



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

January 7, 2020

9:00 a.m.

9200 Basil Court

2nd Floor Conference Room

Largo, MD 20774



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

January 07, 2020 – 9:00 a.m.

**9200 Basil Court, 2nd Floor
Largo, Maryland 20774**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the December 3, 2019 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. OPEN BOARD DISCUSSION
5. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: February 4, 2020

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

**Minutes of the Meeting, December 3, 2019 9:00 am
Savor at Studio 3807
3809 Rhode Island Ave
Brentwood, MD 20772**

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Staff

Edren Lewis

Stephen Paul

Andrea Anderson

Sheila Roberts

Lakeisha Smith

Ex- Officio Members and Officer

Estella Alexander

Raymond Gilley

Community Advisory Committee

None

Others

Kimberly Min, General Counsel

Redevelopment Authority Staff

Pathway to Purchase Staff

Secretary's Report:

Chairman Mr. Harrington called the meeting to order at 9:25 AM having declared a quorum present. Mr. Harrington congratulated Ms. Estella Alexander on her new position as the Director of Department Housing and Community Development (DHCD) and Stephen Paul as the new Executive Director of Redevelopment Authority (RDA). The staff from the Pathway to Purchase and the RDA were present, and individually introduced themselves to the board members.

Mr. Harrington addressed the board for any comments from last month's meeting. Ms. Barron stated that the minutes excluded the discussion with the General Counsel on the process and protocol from the Board members on Executive Sessions. Mr. Tabori stated that as a technical point for future Executive Sessions, a motion and a vote must be addressed before and after each session in accordance with the Open Meetings Law. Mr. Paul informed the board that the RDA adheres to the Open Meetings Law in the State of Maryland, and that it is RDA's Governing Authority.

Ms. Barron stated that she would assist with the recollection on the discussion from November's Meeting. Mr. Harrington thanked Ms. Barron on her assistance with the notes and stated that the protocols and procedures for an Executive Session would be discussed with the board and General Counsel at the upcoming Board Retreat. Minutes from the previous month would be reviewed and amended before being approved.

Treasurer's Report:

Ms. Roberts addressed the board for any comments or questions on the Operating and Capital budget reports. Mr. Tabori informed the board that the layout of the treasurer's report was acceptable and that the only concern was the movement of the budget. He stated that his concerns were based on the operating and capital expenditures of certain line items that were up to 70%. Ms. Roberts addressed Mr. Tabori's concerns and stated that on the operating side reimbursement was pending from the Community Development Block Grant (CDBG) funds for supplies that was ordered for the program Pathway to Purchase under RDA's operating budget. She informed the board that the next report would reflect a separate line item for Pathway to Purchase supplies under the operating report for tracking purposes. Mr. Harrington stated that it would be beneficial to discuss budget categories at the upcoming Retreat meeting. A motion to approve the treasurer's report was motioned by Mr. Tabori and seconded by Ms. Barron.

Executive Report:

Mr. Paul informed the board that the location of the meeting: Savor at Studio 3807 located at 3809 Rhode Island Ave. was the 3rd RDA signature project established by the agency. He stated that 95% of the 147 apartment units has been leased, and the sister unit located down the street will open January 2020. Mr. Paul informed the board that he was advised to work with the Revenue Authority on similar projects for Suitland.

Mr. Paul addressed the board on suggestions for the upcoming retreat. Ms. Barron stated that one of the topics she would like to discuss would be the developmental projects that the RDA is working on and how it fits into other County developmental plans economically. Mr. Tabori stated that he would like to discuss the impact on the zoning rules. Mr. Paul informed the board that a Transit Oriented Development (TOD) hi-dense project approved by the sector plan was affected by the zoning ordinances due to the R-55 zone code dwelling established for single

family homes. Mr. Paul stated that it would be beneficial for future RDA projects to discuss the new ordinances and what needs to be enacted.

Director of DHCD, Estella Alexander addressed the board and inquired on one of the topics that discussed RDA's projects and its impact on the economy, she stated that the RDA, Housing Authority and DHCD collaborated on such projects and would like for the board to specify as to what plans were to be discussed. Mr. Bailey stated that affordable housing would be one of the plans to discuss, and to engage into how RDA economically impacts the County as the largest developer. Ms. Earle stated that a comparison nationwide between the other RDA's would be a topic she would like to discuss. The meeting adjourned at 10:30am

Topics for Discussion

Administrative Items

- Review of RDA Charter, By-Laws and Section 15B of the County Code
- Overview of the FY 2021 budget submission
- Review of the rules governing Executive Sessions
- Procurement and business opportunities (Local & Minority Outreach)
- Comparison of RDA with other Authorities Nationwide

County Wide Development

- Zoning rewrite overview (M-NCPPC presentation)
- Major private sector development projects (EDC presentation)
- Affordable Housing Plan

Current RDA Activities

- Programs
- Development Projects

Vision for the Future of the RDA

- New Projects & Land Banking by the RDA
- New Ideas

TREASURER'S REPORT

December 31, 2019

Operating Budget

For the period ending December 31, 2019, Operating Revenue year to date for Fiscal Year (FY) 2020 totaled \$747,200.00. The actual December 2019 Operating Expenses, totaled \$52,577.48. Currently the RDA is on track with their spending and will remain within the FY 2020 Budget allocation.

