



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

April 6, 2021
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

April 6, 2021 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. PRESENTATION: GLENN DALE HOSPITAL CAMPUS PRELIMINARY MASTER PLAN CONCEPTS POWERPOINT
3. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Amended Minutes of the February 2, 2021 Board Meeting
 - Minutes of the March 2, 2021 Board Meeting
 2. TREASURER'S REPORT
4. EXECUTIVE DIRECTOR'S REPORT
5. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: May 4, 2021

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

Minutes of the Meeting, March 2, 2021

9:00 am

Teleconference

PRESENT

Board Members

Erma Barron

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Staff

Ernest Williams

Edren Lewis

Lakeisha Smith

Sheila Roberts

Cheryl Douglas

Andrea Anderson

Gerald Konohia

Ex- Officio Members and Officer

Angie Rodgers

Aspasia Xypolia

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

Amended February Secretary Report:

February Minutes: Mr. Harrington addressed the board and informed the board that the Redevelopment Authority would be operating as a separate entity from the Department of Housing and Community Development. He stated that Stephen Paul's position as Executive Director of the Redevelopment Authority (RDA) would be reporting to the Economic Development Deputy Chief Administrative Officer (DCAO) Angie Rodgers.

Secretary Report

Mr. Bailey called the teleconference meeting to order at 9:05 AM having declared a quorum present. Mr. Bailey addressed the board for any comments on the March board minutes. A motion to approve the minutes was made by Ms. Earle and seconded by Mr. Tabori, the motion passed.

Treasurer's Report

Mr. Tabori addressed the board and stated that he wanted to discuss the data in the Real Estate Project table in the Executive Report. Mr. Tabori stated that he wanted the data to reflect the total value increase in property sales in Prince George's County. He informed the board that the RDA has contributed a 20% increase in property sales that should be reflected in the Real Estate Project table.

Budget Analyst Edren Lewis addressed the board and informed the board the Operating expenses recorded for the month of February 2021 were \$97,540.99. Ms. Lewis stated that there were no anomalies in the February's expenses and that the financial figures remained within the normal range. Ms. Lewis informed the board that the Redevelopment Authority (RDA) has expended 34% of their budget in the 8 months of fiscal year 2021 (FY2021). She stated that as a result of the pandemic the department has saved on the normal operating expenses.

Ms. Lewis informed the board that the month of February 2021 expenses totaled \$825,618.31. The largest expense for the month of February was from construction representing 68% of the monthly expenses. She stated that according to the Office of Management and budget (OMB) the RDA has expended \$10.5M of the \$15.3 carryforward fund balance. Mr. Tabori addressed the board and questioned the calculations of the \$10.5M balance and the \$15.3M balance from the Capital Budget sheet. Ms. Roberts addressed the board and informed the board that the \$10.5M in expenditures were withdrawn from property sales income to equate for the other \$3M in expenses. She stated that \$4.2M from property sales was drawn to compensate for the other expenses. Mr. Tabori stated that a foot-note or comment stating how the funds were drawn down to equate for other expenses should be notated in the report. A motion to approve the minutes was made by Mr. Tabori and seconded by Ms. Earle.

Executive Report

Mr. Paul addressed the board and informed the board that the Executive Branch Budget review process of FY2022 has been completed and the RDA has been approved for \$2M in Pay-Go funds for the Glenarden Project, he stated that there were a few adjustments made to the Suitland and Glenarden budgets to align with the approved budget and the projected expenditures for FY2022. Mr. Paul informed the board that there was a ribbon-cutting grand-opening ceremony for Glenarden Phase 2A project. Mr. Paul stated that the RDA was in leasing

negotiations with the Suitland Convenience store property. He stated that there was a draft agreement that would be reviewed for legal terms and approved by the end of the month.

Mr. Paul informed the board the Commercial Property Improvement Program (CPIP) Request for Proposal 2021 (RFP 2021) that was released several weeks ago received \$2M in request from 7 proposals. He stated that in the next 4-6 weeks the RDA Proposal Analysis Group (PAG) will be reviewing and ranking the applications and making recommendations for funding. Mr. Paul informed the board on the Cheverly Site, stating that the RDA is in its final stages of completing the title work with the Title companies. He stated that construction on the Cheverly site should begin in 2021.

Mr. Bailey addressed the board and questioned if there was a matrix or quantitative support from the Cheverly community on the Cheverly project addressing any issues or concerns on the development process. Mr. Paul stated he was unsure on how to quantify the community concerns unless they are addressed in the community meetings. He stated that the goal for the Cheverly project is to demolish the vacant buildings and construct a new development with mixed use density. Mr. Bailey stated that moving forward it would be beneficial to have outreach programs address feedback from the community and entail how the RDA projects aligns with the community's concerns and needs.

Ms. Barron addressed the board and questioned the selection process for identifying who would occupy the space at the Suitland Convenience store. Mr. Paul informed the board that he is in communication with a potential vendor and would like to reach out to more potential vendors before a final decision is made. Ms. Barron stated that she would like for the RDA to report back to the board before a final decision is made for additional comments or concerns. Mr. Paul stated that he wanted to generate some type of interest from potential users first before releasing an RFP. Mr. Bailey stated that it would be beneficial if the community was involved, and active as well in the user selection process for the Suitland Convenience Store site. Mr. Paul stated that there were directive avenues for the Community feedback through the Homeowners Association for the Suitland Townhouses, and the Suitland Civic Association groups.

Ms. Earle addressed the board and inquired if there would be a strategic retreat for the calendar year to address any strategic initiatives moving forward. Mr. Paul stated there were several ways to discuss RDA's projects in upcoming meetings. He suggested to the board on having a meeting that would address each project or have an overall meeting to discuss all of the projects and how it impacts the economic development within the County. Mr. Bailey stated that discussing the integral projects and re-align the RDA's initiatives would be beneficial so that everyone understands the future and goals of the RDA.

Ms. Earle inquired if the Board was involved in the selection process of CPIP grantees. Mr. Paul stated that RDA has never had a board member on the PAG committee. Ms. Earle stated that she would like to propose the idea for a member to be part of the committee. Mr. Paul stated that he would collaborate with General Counsel for approval. Mr. Bailey stated that General Counsel should review the terms for legal and conflict of terms. General Counsel, Tiffany Releford stated that she would review the terms and make sure that the Board members are operating within the by-laws if one should join the PAG committee. Meeting adjourned 10:05am.

