



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

March 5, 2019

8:30 a.m.

**9200 Basil Court,
2ND Floor Conference Room
Largo, MD 20774**



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Largo, Maryland 20774**

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the February 5, 2019 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. OPEN BOARD DISCUSSION
 1. REVIEW POLICIES AND PROCEDURES FOR ACQUISITION
AND DISPOSITION OF REAL PROPERTY.
 2. REVIEW AND SIGN RESOLUTION 2019-1
5. FINAL REMARKS FROM THE VICE CHAIRMAN AND BOARD MEMBERS
6. FINAL REMARKS FROM THE GENERAL PUBLIC
7. ADJOURNMENT

Next Meeting: **APRIL 2, 2019**

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

**Minutes of the Meeting, February 5, 2019 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

Ronnette Earle

Erma Barron

John Tabori

Glenda Hodges

David Harrington, Vice President

Staff

Andrea Anderson

Patricia Omondi

Lakeisha Smith

Steve Paul

Adewale Dada

Ex- Officio Members and Officer

Estella Alexander

Community Advisory Committee

None

- **CALL TO ORDER:**

Vice Chairman Harrington called the meeting to order at 8:50 AM having declared a quorum present.

- **SECRETARY'S REPORT:**

After providing the board members with an opportunity to review the minutes from the December 2018 and January 2019 meeting a motion was called to review and approve both meeting minutes. An issue was presented about the December minutes that there was no reference to the discussion of procurement policy and equity participation in the minutes. Stephen Paul clarified to the Board that the recording did not record the whole meeting, he stated that there was a summary in the Executive Director's report. David Harrington addressed the board and suggested that there should be a sentence added

stating that the proposed revision of the policy and procedure states that it is driven by the need to establish higher equity participation of local and minority business. A motion was moved to approve the December 4, 2018 minutes. Erma Barron made a motion, and it was seconded by John Tabori.

The board reviewed the January 8, 2019 minutes. Ms. Ronnette Earle wanted to clarify that on page six (6) the last paragraph in the Executive Report should state that the policy outlines percentage and total dollar amount in the RFP and not just percentages. A motion was moved to approve January's board minutes by Dr. Hodges and seconded by Ms. Barron

- **TREASURER'S REPORT:**

Accountant Adewale Dada briefed the board on the Treasurer's report. Mr. Dada informed the board that RDA's revenue is up \$28,000 from the monthly allocation of the County Executive Grant. He also stated that costs are up \$6,000 stemming from salaries for office assistants, office supplies, and board expenses.

Mr. Dada informed the board that the Capital Improvement Program changed the way they recorded their finances and had reconciled all of the financials for the Capital projects. Mr. Dada stated that the current fund balance is \$5.5 million compared to \$32.9 Million reported last month. He indicated the reason for this difference was that there was an \$18 million budget set for the Suitland project that the RDA has spending authority for, but has not been uploaded into the system yet, also there's an \$11 million budget set for Glenarden projects that RDA has spending authority but has not been uploaded as well. Mr. Dada informed the board that there was \$2.5 million in demolition costs from Glenarden in 2015 that was posted in the wrong account but has been reconciled.

Mr. Dada informed the board that the expenses were up \$371,000 with the bulk of the expenses coming from the Glenarden Project. He stated that Suitland received \$18 million in FY18 and that the RDA has spending authority, but the bond sale has been delayed. He also stated that \$363,000 of RDA revenue was received in January 2019 as reimbursement from the Revenue Authority demolition work in Suitland.

Mr. Tabori suggested that the category listed as "other" in the financial report should only be in the summary sheet, and the breakdown of other expenses should be footnoted. Mr. Stephen Paul stated that some of the expenses that are in the "other" category will be moved to another category for better clarification and breakdown.

A motion to approve the Treasurer's report was made by John Tabori and seconded by Erma Barron. The Treasurers Report was unanimously approved.

- **EXECUTIVE DIRECTOR'S REPORT:**

Steve Paul informed the board that there was a slight issue in the capital budget, the full proposed budget was not going to be funded. He stated that the goal was to have at least \$5 million dollars for the Glenarden project and acquisition funds for the Suitland project funded. He informed the board that there would be a more definitive update for the funding of the Capital budget by the March meeting.

Stephen Paul informed the board that the sales for the Suitland Townhomes have begun, he stated there are already 50 Presale units.

Mr. Paul informed the board that the Commercial Property Improvement Program (CPIP) applications are due on February 15. Also, the evaluations for the Community Impact Grant (CIG) will be completed by mid-March of 2019.

