



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

April 7, 2020
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

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

Teleconference

AGENDA

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

Next Meeting: May 5, 2020

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

**Minutes of the Meeting, March 3, 2020 9:00 am
9200 Basil Court, 2nd Floor
Largo, MD 20774**

PRESENT

Board Members

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Erma Barron

Staff

Edren Lewis

Stephen Paul

Andrea Anderson

Sheila Roberts

Lakeisha Smith

Ex- Officio Members and Officer

Estella Alexander

General Counsel

Heath Schneibolk

Community Advisory Committee

None

Others

None

Secretary Report:

Mr. Bailey called the meeting to order at 9:15 AM having declared a quorum present. Mr. Bailey addressed the board for any comments on February's board minutes. Mr. Bailey inquired about February's open meeting with Paul Rowe. Mr. Paul stated that there were no updates on the Northern Gateway inquiries from Mr. Rowe. A motion to approve the minutes was motioned by Mr. Bailey and seconded by Ms. Earle.

Treasurer's Report:

Budget Analyst, Sheila Roberts informed the board that February's operating expenses were \$45,444.56, she stated that fiscal year to date total equates to 49% of the budget. Ms. Robert's informed the board that the Redevelopment Authority's (RDA) budget is little behind in spending, she stated that expenditures will increase in the months of March and April 2020.

Ms. Roberts informed the board that the RDA has sold one-hundred and ten (110) Suitland lots of the two-hundred and nineteen (219) lots, she stated that total revenue received from the lot sales totaled to \$7,145.458. Ms. Earle inquired about the average price for the town houses, Mr. Paul informed the board that the average price for the townhouses is priced over \$400,000. He stated that the prices of the townhomes increased within the last 5 years. Mr. Bailey inquired on the ground-breaking date on the senior buildings. Mr. Paul informed the board that he would provide that information in the Director's report. Ms. Robert's stated that the capital projects year-to-date expenses totaled \$9.8 million for all of the projects for the month of February. Ms. Roberts informed the board that only \$801,115 was spent with a breakdown of; 80% for construction, 11% landscaping and beautification, 6% security and 3% for other categories. Ms. Roberts stated that the capital projects are moving along. Ms. Roberts addressed the board for any inquiries on the accounts. Ms. Roberts informed the board that she had spoken with Mr. Tabori in reference to changes in the actual presentation on the treasurer report, she stated that she will be working with Mr. Tabori in making those changes. Mr. Tabori addressed the board and stated that he had a few comments on the treasurer's report, he stated that he wanted to make sure that the formulas were working correctly for the report. Mr. Tabori informed the board that he would be working with the accounting dept. on the reporting of the RDA's fund balance. He stated that the fund balance is not part of the budget, and clarity of how the funds enter the system should be looked at consciously and clearly. He informed the board that he would circulate questions to the accounting staff and would address the board with the outcome accordingly. Mr. Bailey inquired if RDA's project revenues were exceeding the projected budget, Mr. Paul informed the board that the dollar amount was not exceeding the budget, the figures were equaling out with the other expenditures. A motion to approve the treasurer's report was motioned by Mr. Bailey and seconded by Ms. Earle.

Executive Director's Report:

Executive Director Stephen Paul informed the board that the process with the Office of Management budget and the County Executive office process is taking place with the investigation audit. Mr. Paul stated that the operating and capital standpoint of the agency's process is going well.

Mr. Paul informed the board that the RDA has closed on Phase 2A and started construction of the Glenarden project senior building. Mr. Paul stated that the developer, Pennrose has

scheduled a ribbon cutting/grounding breaking two-events in one in a couple of weeks. He informed the board that the developer Pennrose is handling the invitations for the March 19, 2020 event and he would make sure that each board member would receive a formal invitation.