Capital Improvement Program

Capital Improvement Program (CIP), revenues in Fiscal Year 2020 are inclusive of a fund balance in the amounts of \$27.4 million, including \$16.7 million for Suitland Town Center, \$10.7 million for Glenarden Hills and other residual funds for miscellaneous projects. On December 31st the RDA closed on Glenarden phase 2A. Funds will be reflected on the January treasurers report. Suitland Town Center properties continue to sell with a closing in early December of additional five (5) lots. The capital projects are moving right along and will remain within the FY 2020 Budget allocation.

The Accounting team continues to work with the Office of Finance and the Office of Management and Budget to ensure that the fund balances are true and accurate.

OPERATING BUDGET
(as of December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	500,002.00	0.00	500,002.00	100.0%
410300 County Contribution	17,222.70	93,145.01	333,500.00	240,354.99	27.93%
410210 CDBG · Pathway to Purchase Program	35,354.78	152,551.42	372,600.00	220,048.58	40.94%
410210 CDBG · Suitland Façade Program	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee · HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee · MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	1,501.57	0.00	1,501.57	1.00
Total - Revenue	52,577.48	747,200.00	706,100.00	961,907.14	105.82%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	10,500.00	27,000.00	16,500.00	38.89%
511702 Catering (Meeting Expenses)	186.59	686.43	2,000.00	1,313.57	34.32%
Total - Board Expense	2,286.59	11,186.43	29,000.00	17,813.57	38.57%
Operating Expense					
510111 Telephone- Regular Service	0.00	38.93	480.00	441.07	8.11%
510114 Telephone- Wireless/ Cellphone	225.45	1,086.45	2,120.00	1,033.55	51.25%
510310 Printing and Production	20.00	40.00	100.00	60.00	40.0%
510412 Outside Courier Service	6.57	264.70	6,045.22	5,780.52	4.38%
510810 Training Cost	0.00	0.00	7,400.00	7,400.00	0.0%
510911 Advertising	0.00	743.50	1,000.00	256.50	74.35%
511519 Other Insurance Premiums	0.00	13,313.00	25,000.00	11,687.00	53.25%
511702 Catering ^b	39.55	2,108.31	3,000.00	891.69	70.28%
511703 Temporary Clerical/ Administration ^c	7,510.32	20,838.82	45,000.00	24,161.18	46.31%
511704 Professional Service/Legal ^c	2,595.36	12,196.58	82,900.00	70,703.42	14.71%
511715 Professional Service/ Auditor (annual)	0.00	0.00	20,000.00	20,000.00	0.0%
511720 Fiscal Agent Fees (quarterly)	0.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	0.00	30,000.00	30,000.00	0.0%
511749 Other General and Administration	0.00	40.00	600.00	560.00	6.67%
511799 Other Operating Contract Service	1,363.23	4,469.34	4,609.11	139.77	96.97%
511801 General Office Supplies	0.00	253.59	5,144.85	4,891.26	4.93%
511808 Printing Charges	0.00	10.00	100.00	90.00	10.0%
511890 Other Operating Supplies	3,175.63	8,235.51	10,892.08	2,656.57	75.61%
512650 Pathway to Purchase Operating Support ^c	35,354.78	152,551.42	372,600.00	220,048.58	40.94%
514103 Awards and Presentation	0.00	108.74	108.74	0.00	100.0%
Total - RDA Operating Expense	50,290.89	231,298.89	677,100.00	445,801.11	34.16%
Total Expense	52,577.48	242,485.32	706,100.00	463,614.68	72.73%
Net Income	0.00	504,714.68	0.00	498,292.46	33.09%

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.

