, at no cost, of the property located at 6181 Old Central Avenue from Prince George's County and transfer, at no cost, of portions of said property to the Town of Capitol Heights and to the Mission of Love Charities, Inc.; and

**BE IT FURTHER RESOLVED** that the Redevelopment Authority is authorized to subdivide such property in a manner to allow the transfer of portions thereof and, until such time as the subdivision is effected, the Redevelopment Authority shall be entitled to enter into lease agreements with the Town of Capitol Heights and with Mission of Love Charities, Inc. for an extended term and for nominal rental, allowing for the possession and development of said properties in advance of the subdivision and conveyance thereof; and

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized to immediately begin execution of the acquisition and partial transfer of the property located at 6181 Old Central Avenue, and is hereby authorized to execute and deliver any documents and agreements reasonably required in connection therewith.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

**SIGNATURE PAGE FOR RESOLUTION 2019-6**

This Resolution shall be effective upon the date of its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

\_\_\_\_\_  
**David Harrington, Chair**

\_\_\_\_\_  
**Leon Bailey, Vice Chair**

\_\_\_\_\_  
**Erma Barron, Member**

\_\_\_\_\_  
**John Tabori, Member**

\_\_\_\_\_  
**Ronnette Earle, Member**

\_\_\_\_\_  
**Estella Alexander, Ex-Officio Member**

\_\_\_\_\_  
**Raymond Gilley, Ex-Officio Member**

**Reviewed for Legal Sufficiency**

\_\_\_\_\_  
General Counsel

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
**RESOLUTION 2019-7**

*A resolution to approve the appointment of Stephen J. Paul as Executive Director of the  
Redevelopment Authority of Prince George's County.*

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

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

**WHEREAS**, § 15B-120(b) of the Prince George's County Code (the "Code") and the bylaws of the Redevelopment Authority authorize the Authority to appoint, with the consent of the County Executive, an Executive Director; and

**WHEREAS**, by letter dated October 24, 2019, County Executive Angela Alsobrooks, through her Acting Chief Administrative Officer, Major F. Riddick, Jr., offered the position of Executive Director to Stephen J. Paul, Associate Director of the Redevelopment Authority, to be effective October 28, 2019; and

**WHEREAS**, Stephen J. Paul has over 28 years of experience working for Prince George's County government in a variety of capacities, including as Executive Director of the Revenue Authority and eight years as the Development Manager in the Office of the County Executive; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Authority appoints Stephen J. Paul as the Executive Director of the Redevelopment Authority, retroactive to October 28, 2019; and

**BE IT FURTHER RESOLVED**, that Stephen J. Paul, Executive Director, is hereby authorized to sign contracts, purchase and sale agreements, and any other documents necessary and appropriate to carry out the business of the Redevelopment Authority.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

**SIGNATURE PAGE FOR RESOLUTION 2019-7**

This Resolution shall be effective upon the date of its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

\_\_\_\_\_  
**David Harrington, Chair**

\_\_\_\_\_  
**Leone Bailey, Vice Chair**

\_\_\_\_\_  
**Erma Barron, Member**

\_\_\_\_\_  
**John Tabori, Member**

\_\_\_\_\_  
**Ronnette Earle, Member**

\_\_\_\_\_  
**Estella Alexander, Ex-Officio Member**

\_\_\_\_\_  
**Raymond Gilley, Ex-Officio Member**

**Reviewed for Legal Sufficiency**

\_\_\_\_\_  
General Counsel