TREASURER'S REPORT

March 29, 2021

Operating Budget

Expenses recorded for the month of March 2021 were \$1,976.06. There were no anomalies in this month's expenses everything remains within the normal range. At this time the Office of Finance is cleaning up the accounts based on the timing of the expenditures. You will notice there are some negative entries posted relative to the moving of expenses to the correct fiscal year.

Capital Improvement Program

The month of March 2021 expenses totaled \$1,176,365.93. The largest expense again this month was from construction representing 78% of the monthly expenses. This is the time of the year when Finance starts to reconcile the expenditure and the timing of each so that it is represented in the appropriate fiscal year. The reports are subject to change as a result of this information.

In both the Operating and Capital accounts the information of revenue received will also be reconciled to allow for the correct posting of all receipts. This will include any grant income received. Stay tuned for changes in the presentation of the reports to come.

OPERATING BUDGET
(As of March 29, 2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	1,476.06	88,502.77	2,094,362.85	2,005,860.08	4.23%
410300 County Contribution	0.00	0.00	333,500.00	333,500.00	0.0%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	225,639.00	361,300.00	135,661.00	62.45%
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	2,581.88	0.00	2,581.88	100%
Total - Revenue	1,476.06	316,723.65	2,789,162.85	2,477,602.96	11.36%
Expense					
Board Expense					
511311 Allowances (Stipends)	1,600.00	15,400.00	25,000.00	9,600.00	61.6%
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00	0.0%
510811 Conf & Sem Fees	0.00	0.00	3,000.00	3,000.00	0.0%
Total - Board Expense	1,600.00	15,400.00	32,000.00	16,600.00	48.13%
Operating Expense					
510111 Telephone- Regular Service	0.00	167.93	500.00	332.07	33.59%
510114 Telephone- Wireless/ Cellphone	300.06	2,053.81	2,200.00	146.19	93.36%
510311 Duplication and Reproduction	0.00	201.23	500.00	298.77	40.25%
510412 Outside Courier Service	0.00	426.88	450.00	23.12	94.86%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	0.00	817.76	2,000.00	1,182.24	40.89%
511519 Other Insurance Premiums	0.00	13,534.00	25,000.00	11,466.00	54.14%
511702 Catering ^b	0.00	0.00	1,000.00	1,000.00	0.0%
511703 Temporary Clerical/ Administration ^c	0.00	927.20	29,300.00	28,372.80	3.17%
511704 Professional Service/Legal ^c	0.00	9,660.00	90,000.00	80,340.00	10.73%
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00	30.0%
511720 Fiscal Agent Fees (quarterly)	0.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	18,200.00	23,620.00	5,420.00	77.05%
511749 Other General and Administration	0.00	0.00	14,600.00	14,600.00	0.0%
511799 Other Operating Contract Service	(497.00)	3,022.40	10,000.00	6,977.60	30.22%
511801 General Office Supplies	0.00	0.00	3,000.00	3,000.00	0.0%
511808 Printing Charges	0.00	240.22	160.00	(80.22)	150.14%
511890 Other Operating Supplies	73.00	2,133.50	13,000.00	10,866.50	16.41%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^e	0.00	225,639.00	361,300.00	135,661.00	62.45%
514102 Meals & Miscellaneous Reimbursement	0.00	697.84	700.00	2.16	99.69%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
527211 Construction (Other Expenses Ofc. Related) ^d	0.00	0.00	1,561.25	1,561.25	0.0%
Total - RDA Operating Expense	(123.94)	298,721.77	664,341.25	365,619.48	44.97%
Total Expense	1,476.06	314,121.77	696,341.25	382,219.48	45.11%
Net Income	0.00	2,601.88	2,092,821.60	2,095,383.48	-33.75%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^aThe Fund Balance is the carryover of unspent funds from the previous two Fiscal Years. Note the agency received \$1,656,174 from Federal Grants reimbursements for CIP that have been applied to the operating account . Once all reconciliation for 2020 has been completed by the Office of Finance this beginning fund balance could change.

^bOperating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party. Due to the pandemic none of these expenses have occurred.

^cOperating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs are not updated due to the allocation of services.

^d The subtraction from the operating account was to move the expense to the correct account.

CAPITAL BUDGET SUMMARY
(As of March 29, 2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	735,790.93	8,229,884.91	15,259,872.72	7,029,987.81	54%
410300 County Contribution (PAYGO)	0.00	0.00	1,189,000.00	1,189,000.00	0%
410110 State Grants	0.00	0.00	1,250,000.00	1,250,000.00	0%
480140 Property Sales	0.00	4,271,320.00	7,961,000.00	3,689,680.00	54%
499994 Other Project Revenue	440,575.00	904,494.98	6,558,000.00	5,653,505.02	14%
480290 Miscellaneous Revenue	0.00	287,692.75	340,000.00	52,307.25	85%
Total Revenue^a	1,176,365.93	13,693,392.64	32,557,872.72	18,864,480.08	42%
Expense					
511722 Consultants and Studies	0.00	4,400.00	45,000.00	40,600.00	10%
511751 Security ^c	0.00	61,897.50	300,000.00	238,102.50	21%
527010 Design	91,270.00	849,805.73	1,339,000.00	489,194.27	63%
527110 Land Costs	0.00	2,946,614.13	3,884,218.04	937,603.91	76%
527123 Outside Appraisals/Legal	0.00	0.00	125,000.00	125,000.00	0%
527211 Construction	919,252.23	6,171,907.89	16,024,331.68	9,852,423.79	39%
527216 Material Test Consultants	6,200.00	50,879.00	500,000.00	449,121.00	10%
527221 Pepco	655.71	2,003.80	5,000.00	2,996.20	40%
527212 Contract Engineering	(276,334.42)	106,077.55	730,000.00	623,922.45	15%
527227 Landscape/ Beautification	34,722.41	649,425.31	3,072,000.00	2,422,574.69	21%
527346 Other Non- Defined Projects	400,600.00	856,924.98	6,533,323.00	5,676,398.02	13%
Total Expense	1,176,365.93	11,699,935.89	32,557,872.72	20,857,936.83	36%
Net Income	0.00	1,993,456.75	-	(1,993,456.75)	6%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^a In collaboration with the Office of Management and Budget the Fund Balance dilemma has been resolved to the best of our ability. All funding is listed is accessible for FY21.