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

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

CAPITAL BUDGET
(as of December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2020 YTD	Adopted FY 2020 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	14,368,810.62	0.00	14,368,810.62	100%
410300 County Contribution	944,787.71	4,587,438.07	25,445,193.23	20,857,755.16	18%
410110 State Grants	0.00	0.00	144,950.00	144,950.00	0%
480140 Property Sales	310,095.00	2,380,600.00	0.00	2,380,600.00	100%
499994 Other Project Revenue	121,834.34	121,834.34	1,851,050.00	1,729,215.66	7%
480290 Miscellaneous Revenue	0.00	0.00	30,000.00	30,000.00	0%
Total Revenue^b	1,376,717.05	21,458,683.03	27,471,193.23	25,142,520.82	78%
Expense					
511751 Security ^c	2,066.00	59,644.00	100,000.00	40,356.00	60%
527010 Design	99,059.26	703,485.53	858,111.80	154,626.27	82%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0%
527123 Outside Appraisals/Legal	980.00	4,380.00	12,000.00	7,620.00	37%
527211 Construction	1,110,651.35	6,162,758.85	20,388,759.82	14,226,000.97	30%
527221 Pepco	23.82	2,578.30	15,600.00	13,021.70	17%
527212 Contract Engineering	1,762.28	15,289.84	17,000.00	1,710.16	90%
527227 Landscape/ Beautification	40,340.00	80,740.00	114,650.00	33,910.00	70%
527346 Other Non- Defined Projects	121,834.34	336,405.75	2,512,071.61	2,175,665.86	13%
Total Expense	1,376,717.05	7,365,282.27	27,471,193.23	20,105,910.96	27%
Net Income	0.00	14,093,400.76	0.00	5,036,609.86	51%

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 December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December 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	0.00	0.00	100,000.00	0.00	0.0%
499994 Other Project Revenue	515.00	0.00	251,050.00	251,050.00	0.0%
480290 Miscellaneous Revenue ^c	0.00	0.00	30,000.00	30,000.00	0.0%
Total Revenue	<u>515.00</u>	<u>1,499,578.72</u>	<u>776,000.00</u>	<u>1,925,578.72</u>	<u>193.25%</u>
Expense					
527227 Landscape/ Beautification	0.00	2,255.00	5,000.00	2,745.00	45.1%
527211 Construction	0.00	73,172.50	246,050.00	172,877.50	29.74%
527010 Design	0.00	0.00	144,950.00	144,950.00	0.0%
527346 Blue Line Façade Program	515.00	515.00	100,000.00	99,485.00	0.52%
527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	30,000.00	30,000.00	0.0%
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	<u>515.00</u>	<u>75,942.50</u>	<u>776,000.00</u>	<u>700,057.50</u>	<u>9.79%</u>
Net Income	<u>0.00</u>	<u>1,423,636.22</u>	<u>0.00</u>	<u>1,225,521.22</u>	<u>100.0%</u>

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.

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

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

CHEVERLY
(as of December 31,2019)

Revenue and Expenditure Categories with Accounting Code	December 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	495.00	155,193.23	155,193.23	0.00	100.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	495.00	155,193.23	155,193.23	0.00	100.00%
Expense					
527227 Landscape/ Beautification	495.00	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	495.00	3,025.00	155,193.23	152,168.23	1.95%
Net Income	0.00	152,168.23	0.00	152,168.23	98.051%

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 December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December 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	81,319.34	89,465.75	500,000.00	410,534.25	17.89%
499994 Commercial Property Improvement Grants	40,000.00	246,425.00	500,000.00	253,575.00	49.29%
499994 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Revenue	121,319.34	8,322,263.75	1,250,000.00	8,900,482.25	665.78%
Expense					
527123 Outside Appraisals/Legal	0.00	0.00	0.00	0.00	0.0%
527346 Community Impact Grants	81,319.34	89,465.75	500,000.00	410,534.25	17.89%
527346 Commercial Property Improvement Grants	40,000.00	246,425.00	500,000.00	253,575.00	49.29%
527346 Northern Gateway Project	0.00	0.00	250,000.00	250,000.00	0.0%
Total Expense	121,319.34	335,890.75	1,250,000.00	914,109.25	26.87%
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.

GATEWAY ARTS DISTRICT
(as of December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December 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

GLENARDEN APARTMENT REDEVELOPMENT
(as of December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December 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	6,615.28	1,161,428.11	8,520,000.00	7,358,571.89	13.63%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	0.00	0.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	6,615.28	5,947,578.07	8,520,000.00	12,144,721.85	69.81%
Expense					
527211 Construction	4,158.00	1,142,663.33	7,679,000.00	6,536,336.67	14.88%
527212 Contract Engineering	1,762.28	15,289.84	17,000.00	1,710.16	89.94%
527227 Landscape/ Beautification	695.00	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	6,615.28	1,161,428.17	8,520,000.00	7,358,571.83	154.46%
Net Income	0.00	4,786,149.90	0.00	4,786,150.02	(84.66%)

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

SUITLAND MANOR
(as of December 31, 2019)