Mr. Paul informed the board that construction for the Suitland Senior building has been delayed due to the State DHCD funding, he stated that construction will start in June 2020. Ms. Alexander inquired if the State funding was 4% credit or 9% credit, Mr. Paul informed Ms. Alexander that it was 4% credit. Mr. Bailey inquired on the completion date on the Suitland senior buildings project, Mr. Paul stated that its completion date is projected to be between 18-20 months.

Mr. Paul informed the board that the Housing Rehabilitation Assistance Program was moving along successfully, Ms. Alexander addressed the board providing further details on the HRAP program stating that the program was beneficial to senior Prince George's county homeowners who needed assistance in home repairs. She stated that there were no future funds available, however it is a good program to keep funded. Ms. Roberts informed the board that the funding for the HRAP program is provided from the Housing and Community Development (HCD), the funds are afforded to the RDA. Mr. Bailey stated that a report reflecting the numbers would be beneficial, Ms. Roberts stated that a separate report can be created. Mr. Bailey inquired on the how the HRAP work was being solicited, Mr. Paul informed the board that the RDA administers the program, he stated that the RDA uses the Housing Initiative Program (HIP) to operate the program to reach out to non-profits for solicitations through Request for Proposals (RFP).

Mr. Paul stated that the Commercial Property Improvement Program (CPIP) FY2020 funding will be advertised mid-March 2020. Meeting adjourned 9:53am.

TREASURER'S REPORT

March 31, 2020

Operating Budget

For the period ending March 31, 2020, Operating Expenses, totaled \$29,221.54. Fiscal year to date totals for the Redevelopment Authority are \$364,012.28. This equates to 52% of the operating budget. In the next few months the RDA is expected to expend the remaining budget items leaving a small cushion for the next fiscal year.

Capital Improvement Program

Year-to-date expenses total \$10.7 million, representing an increase of \$890,588 compared to the prior month. The largest expense was from construction, expending 85% this month, landscaping and other non-defined projects expended an additional 5% and the remaining 5% was expended for design, legal services and Pepco.

Year to Date Highlights by Project

- ***Addison Road- Capital Heights/Blue Line Façade Program Projects:***

Has expended \$113,792.00 of their \$130,000.00 the equivalent of 88%

- ***Countywide Revitalization Projects:***

Community Impact Grants (CIG): expended 25% of their allocation

Commercial Property Improvement Program (CPIP): expended 60% of their allocation

Both programs have recently issued a Notice of Funding Availability (NOFA) for additional projects.

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

This project continues to move forward as scheduled.

- ***Suitland Town Center:***

1. Received \$5,505,565.00 in revenue for Lot Sales in FY2020; 85 Lots
2. Received \$2,012,013.00 in revenue for Lot Sales in FY 2019; 31 Lots
3. A combined total of \$7,517,578.00 for 116 Lots