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

^c Based 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 February 25, 2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended																																																																								
Revenue																																																																													
491010 Fund Balance ^a	(37,723.33)	40,793.00	614,072.91	573,279.91	6.64%																																																																								
410300 County Contribution (PAYGO)	0.00	0.00	500,000.00	500,000.00	0.0%																																																																								
410110 State Grants	0.00	0.00	50,000.00	50,000.00	0.0%																																																																								
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Blue Line Façade Program ^b	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Fairmount Heights Net Zero ^c	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Lyndon Hill Project	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Other Project Revenue	0.00	0.00	450,000.00	450,000.00	0.0%																																																																								
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%	Total Revenue	(37,723.33)	40,793.00	1,614,072.91	1,573,279.91	2.53%	Expense						527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%	527227 Landscape/Beautification to include Maintenance	(800.00)	17,204.00	18,000.00	796.00	95.58%	527211 Construction	(685.00)	(685.00)	485,146.00	485,831.00	(0.14%)	527212 Contract Engineering	(33,338.33)	24,274.00	30,000.00	5,726.00	80.91%	527346 Blue Line Façade Program	0.00	0.00	14,396.00	14,396.00	0.0%	527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	14,000.00	14,000.00	0.0%	527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	14,927.00	14,927.00	0.0%	527346 Lyndon Hill Project	(2,900.00)	0.00	100,000.00	100,000.00	0.0%	Total Expense	(37,723.33)	40,793.00	1,614,072.91	1,573,279.91	2.53%	Net Income	0.00	0.00	0.00	0.00	0.0%
Total Revenue	(37,723.33)	40,793.00	1,614,072.91	1,573,279.91	2.53%																																																																								
Expense																																																																													
527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%																																																																								
527227 Landscape/Beautification to include Maintenance	(800.00)	17,204.00	18,000.00	796.00	95.58%																																																																								
527211 Construction	(685.00)	(685.00)	485,146.00	485,831.00	(0.14%)																																																																								
527212 Contract Engineering	(33,338.33)	24,274.00	30,000.00	5,726.00	80.91%																																																																								
527346 Blue Line Façade Program	0.00	0.00	14,396.00	14,396.00	0.0%																																																																								
527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	14,000.00	14,000.00	0.0%																																																																								
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	14,927.00	14,927.00	0.0%																																																																								
527346 Lyndon Hill Project	(2,900.00)	0.00	100,000.00	100,000.00	0.0%	Total Expense	(37,723.33)	40,793.00	1,614,072.91	1,573,279.91	2.53%	Net Income	0.00	0.00	0.00	0.00	0.0%																																																												
Total Expense	(37,723.33)	40,793.00	1,614,072.91	1,573,279.91	2.53%																																																																								
Net Income	0.00	0.00	0.00	0.00	0.0%																																																																								

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^bThe Blue Line Façade program will be completed based on funding from prior fiscal years

^c Fairmount Heights' Net Zero program will receive \$500K from Paygo from the County. Revenue reported under PAYGO is slated for this program.

CHEVERLY
(As of March 29,2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	495.00	738.23	243.23	67.05%
410300 County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	200,000.00	200,000.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	37,075.00	37,570.00	208,000.00	170,430.00	18.06%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	37,075.00	38,065.00	408,738.23	370,673.23	85.12%
Expense					
527227 Landscape/ Beautification	0.00	990.00	4,000.00	3,010.00	24.75%
527211 Construction	0.00	0.00	200,738.23	200,738.23	0.0%
527346 Other Non- Defined Projects	0.00	0.00	100,000.00	100,000.00	0.0%
527010 Design	37,075.00	37,075.00	104,000.00	66,925.00	35.65%
Total Expense	37,075.00	38,065.00	408,738.23	370,673.23	9.31%
Net Income	0.00	0.00	0.00	0.00	75.802%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

- A final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY21.

- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).

COUNTYWIDE REVITALIZATION
(As of March 29 ,2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	48,705.00	63,731.00	2,056,248.34	1,992,517.34	3.1%
410300 County Contribution (PAYGO)	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	53,500.00	88,469.23	200,000.00	111,530.77	44.24%
499994 Commercial Property Improvement Program	350,000.00	768,455.75	800,000.00	31,544.25	96.06%
499994 Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
499994 PEPSCO Energy Project	0.00	0.00	25,000.00	25,000.00	0.0%
499994 Purple Line Corridor ^b	0.00	10,000.00	0.00	(10,000.00)	100.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	452,205.00	930,655.98	3,081,248.34	2,150,592.36	30.20%
Expense					
511722 Consultants and Studies	0.00	4,400.00	25,000.00	20,600.00	17.6%
527010 Design	48,705.00	59,331.00	210,000.00	150,669.00	28.25%
527211 Construction	0.00	0.00	856,248.34	856,248.34	0.0%
527123 Outside Appraisals/Legal ^c	0.00	0.00	100,000.00	100,000.00	0.0%
527346 Community Impact Grants	53,500.00	88,469.23	210,000.00	121,530.77	42.13%
527346 Commercial Property Improvement Program	350,000.00	768,455.75	1,600,000.00	831,544.25	48.03%
527346 Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
527346 PEPSCO Energy Project	0.00	0.00	0.00	0.00	0.0%
527346 Purple Line Corridor	0.00	0.00	80,000.00	80,000.00	0.0%
Total Expense	452,205.00	920,655.98	3,081,248.34	2,160,592.36	29.88%
Net Income	0.00	10,000.00	0.00	(10,000.00)	100.0%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b The Purple Line Corridor was added as a sub-project for FY2021. A refundable deposit was received for the Beacon Heights project located along the Purple Line Corridor.

^cOutside Appraisals/Legal expenses will be used for any of the sub-projects listed in Countywide Revitalization.