Revenue and Expenditure Categories with Accounting Code	December 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	937,677.43	4,587,438.07	16,770,000.00	12,182,561.93	27.36%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	310,095.00	2,380,600.00	0.00	2,380,600.00	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	1,247,772.43	10,612,010.41	16,770,000.00	18,207,134.27	63.28%
Expense					
527010 Design	99,059.26	703,485.53	713,161.80	9,676.27	98.64%
527110 Land Costs	0.00	0.00	3,453,000.00	3,453,000.00	0.0%
527123 Outside Appraisals/Legal	980.00	4,380.00	12,000.00	7,620.00	36.5%
527211 Construction	1,106,493.35	4,946,373.02	12,398,638.20	7,452,265.18	39.89%
527221 Pepco	23.82	2,578.30	15,600.00	13,021.70	16.53%
527227 Landscape/ Beautification	39,150.00	72,535.00	77,600.00	5,065.00	93.47%
511751 Security	2,066.00	59,644.00	100,000.00	40,356.00	59.64%
Total Expense	1,247,772.43	5,788,995.85	16,770,000.00	10,981,004.15	34.52%
Net Income	0.00	4,823,014.56	0.00	7,226,130.12	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 2,070,505.00

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS PRINCE
GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
12/1/2019 – 12/31/2019**

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.

Solicitations

The Suitland infrastructure construction for Phase 4 Rough Grade was advertised in September 2019. Responses were due in November 2019. Responses are now being evaluated by the Proposal Analysis Group (PAG). The 6700 Riverdale Road RFP has been issued. Responses are due January 10, 2020.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal and Rough Grading

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

Rubble Removal Gap Funding Efforts

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. Site visit conducted by MD DHCD August 3, 2019. 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. Awaiting decision.

Glenarden Phase 2A – 55 Senior Units

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

Phase 2A is a \$14 million project for construction of the second half of the senior building. 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 90 sales so far, the first homeowners are now moved in.

Senior Residences

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

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. 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-one (41) loans for \$2,166,962.46 have closed. Total HRAP II expenses to date are \$381,772.08. To date 57.28 %, or \$2,893,262.74 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

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

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>Grant agreement signed. Under construction</i>	\$0
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	Awaiting permits and contracts to finalize Grant Agreement	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed. Ownership provided final invoice for reimbursement.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	Grant agreement currently in review with general counsel. Ownership has comments regarding recitals 11 and 13, pages 6 and 7.	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Grant agreement signed. Under construction</i>	\$0
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	Grant agreement currently in review with general counsel. Ownership has comments regarding recitals 11 and 13.	\$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	Grant Agreement executed. Under construction	\$40,000

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

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

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for January 2020.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 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 are due on January 10, 2020.

Capitol Heights/Addison Road Metro Corridor

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

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

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

Blue Line Corridor Opportunity Zone Redevelopment: The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan. The Lyndon Hill School site is planned to be transferred to the RDA. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

Cheverly Property: 5801 and 5809 Annapolis Road

An RFP was released in March 2018 and one proposal was received in June 2018. The proposal has been evaluated by the PAG and selection has been made. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has begun.

Laurel-Bowie Road Park and Ride Lot

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

Glenn Dale Hospital Revitalization

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The October 17, 2019, 6:30- 8:30 p.m. Community Listening Session was held at the Glenn Dale Community Center, 11901 Glenn Dale Blvd, Glenn Dale, MD 20769 and was well attended.

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

7 applications were received for the FY2020 for the FY2020 funding round. In the month of January 2020, a Proposal Analysis Group (PAG) will be established to review the applications received, rate them and make recommendations for grant awards.

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:	11
Loans being processed	8
Loans clear to close	1
Loans closed	2
Loans sent back	0

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 125 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$20,000.00
County Property Taxes Generated:	\$ 8,050.84
County Recordation & Transfer Taxes:	\$11,518.90
Remaining Balance as of January 1, 2020 is	\$385,395.38

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

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

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

NSP 3/NCI 3 April - 2017)

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

To date, properties purchased: 31

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

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

INTERAGENCY SUPPORT ACTIVITIES

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

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY19 Funding	FY20 Funding	Status
Central Ave Corridor	7	S. Paul	TBD	\$1,000,000 CIP		9 net zero homes
Gateway Arts District	2	S. Paul	TBD			Acquisitions and dispositions being examined.
African-American Cultural Museum	2		TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	NA	\$1,000,000 CIP	\$250,000 CIP	Community Impact Grants
Cheverly Property	5	P. Omondi	TBD		0	In the feasibility study period by the developer
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.
Glenarden Apartments	5	R. Clemens	\$138 million	\$4,500,000 CIP	\$1,800,000 CIP	Construction started
Towne Square at Suitland	7	S. Paul	\$400 million	\$22,000,000 Bond funds	\$2,000,000 CIP	Construction started

Federal Center						
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	S. Paul		0	\$985,0000	Feasibility study period
4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	0	0	Under construction
3807 RI Avenue, Brentwood	2	S. Paul	\$47.2 million		0	Under construction
Laurel-Bowie	1	S. Paul		0	0	Fire Department would like property for new station
Maryland Park Drive	7	S. Paul	\$26.6 million	0	1,000,00	Development agreement extended
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.