OPERATING BUDGET
(as of March 31, 2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	500,000.00	0.00	500,000.00	100.0%
410300 County Contribution	15,992.02	157,430.38	333,500.00	176,069.82	47.21%
410210 CDBG/HITF - Pathway to Purchase Program	13,229.52	214,929.01	372,600.00	157,670.99	57.68%
410210 CDBG - Sulland 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
Total - Revenue	29,221.54	873,860.98	706,100.00	835,242.18	123.76%
Expense					
Board Expense					
511311 Allowances (Stipends)	1,600.00	15,400.00	25,000.00	9,600.00	61.6%
511702 Catering (Meeting Expenses)	148.88	2,104.53	4,000.00	1,895.47	52.61%
Total - Board Expense	1,748.88	17,504.53	29,000.00	11,495.47	60.36%
Operating Expense					
510111 Telephone- Regular Service	0.00	308.93	800.00	291.07	51.49%
510114 Telephone- Wireless/ Cellphone	214.70	1,766.02	3,020.00	1,253.88	58.48%
510310 Printing and Production	0.00	20.00	100.00	80.00	20.0%
510412 Outside Courier Service	0.00	355.00	6,045.22	5,690.22	5.67%
510810 Training Cost	0.00	0.00	7,100.00	7,100.00	0.0%
510911 Advertising	294.00	1,037.50	2,000.00	962.50	51.68%
511518 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511702 Catering ^b	0.00	2,876.58	4,000.00	1,323.42	66.02%
511703 Temporary Clerical/ Administration ^c	4,079.88	29,102.49	45,000.00	15,897.51	84.67%
511704 Professional Service/Legal ^b	6,558.39	20,754.97	82,900.00	82,145.03	25.04%
511715 Professional Service/ Auditor (annual)	0.00	5,136.00	20,000.00	14,864.00	25.68%
511720 Fiscal Agent Fees (quarterly)	0.00	30,000.00	60,000.00	30,000.00	50.0%
511722 Consultants and Studies	0.00	7,545.00	12,472.08	4,927.08	60.5%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	497.00	6,697.36	14,609.11	7,911.75	45.84%
511801 General Office Supplies	0.00	483.74	5,144.85	4,661.11	9.4%
511808 Printing Charges	0.00	160.00	500.00	340.00	32.0%
511890 Other Operating Supplies	801.37	11,823.41	15,000.00	3,176.59	78.82%
512604 Strategic Initiatives	0.00	250.00	300.00	50.00	83.33%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	13,229.52	214,929.01	372,600.00	157,670.99	57.68%
514103 Awards and Presentation	0.00	108.74	108.74	0.00	100.0%
Total - RDA Operating Expense	27,474.68	346,507.75	677,100.00	330,592.25	51.18%
Total Expense	29,221.54	364,012.28	706,100.00	342,087.72	111.54%
Net Income	0.00	509,848.68	0.00	493,154.46	12.22%

Notes:

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

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

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

CAPITAL BUDGET
(as of March 31, 2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	-	14,164,367.42	-	14,164,367.42	100%
410300 County Contribution	470,617.75	7,108,922.99	25,445,193.23	18,336,270.24	28%
410110 State Grants	-	-	144,950.00	144,950.00	0%
480140 Property Sales	372,120.00	4,709,098.00	-	4,709,098.00	100%
499994 Other Project Revenue	36,827.50	426,385.53	1,851,050.00	1,424,664.47	23%
480290 Miscellaneous Revenue	11,022.50	116,276.91	30,000.00	(86,276.91)	388%
Total Revenue^b	890,587.75	26,525,050.85	27,471,193.23	24,528,705.80	97%
Expense					
511751 Security ^c	-	115,186.75	150,000.00	34,813.25	77%
527010 Design	27,281.44	926,313.42	1,158,111.80	231,798.38	80%
527110 Land Costs	-	-	3,453,000.00	3,453,000.00	0%
527123 Outside Appraisals/Legal	10,500.00	15,965.00	21,000.00	5,035.00	76%
527211 Construction	753,086.70	8,918,041.40	19,822,759.82	10,904,718.42	45%
527221 Pepco	33.85	2,691.45	15,600.00	12,908.55	17%
527212 Contract Engineering	3,245.25	19,435.09	27,000.00	7,564.91	72%
527227 Landscape/ Beautification	48,590.51	218,675.75	314,650.00	95,974.25	69%
527346 Other Non- Defined Projects	47,850.00	539,092.53	2,509,071.61	1,969,979.08	21%
Total Expense	890,587.75	10,755,401.39	27,471,193.23	16,715,791.84	39%
Net Income	-	15,769,649.46	-	7,812,913.96	57%

Notes:

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

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

^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 March 31,2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	1,499,578.72	0.00	1,499,578.72	100.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	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 ^b	0.00	0.00	250,000.00	0.00	0.0%
499994 Blue Line Façade Program ^c	26,827.50	100,000.00	100,000.00	0.00	100.0%
499994 Other Project Revenue	0.00	0.00	251,050.00	251,050.00	0.0%
480290 Miscellaneous Revenue ^c	11,022.50	13,792.00	30,000.00	16,208.00	45.97%
Total Revenue	37,850.00	1,613,370.72	776,000.00	1,911,786.72	207.91%
Expense					
527227 Landscape/ Beautification	0.00	0.00	5,000.00	5,000.00	0.0%
527211 Construction	0.00	0.00	246,050.00	246,050.00	0.0%
527010 Design	0.00	0.00	144,950.00	144,950.00	0.0%
527346 Blue Line Façade Program	26,827.50	100,000.00	100,000.00	0.00	100.0%
527346 Blue Line Façade Program RDA Match ^b	11,022.50	13,792.00	30,000.00	16,208.00	45.97%
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	37,850.00	113,792.00	776,000.00	662,208.00	14.66%
Net Income	0.00	1,499,578.72	0.00	1,249,578.72	100.0%

Notes:

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

^bThe Blue Line Façade program has a \$130K budget (\$100K State Grant + \$30K RDA Matching funds)

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

CHEVERLY
(as of March 31, 2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	0.00	0.00	0.0%
410300 County Contribution	0.00	155,688.23	155,193.23	495.00	100.32%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	155,688.23	155,193.23	495.00	100.32%
Expense					
527227 Landscape/ Beautification	0.00	2,475.00	25,050.00	22,575.00	9.88%
527211 Construction	0.00	550.00	65,071.62	64,521.62	0.85%
527346 Other Non- Defined Projects	0.00	0.00	65,071.61	65,071.61	0.0%
Total Expense	0.00	3,025.00	155,193.23	152,168.23	1.95%
Net Income	0.00	152,663.23	0.00	152,663.23	98.37%

Notes:

^aFund Balance is subject to change once the County has finalized year-end close. All expenses will be covered by fund balance once 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^a
(as of March 31, 2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^b	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	124,800.53	500,000.00	375,199.47	24.96%
499994 Commercial Property Improvement Grants	10,000.00	301,585.00	500,000.00	198,415.00	60.32%
499994 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Revenue	10,000.00	8,412,758.53	1,250,000.00	8,809,987.47	673.02%
Expense					
527123 Outside Appraisals/Legal ^c	0.00	1,085.00	3,000.00	1,915.00	36.17%
527346 Community Impact Grants	0.00	124,800.53	500,000.00	375,199.47	24.96%
527346 Commercial Property Improvement Grants	10,000.00	300,500.00	497,000.00	196,500.00	60.46%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	10,000.00	426,385.53	1,250,000.00	823,614.47	34.11%
Net Income	0.00	7,986,373.00	0.00	7,986,373.00	100.0%

Notes:

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

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

^c Legal cost associated with CPIP Grant

GATEWAY ARTS DISTRICT
(as of March 31,2020)

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

Note:

^aThe SAP system has reported a negative fund balance since fiscal year 2014 which impacts the Authority's financial statements. As of June 30, 2019 the issues remains unresolved but not expected to have a material effect. In FY 2020 this project does not reflect any activity in SAP. Fund Balance is subject to change once the County has finalized year-end close. Further research is required.

GLENARDEN APARTMENT REDEVELOPMENT
(as of March 31,2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	4,786,149.96	0.00	4,786,149.96	100.0%
410300 County Contribution	3,355.25	1,165,076.86	8,520,000.00	7,354,923.14	13.68%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	355,868.00	0.00	355,868.00	100.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue ^c	0.00	102,484.91	0.00	102,484.91	100.0%
Total Revenue	3,355.25	6,409,579.73	8,520,000.00	12,599,426.01	75.23%
Expense					
527211 Construction	110.00	1,226,943.09	7,669,000.00	6,442,056.91	16.0%
527212 Contract Engineering	3,245.25	19,435.09	27,000.00	7,564.91	71.98%
527227 Landscape/ Beautification	0.00	3,475.00	7,000.00	3,525.00	49.64%
527346 Other Non- Defined Projects	0.00	0.00	817,000.00	817,000.00	0.0%
Total Expense	3,355.25	1,249,853.18	8,520,000.00	7,270,146.82	14.67%
Net Income	0.00	5,159,726.55	0.00	5,329,279.19	60.56%