GLENARDEN APARTMENT REDEVELOPMENT
(As of March 29, 2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	531,442.76	2,054,100.28	5,683,517.12	3,629,416.84	36.14%
410300 County Contribution (PAYGO)	0.00	0.00	689,000.00	689,000.00	0.0%
410110 State Grants	0.00	0.00	1,000,000.00	1,000,000.00	0.0%
480140 Property Sales ^b	0.00	0.00	3,961,000.00	3,961,000.00	0.0%
499994 Other Project Revenue ^c	0.00	0.00	3,350,000.00	3,350,000.00	0.0%
480290 Miscellaneous Revenue ^d	0.00	127,866.75	140,000.00	12,133.25	91.33%
Total Revenue	531,442.76	2,181,967.03	14,823,517.12	12,641,550.09	14.72%
Expense					
511722 Consultants and Studies	0.00	0.00	20,000.00	20,000.00	0.0%
527010 Design	5,490.00	9,594.50	100,000.00	90,405.50	9.6%
527211 Construction	768,948.85	2,014,382.23	9,553,517.12	7,539,134.89	21.09%
527212 Contract Engineering	(242,996.09)	81,803.55	700,000.00	618,196.45	11.69%
527227 Landscape/ Beautification	0.00	1,390.00	50,000.00	48,610.00	2.78%
527346 Other Non- Defined Projects	0.00	0.00	4,400,000.00	4,400,000.00	0.0%
Total Expense	531,442.76	2,107,170.28	14,823,517.12	12,716,346.84	14.22%
Net Income	0.00	74,796.75	0.00	(74,796.75)	0.51%

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b Property Sales(Land Proceeds) are anticipate in the amount of 3,961,000.00

^c Other Project Revenue represents the anticipated amount receivable.

^d Miscellaneous Revenue consist of \$127,866.75 from Developer fees

SUITLAND MANOR
(As of March 29, 2021)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	193,366.50	6,070,765.63	6,905,296.12	834,530.49	87.92%
410300 County Contribution (PAYGO)	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 ^b	0.00	4,271,320.00	4,000,000.00	(271,320.00)	106.78%
499994 Other Project Revenue	0.00	0.00	1,525,000.00	1,525,000.00	0.0%
480290 Miscellaneous Revenue ^c	0.00	159,826.00	200,000.00	40,174.00	79.91%
Total Revenue	193,366.50	10,501,911.63	12,630,296.12	2,128,384.49	83.15%
Expense					
511751 Security	0.00	61,897.50	300,000.00	238,102.50	20.63%
527010 Design	0.00	743,805.23	925,000.00	181,194.77	80.41%
527110 Land Costs	0.00	2,946,614.13	2,946,614.13	0.00	100.0%
527123 Outside Appraisals/Legal	0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction/Maintenance	150,988.38	4,158,210.66	4,928,681.99	770,471.33	84.37%
527216 Material Test Consultants	6,200.00	50,879.00	500,000.00	449,121.00	10.18%
527221 Pepco	655.71	2,003.80	5,000.00	2,996.20	40.08%
527227 Landscape/ Beautification	35,522.41	629,841.31	3,000,000.00	2,370,158.69	21.0%
Total Expense	193,366.50	8,593,251.63	12,630,296.12	4,037,044.49	68.04%
Net Income	0.00	1,908,660.00	0.00	(1,908,660.00)	15%

Notes:

All negative entries reflect adjustments that have been made by the office of finance to reclass expenses to the correct fiscal year.

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures per the Office of Management and Budget.

^bSale Proceeds from remaining townhouse lots at Suitland Town Center site (projected total revenue is \$4 million in 2021). This report may not represent the actual receipt of revenue due to adjustments.

^cMiscellaneous Revenue is anticipated from several sources. The RDA has received \$159,826.00 from WSSC-SDC Credits. An additional \$178,150 has been received and is pending receipt in the system.

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

3/1/2021 – 3/31/2021

General

The FY 2020 financial audit is complete. The FY 2022 budget season has begun, and the operating and capital budgets have been submitted to OMB. Budget meetings with OMB and the county Executive have been completed. The next meetings will be with the Office of Audits and Investigations and the Council Committee of the Whole.

Solicitations

No new solicitations issued.

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. The RDA has been awarded \$1 million in grant funds.

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. Construction is completed and leasing has started.

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

The development team's application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This was the third unsuccessful application for Phase 2B. The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded.

Glenarden Phase 1 (114 Senior and Family Units and Community Center)

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are completed and occupied.

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. The Phase 4 plan approval process with M-NCPPC has begun. The two blighted apartment buildings along Towne Square Blvd. have been purchased and are in process of being demolished. Negotiations to lease 4524 Suitland Road are ongoing.

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 180 sales so far, and more than 150 homeowners are now moved in. The initial 219 lots have been sold.

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building. The development agreement was signed on March 29, 2018. The project is now in the construction phase.

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

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

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, sixty-two (62) loans for \$3,240,172.53 have closed. Total HRAP II expenses are \$695,392.70. So far 82.61%, or \$4,172,434.93 of the \$5,050,647.86 budget, has been committed.

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

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

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

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>Grant award recapture. Funds will be reprogrammed to FYI 2022 budget.</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	\$343,134	<i>Project completed</i>	\$343,134
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 completed</i>	\$75,000
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project completed</i>	\$350,000
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$0	<i>Funding reprogrammed to Largo Town Center project.</i>	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

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).

CPIP 2020 NOFA

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

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

Project Update:

The following retail centers have executed grant agreements: 4410 Powder Mill Road, Chestnut Hills Shopping Center, Garrett Cove LTD Partnership and The Shops at Chillum Road. The remaining two retail centers, Finmarc Laurel and Marlboro Crossing should be closing the loop on their post selection items by April 2021.

2020 CPIP Awardees

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
4410 Powder Mill Road	4410 Powder Mill Road Beltsville, MD	Grant agreement executed	\$108,850	
Chestnut Hills Shopping Center	10450-10500-10508 Baltimore Ave Beltsville, MD	Grant agreement executed	\$61,670	
Garrett Cove LTD Partnership	5001 Garrett Avenue Beltsville, MD	Grant agreement executed	\$87,500	
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue Laurel, MD	Pending sign permit	\$231,980	
The Shops at Chillum Road	3100 Queens Chillum Road Hyattsville MD	Grant agreement executed	\$350,000	
Marlboro Crossing	5700 Crain Highway Upper Marlboro, MD	Pending final landscape bids	\$60,000	
			\$900,000	

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

Retail Center	Address	City, State	Award Amount
E.L. Smith Properties LLC	11524 Baltimore Avenue	Beltsville, MD	-0-
FM198 LLC	209 Gorman Avenue	Laurel, MD	-0-
James Riley, Jr	6400 Old Alexandria Ferry Way	Clinton, MD	-0-

CPIP 2021 NOFA

There was a total of eight submissions received from the following retail centers for round three. Program funding **\$1Million**. Retail grant request **\$1.5Million**.