The board reviewed the policies and procedures for acquisition and disposition of properties. Mr. Paul informed the board that the Office of Law is reviewing the section referencing local and minority business participation. He suggested to the board that there should be a discussion on making recommendations for changes that will be available for March's meeting. Mr. Paul stated that the goal of the policies and procedures is to have an opportunity for local and minority business participation at all levels of development including development team, equity participation, and contracting. The evaluation of local and minority business involvement will be based on the status of developers, equity partners, development team, and a contracting plan to ensure contractors are hiring local and minority contractors. Mr. Paul informed the board that Local and minority business involvement criteria should constitute 20/100 points, applications will be evaluated on different criteria. Local and minority participation is 20%, sub categories include local minority participation in developers, equity partners, development team, and a contracting plan. Mr. Paul stated that it is important that the RDA evaluate the contracting plans to ensure that developers have a plan to incorporate local and minority contractors in their projects, he stated that how the points are allocated are subjective to the amount of local and minority participation each proposal has. Mr. Paul explained that in an example, if a developer submits a RFP with no local or minority participation they will receive 0 points, on the other hand if a developer submits a RFP with majority local and minority participation they would receive more points than someone who has less.

Mr. Harrington suggested that a mission statement be added to the Procurement Policy outlining the goal to have more local and minority business participation in development projects. He informed the board that RDA should know who the bulk of local and minority developers and contractors are so that updates can be provided for future projects. The board will review the draft document and submit their comments or changes by February 24. Mr. Paul and the Board agreed that an official resolution should be provided in the March meeting for discussion and to be voted on.

TREASURER'S REPORT

February 28, 2019

OPERATING BUDGET

Operating revenues totaled \$224,321 in the first eight months of FY 2019. Excluding federal grants, operating income increased by \$27,791 and operating costs increased by \$26,786 in February. Below is a breakdown of major changes in last month's operating expenditures:

Expense Type	Expense Amount	Notes
Legal Expenses	\$20,178	Final payment to Law Office of Isaac Marks
Staffing Services	\$4,045	Salary for administrative assistant
Board Expenses	\$2,074	Member stipends and meeting costs
Office Equipment	\$1,496	Lease and maintenance of copier machine
Office Supplies	\$780	General supplies and phone costs
Commercial Insurance	(\$1,788)	Dividend reimbursement

CAPITAL IMPROVEMENT PROGRAM

The projected FY 2019 ending fund balance is \$7.8 million. At the end of February, available CIP funds totaled \$6.7 million – an increase of \$1.3 million from January, due to reconciled project revenues and demolition costs for Glenarden. In February, YTD revenues increased by \$244,950 – representing a reimbursement from the State for the purchase of land in Fairmount Heights to be used for the *Net Zero Energy Homes* project (this subproject is administered under the Addison Road CIP). In the same period, YTD expenses increased by \$933,478. Below are the major changes in February's CIP expenditures:

Project Name	Expense Amount	Description
Addison Road	\$3,550	Landscaping and design
Suitland	\$929,928	Construction, design and maintenance

OPERATING BUDGET^a
(as of February 28, 2019)

	FY 2017 ACTUAL	FY 2018 ACTUAL ^b	FY 2019 BUDGET ^c	FY 2019 YTD ^d	FY 2019 ESTIMATE	FY 2020 PROJECTED
BEGINNING FUND BALANCE	\$ 92,647	\$ 104,821	\$ 38,265	\$ 240,682	\$ 240,682	\$ 376,782
County Operating Grant	233,700	317,600	333,500	222,333	333,500	333,500
CDBG - Pathway to Purchase Program ^e	313,700	352,600	363,200	363,200	363,200	374,100
CDBG - Suitland Façade Program ^f	42,518	154,793	-	96,205	96,200	-
Technical Assistance Fee - HRAP ^g	-	-	-	-	-	136,000
Technical Assistance Fee - MNCPPC ^g	-	-	-	-	-	82,700
Miscellaneous Revenues	-	2,871	-	1,988	-	-
TOTAL REVENUES	\$ 589,918	\$ 827,864	\$ 696,700	\$ 683,727	\$ 792,900	\$ 926,300
Board Meeting Expenses	2,026	1,372	2,000	745	2,000	2,000
Board Member Stipends	18,997	19,600	28,500	13,200	21,200	27,000
Board Member Development	-	-	-	134	300	3,000
Total Board Expenses	21,023	20,972	30,500	14,079	23,500	32,000
General Counsel Fees	66,635	67,605	90,000	20,310	75,000	90,000
Consultants & Feasibility Studies ^h	-	-	30,000	-	-	83,000
Redevelopment Capacity Building ⁱ	-	-	-	-	-	115,300
External Auditor Fees ^j	8,500	7,500	20,000	-	10,000	20,000
Fiscal Management Services ^k	60,000	60,000	60,000	-	60,000	60,000
Commercial Insurance Premiums	4,935	3,563	27,000	11,342	20,000	25,000
Staffing Services ^l	34,117	39,674	45,000	25,794	45,900	85,300
Equipment Leasing	5,388	6,486	6,000	6,075	7,000	7,000
Total Contractual Expenses	179,575	184,828	278,000	63,519	217,900	485,600
Staff Training & Development	-	-	5,000	-	30,300	10,000
Office Supplies & Other Costs	20,656	14,154	20,000	9,373	16,900	24,800
Total Administrative Expenses	20,656	14,154	25,000	9,373	47,200	34,600
CDBG - Pathway to Purchase Program	313,700	352,600	363,200	363,200	363,200	374,100
CDBG - Suitland Façade Program	42,790	119,449	-	5,003	5,000	-
Other Expenses	-	-	-	-	-	-
Total Capital Outlay Costs	356,490	472,049	363,200	368,203	368,200	374,100
TOTAL EXPENDITURES	\$ 577,744	\$ 692,002	\$ 696,700	\$ 455,175	\$ 656,800	\$ 926,300
Operating Balance - Surplus/(Deficit)	12,174	135,862	-	228,552	136,100	-
Other Adjustments	-	-	-	-	-	-
ENDING FUND BALANCE	\$ 104,821	\$ 240,682	\$ 38,265	\$ 469,234	\$ 376,782	\$ 376,782