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

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

^c Miscellaneous Revenue consist of 102,484.91 from Developer fees

SUITLAND MANOR
(as of March 31, 2020)

Revenue and Expenditure Categories with Accounting Code	March Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	3,643,972.34	0.00	3,643,972.34	100.0%
410300 County Contribution	467,262.50	5,788,157.90	16,770,000.00	10,981,842.10	34.52%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	372,120.00	4,353,230.00	0.00	4,353,230.00	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%
Total Revenue	839,382.50	13,785,360.24	16,770,000.00	18,979,044.44	82.2%
Expense					
527010 Design	27,281.44	926,313.42	1,013,161.80	86,848.38	91.43%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0.0%
527123 Outside Appraisals/Legal	10,500.00	14,880.00	18,000.00	3,120.00	82.67%
527211 Construction	752,976.70	7,690,548.31	11,842,638.20	4,152,089.89	64.94%
527221 Pepco	33.85	2,691.45	15,600.00	12,908.55	17.25%
527227 Landscape/ Beautification	48,590.51	212,725.75	277,600.00	64,874.25	76.63%
511751 Security	0.00	115,186.75	150,000.00	34,813.25	76.79%
Total Expense	839,382.50	8,962,345.68	16,770,000.00	7,807,654.32	53.44%
Net Income	0.00	4,823,014.56	0.00	11,171,390.12	29%

Notes:

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

^bSale Proceeds from 219 townhouse lots at Suitland Town Center site (projected total revenue is \$13 million). Fiscal Year 2019 proceeds were \$2,012,013.00. FY 2020 year to date proceeds from lot sales are pending final documentation.

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

3/1/2020 – 3/31/2020

General

The FY 2021 budget process has begun. The RDA Operating and Capital budget submissions were submitted to the Office of Management and Budget in early December. OMB meeting occurred in January and CAO meetings were held in February. The next steps are meeting with Audits and Investigations and the County Council.

Solicitations

The Suitland infrastructure construction for Phase 4 Rough Grade was advertised in September 2019. JJ Prime Services, a local and MBE firm, has been awarded the contract. The 6700 Riverdale Road RFP has been issued. Responses were due January 10, 2020 and 3 responses were received and are being evaluated.

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.

Rubble Removal Gap Funding Efforts

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. Site visit conducted by MD DHCD August 3, 2019. The RDA has been awarded \$1 million in grant funds.

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

Pleasants was awarded a change order for \$209,280.66 from the block grant and they started work on March 30th, 2020. Approval on a request to modify the grant to include Project Delivery Costs for 60k is pending. The delivery costs would cover Ben Dyer and Hill Carnes fees of 10k and 50k respectively for the associated engineering services.

Glenarden Phase 2A – 55 Senior Units

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

Phase 2A is a \$14 million project for construction of the second half of the senior building. Closing on financing and start of construction occurred in December 2019.

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

The development team’s application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5 million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George’s County Housing Trust Fund and CIP, and deferred developer fee.

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

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

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 should begin in February 2019.

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 140 sales so far, the first homeowners are now moved in.

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building. The development agreement was signed on March 29, 2018. The project is now in the design phase. Construction is set to begin by June 2020.

Infrastructure Construction:

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

Housing Rehabilitation Assistance Program II

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, forty-nine (49) loans for \$2,624,544.64 have closed. Total HRAP II expenses to date are \$471,543.38. To date 62.48%, or \$3,155,468.27 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

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

Façade improvement project completed. UCAP successful completed six homes in the Capitol Heights zip code. One owner sold his property upon completion of the project and the RDA was able to recapture those funds and reprogrammed to funds to CIP budget. UCAP is currently working with a new homeowner in the pipeline.