Retail Center	Address	City, State	Zip code
University Center Place	1500-1502 University Blvd	Hyattsville, MD	20873
St. Barnasbas Square	3609 St. Barnasbas Road	Suitland, MD	20746
Queens Chapel Town Center	2900 Hamilton Street	Hyattsville, MD	20781
Laurel Shopping Center	910 Fairlawn Avenue	Laurel, MD	20707
Sargent Center	5601-5615 Sargent Road	Hyattsville, MD	20782
St Barnabas Shopping Plaza	4516-4534 St. Barnasbas RD	Temple Hills, MD	20748
Steward Village Shopping Center LLC	9701 Fort Meade Road	Laurel, MD	20707
Crestview Square LLC	6601-6747 Annapolis Road	Landover Hills, MD	20784

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 approved and sent to DPIE for payment invoices 3-5. Total expenditures to date are \$172,074.39.

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 is now open. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

6700 Riverdale Road Property

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. Responses were due on January 10, 2020. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement is being negotiated.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to December 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options including using Fannie Mae backed financing and restructuring the multi-family buildings to be 51% workforce housing and 49% market rate units.

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

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

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

Lyndon Hill School site has been transferred to the RDA for redevelopment as part of project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects. An acquisition grant has been applied for with Maryland DHCD and \$250,000 has been awarded.

Cheverly Property: 5801 and 5809 Annapolis Road

ZKSYA. LLC is the selected developer from the RFP process. 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 December 31, 2020 to determine progress in obtaining the necessary approvals.

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun and a design team has been retained to come up with concept plans for the site. The concept plans will be used to solicit community input in the design of the site prior to the release of an RFP to select a master developer for the site. The first community meeting was held February 11, 2021, and the second meeting was held March 4, 2021. A third meeting is scheduled for April 6, 2021.

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.

Pepco/Forestville Development

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and sustainability services to aid in the concept design. The site is zoned for town houses and will be developed as a connected community with on-site electrical generating capabilities and a variety of sustainable building techniques. A design team has been retained to create a concept plan for the site. An RFP for a master developer will be released in 2021.

Glenn Dale Hospital Revitalization

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Spring of 2020.

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

Community Impact Grant

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.

2018

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

This project focused 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. This project was completed May 2020.

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

The goal of this project was 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. This project was completed January 2021.

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. This project is scheduled to be completed Spring 2021.

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.

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. Awaiting final documentation of project completion.

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. This project is on going.

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 Rainier 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 (GUMC) – 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. As of January 2021, GUMC is awaiting approval from DPIE to install the signage. 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 added streetscape benches and a park-like atmosphere. This project was completed January 2021

Little Friends for Peace – Peace Park of Mount Rainier - \$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. Due to staff and elected official changes during the last election cycle, the City of Mount Rainier in coordination with the Little Friends for Peace requested an extension to May 2022.

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

This project is 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 ongoing.

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 ongoing.

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

This project is a re-installation

Local Artist Juan Pineda has been commissioned and received a contract to place a mural on an interior wall of an open area at the shopping center. This project is on-going.

Prince George’s Arts and Humanities Council – Sis’s Tavern and 4516 41st Street North Brentwood formerly the project at 4550 Rhode Island Ave North Brentwood - \$32,500 award

The original project location property has been sold. A request to change the scope and sight of the project was requested and approved. Mr. Jimmie Drummond and local artist Jay Durrah will proceed with this project. Installation signage, mural fencing, lighting and pavilion design is under way.

2020

No Northern Gateway CIG applications were received. There is \$250,000 available for the next round of funding for nonprofit organizations in the Northern Gateway.

Friends of Greenbelt Theatre - \$50,000 award

There will be a reinstallation of Greenbelt Theatre 75th anniversary of the City of Greenbelt timeline of the history of movie making in Maryland. Creation and installation of an all new interactive exhibit of photos and home movies, a screening room and a dedicated space for hands on film education is the focus of this project.

Mount Rainier Elementary School (MRES) Parent-Teacher Organization (PTO) \$7,000 award

This project will place new signage in the front of the school an awning, bike rack and benches to create social space and other improvements. The digital sign was placed in front of the school November 2020.

Joe’s Movement Emporium – Creative Suitland Arts Center - \$50,000 award

Façade and signage improvements at Creative Suitland. Citizen Paint Project will be completed by Lawrence “Naturel” Atoigue, a Suitland High School graduate. He will design creative treatments for the façade and grounds with murals. Community members will assist with this project. There will also be outdoor performance space. Murals will serve as visible and audible

signs of creative placemaking in Suitland, offering a variety of performances, markets and events. Lastly, a large free-standing roadside sign will be created along with lettering on the building.

The Salvation Army – Prince George’s Corps Community Center - \$40,000 award

This project includes street scape improvements; kitchen food service equipment and improvements and gym repair and upgrade.

The Training Source, Inc. –\$50,000 award

This project includes reconfiguration and renovation of the training facility to include interior demolition and reconstruction of the space; removing and rebuilding walls; bathroom and plumbing reconfiguration; window replacement with sound barrier proof and energy efficient windows.

Windmill Square Condominiums, Inc. - \$50,000 CIG award

One of the retaining walls in the community will be replaced. This will enhance the appearance of the community and remove log-standing blight that has plagued the community for years.

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	20
Loans being processed	1
Loans clear to close	0
Loans closed	19
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 250 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$181,243.63
County Property Taxes Generated:	\$ 63,863.75

County Recordation & Transfer Taxes: \$ 91,286.45
 Remaining Balance as of April 1, 2021: \$224,151.65

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

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2021 Project Revenue	FY 2021 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$500,000 CIP	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$25,000 CIP	Community Impact Grants and CIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$735,000	\$61,000 CIP	Feasibility studies completed by the developer. Site development plans for submission ongoing
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	G. Konohia P. Omondi	\$138 million	\$50,000	\$ 351,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$0 CIP	Construction started

Beacon Heights/Purple Line Redevelopment	3	G. Konohia P. Omondi	\$120 Million			Development agreement being negotiated
Total CIP			\$1,031,000,000	\$6,035,000	\$937,000	

TREASURER'S REPORT

March 29, 2021

Operating Budget

Expenses recorded for the month of March 2021 were \$1,976.06. There were no anomalies in this month's expenses everything remains within the normal range. At this time the Office of Finance is cleaning up the accounts based on the timing of the expenditures. You will notice there are some negative entries posted relative to the moving of expenses to the correct fiscal year.