Notes:

- The Authority funds the annual operating budget from a variety of funds - General, Special Revenue, Internal Service and Enterprise funds.
- FY18 beginning fund balance may consist of unaudited and unreconciled revenue and expenditure items.
- Legislative appropriations as approved by the Prince George's County Council.
- FY19 year-to-date transactions include estimates and amounts based on operating agreements.
- Federal-funded Community Development Block Grant (CDBG) home purchase assistance program.
- Reimbursement from CDBG for Suitland residential improvement projects that ended in FY18.
- Income generated from consulting services for the MNCPPC Glendale Hospital and administering the HRAP project.
* This is an existing line-item reflecting projected revenues based on operating agreements with the client organizations.
- Reserved funds for consulting services (technical studies and project management):
* FY20 expenditures increase by \$53K to fund consulting and economic study requirements. Funded from Technical Assistance Revenues.
- Reserved funds for training and capacity building services for local redevelopment partners:
* FY20 expenditures of \$115K to fund redevelopment education and implementation efforts. Funded from Technical Assistance Revenues.
- Fixed fees for auditing services provided by the accounting firm CliftonLarsonAllen LLP.
- Fixed fees for accounting services provided by the Office of Finance.
- FY20 expenditures increase by \$40K for a temporary hire to work on HRAP applications. Funded from Technical Assistance Revenues.

CAPITAL BUDGET

(as of February 28, 2019)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ 8,647,103	\$ 10,644,932	N/A	\$ 3,007,157	\$ 3,007,157
County Contribution	3,650,000	2,000,000	16,713,000	10,500,000	28,500,000
State Grants	480,050	-	-	244,950	344,950
Property Sales	(59,882)	1,673,732	-	-	2,000,000
Other Revenue	12,927	325,856	-	476,904	462,055
TOTAL REVENUE	\$ 4,083,295	\$ 3,999,588	\$ 16,713,000	\$ 11,221,854	\$ 31,307,005
Acquisition	-	212,856	-	-	-
Demolition	-	2,709,975	2,600,000	-	2,529,367
Construction	214,061	4,244,626	10,613,000	4,809,877	18,412,314
Maintenance	123,710	67,310	-	78,962	27,995
Pre-development & Design	1,346,155	2,236,001	1,000,000	827,897	1,091,895
Financing Costs	110,553	1,744,322	1,500,000	1,484,924	1,484,924
Community Grants	-	-	750,000	-	2,921,956
Other Expenses	290,987	422,273	250,000	303,251	66,944
TOTAL EXPENSES	\$ 2,085,466	\$ 11,637,363	\$ 16,713,000	\$ 7,504,911	\$ 26,535,395
ENDING FUND BALANCE	\$ 10,644,932	\$ 3,007,157	N/A	\$ 6,724,100	\$ 7,778,768

Notes:

1. Funding for RDA's Capital Improvement Program (CIP) includes County PAYGO contributions, State Grants, Federal Grants, Developer Contributions, General Obligation Bonds, Proceeds from Property Sales and Other Revenues.
2. The FY 2019 CIP was approved by the County Council and RDA allocates the appropriated \$16.7 million for capital expenditures based on project spending priorities and anticipated revenues in upcoming fiscal years in the CIP.
3. The FY19 Estimate for County Contribution is \$18 million higher than the FY19 YTD figure, accounting for the delayed FY18 appropriation in the same amount for the Suitland CIP.
4. The reported fund balance at the end of the fiscal year are committed funds (non-discretionary) for approved capital projects.