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. Waiting for final invoice from shopping center owner.</i>	\$0
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	<i>Attorney is attempting to receive an update from park and planning regarding permit approval.</i>	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	<i>Grant agreement signed. Under construction</i>	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Project completed. Waiting for final invoice from shopping center.</i>	\$0
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	<i>Grant agreement signed. Under construction</i>	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Grant agreement signed. Under construction</i>	\$0
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

On February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests totaled \$3.9 million for \$1.9 million in available funding.

The CPIP will provide a Matching Grant to approved shopping centers and retail space for eligible improvements including exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability. The CPIP will require a 50% applicant match, meaning that the applicant will pay for half of the total project costs. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

CPIP 2020 NOFA

NOFA 2020 released on March 4, 2020 for \$900,000.00. Agency has already received several inquiries regarding the funding and requirements. Submission are due April 16, 2020 however, due to the recent COVID 19, the date and handling of the submission has been extended until May 7, 2020. The grant requirements are the same as 2019 CPIP guidelines.

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.

Gateway Arts District

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

6700 Riverdale Road Property

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

Capitol Heights/Addison Road Metro Corridor

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

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 been completed.

Hotel Model

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

Challenges

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

LEED

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

Closing

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

Laurel-Bowie Road Park and Ride Lot

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The Fire Department has been approved for \$800,000 design money in FY18. The RDA intends to transfer the property to the Office of Central Services for the construction of a Fire Station.

Glenn Dale Hospital Revitalization

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

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site. The first drafts of the re-use concept plans are expected to be ready in the spring of 2020.

Community Impact Grant

The Proposal Analysis Group (PAG) is currently reviewing the applications. The total amount of requested funds is \$323,940.50. All funds were requested for the County-wide earmark. There is a total of \$247,000 available to distribute to CIG applicants. No funds were requested from the Northern Gateway earmark. There is a total of \$250,000 to distribute to non-profit organizations located in the Northern Gateway area of the County.

I have notified all 2020 CIG applicants that the award announcement has been delayed. I have also reached out to current awardees to request their quarterly reports. Unfortunately, most of them need constant nudging to turn them in in ☹️. Those that turn them in without reminders, have not requested reimbursement to date. A few have requested project extensions.

Transforming Neighborhoods Initiative (TNI)

No update.

Down Payment and Closing Cost Assistance program

The RDA secured \$405,395.28 in HOME funds from DHCD for down payment and closing cost assistance to restart the PATHWAY TO PURCHASE Program on October 1, 2019. The program started receiving applications in December 2019.

Total loans applied	13
Loans being processed	3
Loans clear to close	1
Loans closed	9
Loans sent back	0

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 185 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$76,331.50
County Property Taxes Generated:	\$31,040.53
County Recordation & Transfer Taxes:	\$36,629.35
Remaining Balance as of April 1, 2020 is	\$319,063.78

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	Feasibility studies completed by the developer. Site development plans for submission ongoing
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
Total CIP				\$28,500,000	\$4,050,000	
Disposition, RDA Properties		Lead Staff	TDC (Est.)	FY19 Revenue	FY20 Revenue (Est.)	Status
Towne Center at Suitland Federal Center	7	S. Paul	\$400 million	1,640,000	6,500,000	Fine grading commenced
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Construction underway
Cheverly Property	5	P. Omondi		0	\$985,000	Feasibility study period
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	0	Under construction
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million		0	Under construction
Laurel-Bowie	1	S. Paul		0	0	Fire Department would like property for new station
Maryland Park Drive	7	S. Paul	\$26.6 million	0	1,000,00	Development agreement extended

Total Revenues (est.)				\$1,640,000	\$8,485,000	
Property Acquisition		Lead Staff	TDC (Est.)	FY19 Cost (Est.)	FY20 Cost (Est.)	Status
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 30 sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.