Capital Improvement Program

The month of March 2021 expenses totaled \$1,176,365.93. The largest expense again this month was from construction representing 78% of the monthly expenses. This is the time of the year when Finance starts to reconcile the expenditure and the timing of each so that it is represented in the appropriate fiscal year. The reports are subject to change as a result of this information.

In both the Operating and Capital accounts the information of revenue received will also be reconciled to allow for the correct posting of all receipts. This will include any grant income received. Stay tuned for changes in the presentation of the reports to come.



County RDA Meeting
GLENN DALE HOSPITAL CAMPUS
PRELIMINARY MASTER PLAN CONCEPTS

 **Parks &
Recreation**
M-N C P P C
live more, play more
pgparks.com

Alexander
Company

April 1, 2021

AGENDA

Introduction - Path to Today

Project Partners

Site Context

Street Framework Options

Block Options Studies (Schemes)

Assembled Block Options (Example Plans and Programs)

Next Steps

Questions

PROJECT PARTNERS

The Alexander Company

Development Master Planner, Preservation Architect

Community First Development

Local Development Planner

Elm Street Development

Local Site Development Planner

M-NCPPC/Prince George's County

Site Owner

G.S. Proctor & Associates, Inc.

Advocacy and Community Outreach

Dewberry

Civil Engineer Consultant

Southway Builders

General Contractor Consultant

Collington Life Care Community

Assisted Living Consultant

SK+I Architecture

Architect and Planner



REGIONAL CONTEXT



M-NCPPC Initiatives Underway / Completed:

- Glenn Dale Community Center
- WB&A Trail
- Splash Park



SUGGESTIONS FROM LISTENING SESSION

■ = requested more often

- **Diverse Housing Options – Affordable Housing, Senior / Independent Housing**
- **Recreation Facilities (Soccer / Lacrosse Field, Basketball Courts, Tennis Courts)**
- Opportunities for Interested Developers
- Impacts on Schools and Traffic
- Hospitality Uses (Bed & Breakfast)
- Health & Wellness / Spas
- **Vendor Spaces (Artists, Production Studios, etc.)**
- Maker Spaces / Incubators
- Retail – Restaurants, Pharmacy, Grocery Store
- Pool
- Library
- Museum
- **Amphitheater / Outdoor Classroom**
- Dog Park
- Boarding School / Orphanage
- **Satellite School for the University of Maryland College / or general education purpose**
- Playground
- **Trails – Walkable Open Spaces**
- **Greenhouse / Community Gardens**
- Coordinate Plan with Future Park (Open Space) Programming



REPRESENTATIVE SAMPLE PLAN



MARKET CONSIDERATIONS

Retail

- Location is difficult to support this use (lack of traffic counts / visibility)
- Trends are towards on-line retailing, B&M retail centers are underperforming
- Not on a Metro or Major Intersection

Hospitality

- Undesirable location for this use (not proximate to draws / traffic)
- Small B&B with Spa amenities may be possible
- 30% of existing hotels in loan servicing

Office

- Market trended away from speculative office buildings, Pre-COVID.
- Shared office spaces underperforming.
- Uncertain future with virtual meetings / at home employment
- Not on a Metro



MARKET CONSIDERATIONS

Historic Buildings

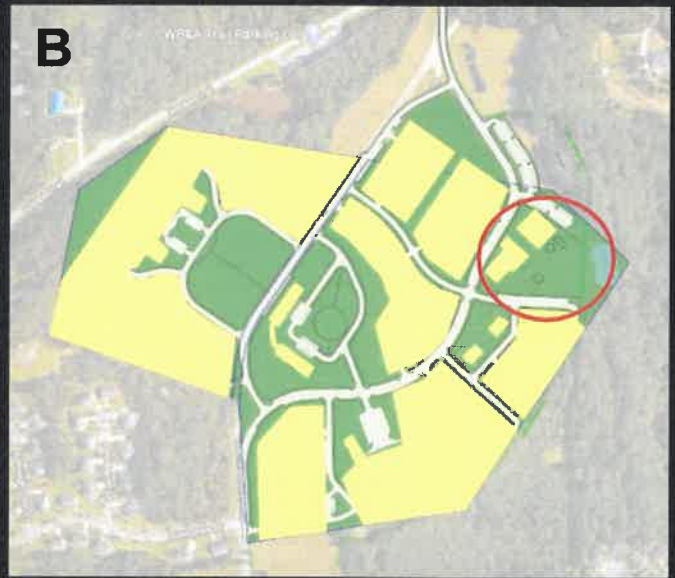
- Retention and adaptive reuse of historic buildings are not possible without local financial support and/or value-added new construction

Housing Types

- Townhomes are the best solution to close the financial gap, followed by duplexes and multifamily. Housing provides the most stability / assuredness



ROAD FRAMEWORK OPTIONS



Pros:

- Historic drive, primary access remains intact
- Small blocks are the most walkable, connected

Cons:

- Primary traffic not directed to community hub

Pros:

- Better access to community hub
- More on-street parking in serve of commercial uses

Cons:

- Historic drive is altered more significantly

BLOCK DESIGNATIONS



BLOCK A HISTORIC BUILDINGS



Adult Hospital Senior Affordable Apartments



Finucane Hall Assisted Living



BLOCK A OPTIONS



Senior Courtyard Duplexes



3- to 4-Story Townhomes



4-Story Apartment Buildings



BLOCK A OPTIONS



Senior Courtyard Duplexes - (\$9.8M) Gap



Pros:

- 'Senior neighborhood' creation
- Low-density product, limited availability in current market
- New construction is subordinate in scale to historic
- Diverse housing options

Cons:

- Low-density product lends a private feel, diminutive redevelopment value

3- to 4-Story Townhomes - (\$5.2M) Gap



Pros:

- Diverse housing options, townhomes can be family- and senior-oriented
- Slightly higher density
- New construction is subordinate, but better in scale with historic
- Creates the highest redevelopment value

Cons:

- Intermediate 'public' character

4-Story Apartment Buildings - (\$6.8M) Gap



Pros:

- Buildings reflect a hospital campus, similar scale
- The most 'public' program
- Frames the space of the lawn

Cons:

- Creates only moderate redevelopment value
- Encroaches the great lawn, realigns the existing historic drive
- Least diverse housing
- Highest traffic and school impact



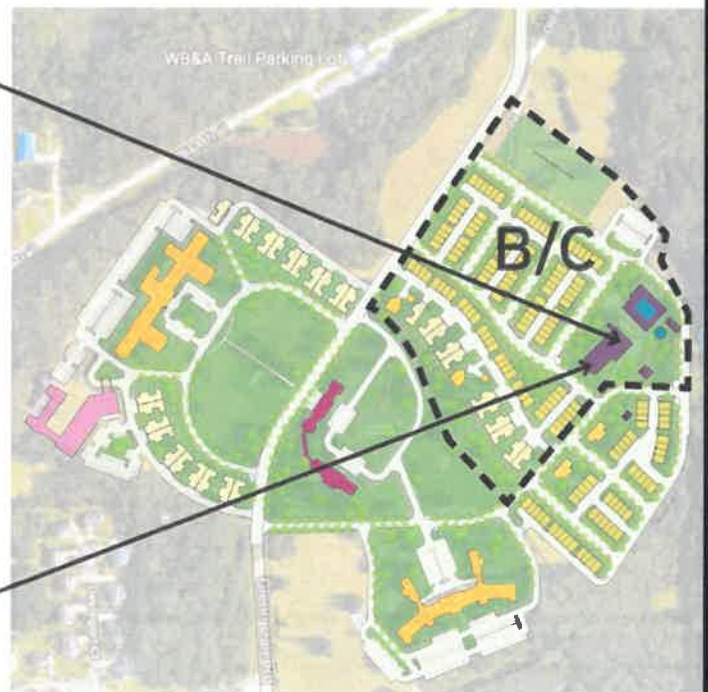
BLOCKS B/C HISTORIC BUILDINGS



Heating Plant and Smokehouse Community Center



Laundry Community Pool



0 150' 300' 450'
HISTORICAL CONTEXT



BLOCKS B/C OPTIONS



Senior Courtyard Duplexes/Townhomes
+ \$518K Surplus



Pros:

- Townhomes create highest redevelopment value
- Family-oriented neighborhood adjacent to the playfield and trail amenities
- Small-scale, walkable blocks
- Lowest impact on traffic and schools

Cons:

- Least diverse housing option

Townhomes/3-Story Apartments
- (\$740K Gap)



Pros:

- Infills near historic duplexes
- Diverse housing options
- Pedestrian mews for walkability

Cons:

- Creates the least redevelopment value, highest density
- Large block that reduces street connectivity
- Encroaches on the front view of the Children's Hospital

Townhomes/3-Story Apartments/Commercial
- (992K Gap)



Pros:

- Diverse housing options
- Best (public) option for a mixed-use community hub
- Pedestrian mews for walkability
- Creates medium redevelopment value

Cons:

- Infills near historic duplexes
- Highest traffic counts
- Relies on re-routing of Glenn Dale Rd



BLOCK D OPTIONS



Townhomes + \$161K Surplus



Apartments – (\$2.2M) Gap



Townhomes and Apartments – (\$2.8M) Gap



Pros:

- Small pedestrian friendly blocks, walkable neighborhood
- Puts 'eyes on the trail'
- Family-oriented community situated closely to amenities
- Highest redevelopment value

Cons:

- Family-oriented community will require needs for Public Facilities, for example schools

Pros:

- Apartments feel the most 'public' of the residential program, provides high density
- Prominent trail connection

Cons:

- Little redevelopment value
- 'Turns its back' on the wooded area, trail
- Apartments encroach on the front view of the Children's Hospital

Pros:

- Diverse housing options

Cons:

- Least redevelopment value
- 'Turns its back' on the wooded area, trail
- Townhomes encroach on the front view of the Children's Hospital



BLOCK E HISTORIC BUILDINGS



McCarren Hall Health & Education / Retail



Children's Hospital Family – Mixed Income



BLOCK E OPTIONS



No New Structures – (\$11.8M) Gap



Pros:

- Maintains existing sight lines, green space
- Provides mixed-income housing
- Provides opportunities for civic, commercial uses
- Least impact on schools and traffic

Cons:

- Highest financial gap

Townhomes – (\$9.2M) Gap



Pros:

- Diverse, family-oriented community
- Creates redevelopment value

Cons:

- Family-oriented community that will have a moderate impact on schools and traffic
- Townhomes encroach on the side view of the Children's Hospital

4-Story Apartments – (\$9.3M) Gap



Pros:

- Diverse housing options, more density
- Creates redevelopment value

Cons:

- Creates denser, less diverse housing, that will have a greater impact on schools and traffic
- Apartments encroach on the front and side views of the Children's Hospital



SITEWIDE AMENITIES



1. Play Field



2. Tot Lot



3. Outdoor Classroom



4. Trail Head



COMMUNITY AMENITIES



1. Pool



2. Community Center



3. Fitness Center



4. Club Room



NEIGHBORHOOD STREETSCAPES & SEATING



1. Walkable Neighborhood



1. Walkable Neighborhoods



2. Seating Areas



2. Seating Areas



HOMEOWNER FOCUSED PLAN \$217M Cost (\$21.7M Gap)