ADDISON ROAD

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ 388,479	\$ 334,451	N/A	\$ 98,369	\$ 98,369
County Contribution	-	-	1,000,000	1,000,000	1,000,000
State Grants ¹	5,050	-	-	244,950	344,950
Property Sales	-	-	-	-	-
Other Revenue	-	-	-	-	-
TOTAL REVENUE	5,050	-	1,000,000	1,244,950	1,344,950
Acquisition	-	212,856	-	-	-
Demolition	-	-	-	-	-
Construction	-	-	-	-	600,000
Maintenance	2,787	-	-	2,835	2,835
Pre-development & Design	-	6,030	-	12,450	8,900
Blue Line Façade Program	-	-	-	-	100,000
Blue Line Façade Program - RDA Match	-	-	-	-	30,000
Fairmount Heights - Net Zero Program	-	9,065	1,000,000	-	-
Financing Costs	-	-	-	-	-
Other Expenses	56,291	8,131	-	-	-
TOTAL EXPENSES	59,078	236,082	1,000,000	15,285	741,735
ENDING FUND BALANCE	\$ 334,451	\$ 98,369	N/A	\$ 1,328,034	\$ 701,584

Notes:

- The Blue Line Façade program (\$130K project costs funded from a \$100K State grant and a \$30K RDA match) and the Fairmount Heights Net Zero program will receive \$250K reimbursement for land purchase. Program implementation should begin in second-half of FY19.

CHEVERLY

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ 238,065	\$ 179,895	N/A	\$ 161,682	\$ 161,682
County Contribution	-	-	-	-	-
State Grants	-	-	-	-	-
Property Sales ¹	-	-	-	-	-
Other Revenue ²	-	-	-	49,250	49,250
TOTAL REVENUE	-	-	-	49,250	49,250
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	-	619	-	-	-
Maintenance	57,370	4,235	-	2,475	5,000
Pre-development & Design	400	13,350	-	2,500	2,500
Financing Costs	-	-	-	-	-
Other Expenses	400	9	-	29	29
TOTAL EXPENSES	58,170	18,213	-	5,004	7,529
ENDING FUND BALANCE	\$ 179,895	\$ 161,682	N/A	\$ 205,928	\$ 203,403

Notes:

1. Final payment of \$936K towards developer's purchase of 5801-09 Annapolis Road property, initially scheduled for FY19 is deferred to FY20.
2. Initial (refundable) deposit from the developer for 5801-09 Annapolis Road property per terms of Purchase Agreement.

COUNTYWIDE REVITALIZATION

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ 5,163,948	\$ 5,488,160	N/A	\$ 7,220,738	\$ 7,220,738
County Contribution	250,000	2,000,000	1,000,000	1,000,000	1,000,000
State Grants	225,000	-	-	-	-
Property Sales	-	-	-	-	-
Other Revenue	11,946	-	-	-	61,126
TOTAL REVENUE	486,946	2,000,000	1,000,000	1,000,000	1,061,126
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	118,858	50,000	-	13,906	-
Maintenance	-	31,126	-	62,492	-
Pre-development & Design	-	-	-	-	-
FY 2019 CIG Awards ¹	-	-	250,000	-	696,500
FY 2018 CIG Awards	-	-	-	-	-
FY 2017 CIG - Carryover Disbursements	-	-	-	-	25,456
FY 2016 CIG - Carryover Disbursements	-	-	-	-	-
FY 2019 CPIP Awards ²	-	-	250,000	-	1,950,000
Northern Gateway Project	-	-	250,000	-	250,000
Financing Costs	-	-	-	-	-
Other Expenses	43,876	186,296	250,000	7,554	28,746
TOTAL EXPENSES	162,734	267,422	1,000,000	83,952	2,950,702
ENDING FUND BALANCE	\$ 5,488,160	\$ 7,220,738	N/A	\$ 8,136,786	\$ 5,331,162

Notes:

1. \$500K was approved in the FY19 budget for Community Impact Grants (CIG). The FY19 Estimate includes an additional \$196K consisting of unspent or recaptured funds from prior fiscal years. The bulk of CIG funds are spent on construction and beautification projects.
2. FY19 Commercial Property Improvement Program (CPIP) grants if not disbursed in the current fiscal year, will roll over into FY20 expenditures.

GATEWAY ARTS DISTRICT

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ (4,173,785)	\$ (3,996,900)	N/A	\$ (3,749,301)	\$ (3,749,301)
County Contribution	-	-	-	-	-
State Grants	250,000	-	-	-	-
Property Sales	(59,682)	-	-	-	-
Other Revenue	-	-	-	632	632
TOTAL REVENUE	190,318	-	-	632	632
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	11,618	(250,000)	-	-	-
Maintenance	-	-	-	-	-
Pre-development & Design	-	-	-	-	-
Financing Costs	-	-	-	-	-
Other Expenses	1,815	2,401	-	-	-
TOTAL EXPENSES	13,433	(247,599)	-	-	-
ENDING FUND BALANCE	\$ (3,996,900)	\$ (3,749,301)	N/A	\$ (3,748,669)	\$ (3,748,669)

Notes:

1. A negative balance of \$4.9 million was reported in the SAP financial system at the end of FY 2014 and impacts current financial statements. The issue is still not resolved but RDA is collaborating with the Office of Management and Budget (OMB) and the Office of Finance (OOF) to identify and rectify the discrepancy in the system.

GLENARDEN

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ 5,002,706	\$ 5,995,277	N/A	\$ 1,575,934	\$ 1,575,934
County Contribution ¹	1,200,000	-	10,713,000	4,500,000	4,500,000
State Grants	-	-	-	-	-
Property Sales	-	1,673,732	-	-	-
Other Revenue	981	36,222	-	-	-
TOTAL REVENUE	1,200,981	1,709,954	10,713,000	4,500,000	4,500,000
Acquisition	-	-	-	-	-
Demolition	-	2,709,975	2,600,000	-	2,529,367
Construction	17,855	1,675,000	6,613,000	1,004,449	2,673,804
Maintenance	19,435	-	-	3,475	15,000
Pre-development & Design	-	-	-	7,175	25,000
Financing Costs - RVA (Principal)	-	1,673,732	1,500,000	1,484,924	1,484,924
Financing Costs - RVA (Interest)	110,553	70,590	-	-	-
Other Expenses	60,567	-	-	222	-
TOTAL EXPENSES	208,410	6,129,297	10,713,000	2,500,244	6,728,095
ENDING FUND BALANCE	\$ 5,995,277	\$ 1,575,934	N/A	\$ 3,575,690	\$ (652,161)

Notes:

1. RDA anticipates only \$4.5M PAYGO of the total appropriation of \$10.7M for FY 2019 will be funded. Funding deficits are addressed in funding requests for the FY 2020~2025 Capital Improvement Program (CIP) submitted to OMB.

SUITLAND

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 YTD	FY 2019 ESTIMATE
BEGINNING FUND BALANCE	\$ 2,027,690	\$ 2,644,049	N/A	\$ (2,300,265)	\$ (2,300,265)
County Contribution	2,200,000	-	4,000,000	4,000,000	22,000,000
State Grants	-	-	-	-	-
Coral Hills Façade Program - TNI Funds ¹	-	146,000	-	42,712	42,712
Coral Hills Façade Program - CDBG Funds ¹	-	103,485	-	-	-
Property Sales ²	-	-	-	-	2,000,000
Other Revenue	-	40,149	-	384,309	308,335
TOTAL REVENUE	2,200,000	289,634	4,000,000	4,427,021	24,351,047
Acquisition	-	-	-	-	-
Demolition	-	-	-	-	-
Construction	65,730	2,759,942	3,000,000	3,791,523	14,899,676
Maintenance	44,118	31,949	-	7,685	5,160
Pre-development & Design	1,345,755	2,216,621	1,000,000	805,772	1,055,495
Financing Costs	-	-	-	-	-
Coral Hills Façade Program	-	-	-	-	108,834
Other Expenses	128,038	225,436	-	295,446	38,169
TOTAL EXPENSES	1,583,641	5,233,948	4,000,000	4,900,426	16,107,334
ENDING FUND BALANCE	\$ 2,644,049	\$ (2,300,265)	N/A	\$ (2,773,670)	\$ 5,943,448

Notes:

1. Reimbursable payments for the Coral Hills and Suitland Façade programs are expensed from Suitland Town Center CIP funds.
2. \$2M initial revenues from a projected total of \$13 million from the sale of 219 townhouse lots at the Suitland Town Center site.

**EXECUTIVE DIRECTOR’S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE’S COUNTY REDEVELOPMENT AUTHORITY (RDA)
2/1/2019 – 2/28/2019**

General

The FY 2020 budget process has begun for both the operating and capital budgets. The first meeting with OMB was held January 24, 2019. No major changes were recommended by OMB on the operating budget. The requested pay go funds in the capital budget have been reduced by OMB. A revised capital request was submitted to OMB. A follow up meeting with the County Executive’s office regarding funding for Suitland and Glenarden is to be scheduled.

Solicitations

The Suitland infrastructure construction for Phases 1B, 1C, and 2 responses were due on August 15 and 3 responses were received. The responses are being evaluated.

Glenarden Apartments- New Name Glenarden Hills

Pennrose, LLC and RDA Solicitation for Letter of Intent from homebuilder (s) to Purchase and Develop 97 Finished Townhouse Lots at Glenarden Hills closed on February 26, 2019. Two Letters of Intent received. Pennrose, and RDA are now evaluating responses.

Leasing for the senior and family apartments in Glenarden Phase I, has started by contacting the 130 residents of the former Glenarden Apartments who have expressed an interest to return to the new community. In addition to the 130 former first right of refusal residents, as of February, there are over 600 individuals that have registered on the Glenarden Hills web site for leasing and/or homeownership opportunities. At completion, the 4-Phased Glenarden Hills community will have 430 units.