OWNERSHIP FOCUSED PLAN			
BUILDING SUMMARY			
	HISTORIC USE	PROPOSED USE	DU GSF
BLOCK A			
11	Faucane Hall	Memory Care	20 28,176
	N/A	Assisted Living	53 48,000
12	Adult Hospital	Senior Apartments	77 178,500
	N/A	Duplexes @ 1,680sf	21 35,280
SubT.			171 289,956
BLOCK B			
9	Duplex (West)	Duplex	2 5,673
10	Duplex (East)	Duplex	2 5,673
	N/A	Duplexes @ 1,680sf	5 8,400
	N/A	Townhome @ 2,200 sf ave	61 134,200
SubT.			70 153,946
BLOCK C			
	Warehouse/Garage	Community Pool	0 11,500
	Heating Plant	Community Room / Fitness	0 6,824
	Laundry	Pool Equipment, Restrooms	0 6,272
	N/A	Duplexes @ 1,680sf	6 10,080
	N/A	Townhomes @ 2,200 sf	48 105,600
SubT.			54 140,276
BLOCK D			
5	Apartments	Apartments	6 5,943
6	Apartments	Apartments	6 6,892
	N/A	Townhomes @ 2,200 sf ave	58 127,600
SubT.			70 140,435
BLOCK E			
7	Children's Hospital	Mixed Income - Family Office, Retail, Daycare, Health & Educational	81 136,398
	Nurses' Dormitory		0 41,750
SubT.			81 178,148
SUMMARY			
Affordable Family Rental Dwelling Units			81 136,398
Affordable Senior Rental Dwelling Units			77 178,500
Assisted Living / Memory Care Units			73 76,176
Market Family Dwelling Units (Apartments / Condos)			12 12,835
Ownership Dwelling Units (Townhouses / Duplexes)			203 432,506
Non Residential			66,346
TOTAL			446 902,761



BALANCED / DIVERSE PLAN \$282M Cost (\$18.2M) Gap



DIVERSE HOUSING PLAN				
BUILDING SUMMARY				
	HISTORIC USE	PROPOSED USE	DU / GSF	
BLOCK A	11	Finucane Hall	Memory Care	20 28,176
		N/A	Assisted Living	53 48,000
	12	Adult Hospital	Senior Apartments	77 178,500
		N/A	Townhomes @ 2,200 sf	66 145,200
SubT.			216 399,876	
BLOCK B	9	Duplex (West)	Duplex	2 5,673
	10	Duplex (East)	Duplex	2 5,673
		N/A	Townhome @ 2,200 sf ave	23 50,600
		N/A	Apartments* @ 1,100 gsf	64 70,400
	SubT.			91 132,346
BLOCK C		Warehouse/Garage	Community Pool	0 11,500
		Heating Plant	Community Room / Fitness	0 6,824
		Laundry	Pool Equipment, Restrooms	0 6,272
		N/A	Townhomes @ 2,200 sf	16 35,200
		N/A	Apartments* @ 1,100 gsf	150 165,000
	SubT.			166 224,796
BLOCK D	5	Apartments	Apartments	6 5,943
	6	Apartments	Apartments	6 6,892
		N/A	Townhomes @ 2,200 sf ave	30 66,000
		N/A	Apartments* @ 1,100 gsf	90 99,000
	SubT.			132 177,835
BLOCK E	7	Children's Hospital	Mixed Income - Family	61 136,398
		Nurses' Dormitory	Office, Retail, Daycare, Health & Educational	0 41,750
		N/A	Townhomes @ 2,200 sf ave.	51 112,200
	SubT.			132 290,348
SUMMARY				
Affordable Family Rental Dwelling Units			81 136,398	
Affordable Senior Rental Dwelling Units			77 178,500	
Assisted Living / Memory Care Units			73 76,176	
Market Family Dwelling Units (Apartments / Condos)			316 347,235	
Ownership Dwelling Units (Townhouses / Duplexes)			190 420,546	
Non Residential			66,346	
TOTAL			737 1,225,201	



COMMUNITY HUB PLAN **\$344M Cost (\$19.5M) Gap**



COMMUNITY HUB PLAN				
BUILDING SUMMARY				
	HISTORIC USE	PROPOSED USE	DU	GSF
BLOCK A				
11	Finucane Hall	Memory Care	20	28,176
	N/A	Assisted Living	53	48,000
12	Adult Hospital	Senior Apartments	77	178,500
	N/A	Apartments @ 1,100 gsf	158	173,800
Subt.			308	428,476
BLOCK B				
9	Duplex (West)	Duplex	2	5,673
10	Duplex (East)	Duplex	2	5,673
	N/A	Townhome @ 2,200 sf ave	39	85,800
	N/A	Apartments* @ 1,100 gsf	64	70,400
Subt.			107	167,546
BLOCK C				
	Warehouse/Garage	Community Pool	0	11,500
	Heating Plant	Community Room / Fitness	0	6,824
	Laundry	Pool Equipment, Restrooms	0	6,272
	N/A	Townhomes @ 2,200 sf	41	90,200
	N/A	Apartments* @ 1,100 gsf	100	110,000
	N/A	Commercial Space	0	6,000
Subt.			141	230,796
BLOCK D				
5	Apartments	Apartments	6	5,943
6	Apartments	Apartments	6	6,897
	N/A	Apartments* @ 1,100 gsf	120	132,000
Subt.			132	144,833
BLOCK E				
7	Children's Hospital	Mixed Income - Family Office, Retail, Daycare, Health & Educational	81	116,398
	Nurses' Dormitory	Health & Educational	0	41,750
	N/A	Apartments @ 1,100 gsf	150	165,000
Subt.			231	343,148
SUMMARY				
Affordable Family Rental Dwelling Units			81	136,398
Affordable Senior Rental Dwelling Units			77	178,500
Assisted Living / Memory Care Units			73	76,176
Live / Work Units			12	12,835
Market Family Dwelling Units (Apartments / Condos)			592	651,200
Ownership Dwelling Units (Townhouses / Duplexes)			84	187,346
Non Residential				72,346
TOTAL			919	1,314,801



NEXT STEPS

- Stakeholder meetings
 - Stakeholders (elected officials, community leaders)
 - Historic preservation groups
 - Community organizations (business, civic, HOAs, churches)
- Public community meeting
- Plan refinement
- Explore project financing/phasing
 - Local – RDA, ED, Council (PILOT/TIF), Infrastructure)
 - MDE (Brownfields – grants available to governmental agencies)
 - DCHA (support 9% LITHC allocations and revisions to QAP top facilitate award)
 - HTC-GO – local and state support for inclusion in Federal Stimulus Package
- Repeat stakeholder meetings & community meeting
- Submit Master Plan to Planning Board
- Rezoning
- Property disposition / phasing plan





QUESTIONS?

For information and updates visit
GLENDALEHOSPITAL.COM