Construction Progress on Glenarden Phase I (114 Senior and Family Units and Community Center)

To date, \$19.5 million or 57.3% of the \$34.1 million budget for Phase I has been disbursed, including the RDA’s \$1,675,000 infrastructure funding.

February 2019 Construction Update	Estimate completion Date
Community Center Rough-ins are complete, insulation complete, Drywall hanging complete, Doors and trim are complete, Production finishes are 99% complete.	4/19
Senior Building Windows complete, Roof complete, building rough-ins are complete, Drywall hang 99% complete, Production finishes are 90% complete.	4/19
Building G All unit production work is complete, in punch out and owner walks. Waiting on permanent electric and WSSC approval.	4/19
Building F All unit production work is complete, in punch out and owner walks. Waiting on permanent electric and WSSC approval.	4/19
Building E	6/19

Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, drywall is complete, trim is complete, prime paint is complete.	
Building D Foundations complete, underground plumbing is complete, Slab complete, Framing is complete started unit rough ins 30% complete.	6/19
Building B Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, drywall is complete, trim is complete, prime paint is complete.	6/19
Building A Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, Drywall is complete, working on unit trim 30% complete	6/19
Building C Foundations complete, underground plumbing is complete, Slab complete, Framing is complete, rough ins are complete, started drywall hanging operation 33% complete	6/19
Site Utilities	
The site sanitary is approximately 80% complete, the water lines are 50% complete	TBD
Curb and gutter Community building is complete, G building is complete, F building is complete.	TBD

Glenarden Phase 2A – 55 Senior Units

The Prince George’s County DHCD has awarded \$750,000 of Home Investment Partnership Program (HOME) funds to Glenarden Phase 2A. Formal commitment of the HOME funds is contingent upon: completion of an environmental review as required by the U.S. Department of Housing and Urban Development under 24 CFR Part 58; the firm commitment of all sources of project financing; final underwriting; and approval by the Prince George’s County Council.

Phase 2A is a \$14 million project for construction of the second half of the senior building (55 units). Anticipated funding sources include 4% Low Income Housing Tax Credit equity, tax exempt bonds, MD CDA Rental Housing Works funds, HOME , a Prince George’s County infrastructure grant and a PILOT.

HOME funds in the amount of \$750,000 have been awarded to Phase 2A. A PILOT application has also been submitted to DHCD for review and approval. Council has to approve legislation for HOME funds as well as PILOT. Closing is projected for July 7, 2019. Anticipated construction start of this phase is the third quarter of 2019.

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

The development team is currently exploring alternative funding sources and potentially restructuring Phase 2B as a 4% LIHTC tax exempt bond project. Prince George’s County Housing Trust Fund and HOME gap financing will be required.

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 nearly 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. The grand opening is planned for February 2019. Initial sales are ahead of schedule.

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.

Infrastructure Construction:

Construction is ongoing for Phase 1A and Phases 1B, 1C and 2 should begin in February 2019. Phase 3 is in design.

Housing Rehabilitation Assistance Program II

In June, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, twelve (12) loans for the amount of \$584,178.15 have closed. Total HRAP II expenses to date are \$734,445.88, or 14.56% of the \$5,050,647.86 budget.

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

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

Coral Hills Façade and Green Retrofit Program

To date, 17 properties have been completed and the CDBG grant is currently being closed out with contractor and DHCD. One remaining property still under construction. The program is funded with a \$103,000 RDA CDBG grant and \$146,000 in County TNI funds. Construction commenced on April 30, 2018. Community Investment

Remodelers and Alternative Renewable Solutions, LLC were awarded the project based on bid submission. Both companies are minority owned and MBE certified. To date work on 13 properties have been completed.

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

Staff currently working with UCAP to develop and process contracts with homeowners and selected contractor. Construction start anticipated for March 2019.

United Community Against Poverty, Inc. (UCAP) was selected by the Proposal Analysis Group (PAG) to manage the program. RDA is the grantee for this Program that was applied for with the assistance of MNCPPC and funded with MD DHCD Community Legacy Funds. RDA has executed an MOU with UCAP to manage the program. Selected properties will be awarded grants of up to \$12,000 for exterior façade improvements.

Commercial Property Improvement Program (CPIP)

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. RDA will be conducting site tours March 5, 6, and 7. Target date for completion of Application reviews is March 20, 2019.

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 December 2019.
2. **3807 Rhode Island Avenue:** Construction is complete. The Grand Opening Ceremony was held on October 27, 2018. The residential units are 34% leased, the 5 artists' studios are leased, and the retail fit out is in design.
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.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to Mrch 30, 2019. 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: 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. Construction drawings for modular and stick built construction are currently being finalized. A Stormwater Management Plan has been submitted to DPIE for review. Target dates for key milestones are the following: February 2019- Construction bidding and application for construction financing; April 2019 – Permit issuance and closing on construction financing; May 2019 – Anticipated Construction start date.

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.

Countywide Revitalization

Glenn Dale Hospital Revitalization

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB MC/PG 110-19 has been proposed in the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site.

Next step will involve a 12-month master planning process that will explore adaptive reuse scenarios for the 60-acre historic hospital campus. RDA is working with MNCPPC and the Alexander Company development team to finalize a master planning agreement.

Community Impact Grant Narrative

The following applications were received on December 17, 2018 for FY 2019 CIG Funding and are currently under review.

ORGANIZATION	COUNCIL DISTRICT	PROJECT NAME	REQUESTED AMOUNT	APPROVED AMOUNT	DISBURSED AMOUNT	REMAINING FUNDS	RECAPTURED FUNDS	NOTES
Art Works Now	2	Safety and Sustainability at AWN	\$10,000.00	\$10,000.00	\$ -	\$10,000.00		
Central Kenilworth Ave. Revitalization CDC	3	Sarvis - An Empowerment Café	\$75,000.00	\$75,000.00	\$ -	\$75,000.00		
College Park City-University Partnership	3	Downtown College Park Mural Project	\$15,000.00	\$15,000.00	\$ -	\$15,000.00		
Ivy Community Charities	8	The Ivy VINE Grows Green	\$53,500.00	\$53,500.00	\$ -	\$53,500.00		
Police Athletic League	5	Fallen Officers Memorial Youth Park	\$75,000.00	\$75,000.00	\$ -	\$75,000.00	\$75,000.00	The Police Department decided not to move forward with this project
World Art Focus - Joe's Movement Emporium	2	Safety Enhancement Project	\$75,000.00	\$75,000.00	\$50,785.16	\$24,214.84		
TOTALS			\$303,500.00	\$303,500.00	\$ 50,785.16	\$252,714.84	\$75,000.00	

The following nonprofits were awarded CIG funding for FY 2018: College Park University Partnership, Police League, The Ivy Community Charities, Art Works Studio School, Central Kenilworth Avenue (CKAR CDC) and Joe's Movement. Staff is currently finalizing grant agreements with recipients.

The purpose of the Community Impact Grant Program (CIG) is to provide small capital grants to community-based organizations within Prince George's County to implement small innovative projects within priority areas, as identified by the Redevelopment Authority, helping to strengthen communities while building organizational capacity.

FY 2016 Community Impact Grant Awardees

Applicant	Council District	Project Name	Amount Request	Funding Approved	Funds Disbursed	Account Balance	Notes
College Park City-Univ. Partner	3	MilkBoy & Arthouse	\$50,000	\$37,550	\$37,550	\$0	
Pregnancy Aid Center	3	Weinburg Women's Health Ctr Beautification Project	\$50,000	\$50,000	\$17,838.70	\$32,161	Extended
CASA	3	CASA Multicultural Center Repairs	\$50,000	\$37,275	\$36,714	\$0	(\$561)
Greenbelt Theatre	4	Renovation of the Historic Greenbelt Theatre	\$50,000	\$30,000	0	\$30,000	Extended
Pyramid Atlantic Neigh Design ATHA	2	Arcade Capital Project	\$50,000	\$32,725	\$32,345	\$0	(\$380)
H.I.P.	5	Kentland Community Signage	\$37,450	\$37,450	\$29,750	\$7,700.00	\$7,700.00
Salvation Army	2	Salvation Army P.G. Corps- Gym Floor Replacement	\$25,000	\$25,000	\$25,000	\$0	
Totals			\$312,450	\$250,000	\$154,197.70	\$69,861.00	

The FY 2017 updates are as follows:

Catholic Charities- Requested a revised budget based on cost savings on items in the original budget which has been approved.

The ARC- The digital sign has been installed and the project is complete. The RDA is waiting for the organization's final payment request.

The Conservancy at Broad Creek- this grant has officially closed. The final \$4,163 was spent in December 2018.

Greenbelt Makerspace- Has received \$7387.37. There is a balance of \$3762.63 remaining in this grant.

Hyattsville CDC- Requested budget changes based on actual costs associated with its project; the changes were approved. Final designs for the memorial project have been approved and the sculptural way-finding station has been fabricated.

Mission of Love – Commercial refrigerators have been ordered and gardening classes have been ongoing.

Northern Estates – The organization encountered budget issues for its project based of received proposals, for this reason, revisions to the scope of work will be forwarded to the RDA for approval.

Windmill Square- Several retaining walls have been replaced and the agency has requested reimbursements to date.

**FY 2017
Community Impact
Grant Awardees**

Applicant	Council District	Project Name	Amount Request	Funding Approved	Funds Expended	Account Balance
The Conservancy of Broad Creek	9	Reforestation of native plants	\$15,875	\$15,875	\$10,425	\$5,450
Catholic Charities	8	Susan Denison Mona Center Garden Project	\$50,000	\$50,000	\$0.00	\$50,000
Windmill Square Condominium Inc	5	Retainer Wall Replacement Project	\$50,000	\$50,000	\$42,000	\$8,000
Greenbelt Maker-Space Coop, Inc.	4	Composting food scraps to enrich soil in Greenbelt Gardens	\$11,150	\$11,150	\$0	\$11,150
Northern Estates HOA, Inc	3	Encap Monuments & Landscaping Beautification Project	\$13,705	\$13,705	\$0	\$13,705
Hyattsville CDC	2	ARTways: Sculpting Signage, Mapping & Artword Install.	\$50,000	\$50,000	\$7,266	\$42,734
Mission of Love	6	Feeds 5000 in Five Years	\$29,070	\$29,070	\$7,944	\$21,126
The Arc Prince George's County	6	Arc Digital Sign Project	\$29,249	\$29,249	\$0	\$29,249
			\$249,049	\$249,049	\$67,635	\$181,414

DOWN PAYMENT AND CLOSING COST ASSISTANCE PROGRAMS
PATHWAY TO PURCHASE (PTP)

The RDA secured over \$1,100,000.00 in HOME funds from DHCD for down payment and closing cost assistance. The new program, Pathway to Purchase, launched in **January 2017** and started receiving applications in **March 2017**.

Total loans applied:	114
Loans being processed:	2
Loans clear to close:	1
Loans closed:	91
Loans sent back:	20

Trainings and Outreach (to date):

• Homebuyers:	1365
• Realtors:	775
• Lenders:	430

Economic Impact:

• Pathway to Purchase Loans:	\$846,008.77
• Property Taxes Generated:	\$280,390.74
• Recordation and Transfer Fees:	\$377,523.71

Remaining Balance as of March 1, 2019 for PTP is: **\$253,991.23**

HOUSING INVESTMENT TRUST FUND

The RDA secured over \$2,147,400.00 in funds from the Housing Investment Trust Fund for down payment and closing cost assistance. The new program, Prince George’s County Purchase Assistance Program (PGCPAP) launched **July 1, 2018** and started receiving applications on **August 2, 2018**.

• Total loans applied :	75
• Loans being processed	6
• Loans clear to close	2
• Loans closed	63
• Loans sent back	4

Training and Outreach (to date)

• First Time Homebuyers:	987 hour Housing Counseling Classes)
• Realtors	275
• Lenders	250

Economic Impact:

• PGCPAP Loans:	\$ 863,779.78
• Property Taxes Generated:	\$ 227,824.50
• Recordation and Transfer Taxes Generated	\$ 333,796.10

Remaining Balance as of March 1, 2019 PGCPAP is: **\$1,283,620.22**

Neighborhood Stabilization Program

NSP 1 February 2019)

To date, properties purchased: 30

- Properties sold: 29
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 1

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.

Transforming Neighborhoods Initiative (TNI)

No update.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY18 Funding	FY19 Funding	Current 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	\$2,000,000 CIP	\$1,000,000 CIP	2018 Community Impact Grants NOFA
Cheverly Property	5	P. Omandi	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	\$5,050,000 (Spending Authority)	\$4,500,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$400 million	\$18,000,000 Bond funds CIP	\$4,000,000 Bond funds	Construction started
Total CIP				\$25,050,000	\$10,500,000	
Disposition, RDA Properties		Lead Staff	TDC (Est.)	FY18 Revenue	FY19 Revenue (Est.)	Current Status
Towne Center at Suitland Federal Center	7	S. Paul	\$400 million	0	1,6400,000	Fine grading commenced
Glenarden Apartments	5	R. Clemens	\$138 million	0	0	Rough grading commenced
Cheverly Property	5	S. Paul		0	0	Feasibility study period

4100 RI Avenue, Brentwood	2	S. Paul	\$24.9 million	\$460,000	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.)					\$2,640,000	
Property Acquisition		Lead Staff	TDC (Est.)	FY18 Cost (Est.)	FY19 Cost (Est.)	Current Status
NSP Program	All	R. Clemens	\$7,072,006			30 acquisitions, 29sales.
NSP3/NCI	7	R. Clemens	\$3,930,188			31 acquisitions, 31 sales.

Consultants/Contractors

Contractor	Project	MBE	Local	Amount	Type of Work	Certified (X)	Certification Type
Cober Johnson Romney	Suitland	YES	YES	\$1,473,760.00	Development consulting		
Ben Dyer	Suitland	NO	YES	\$ 239,000.00	Civil Engineering	X	CBB
Lessard	Suitland	NO	NO	\$ 8,875.00	Land planning/Architecture		
Shipley and Horne	Suitland	YES	YES	\$ 30,000.00	Legal services	X	MBE/CBSB
Geotech Engineers, Inc.	Suitland	YES	YES	\$133,800	Geotech services AMT sub	X	MBE/CBSB
Art Display Co.	Suitland	YES	YES	\$32,750	Signage Services		
Sabra Wang Associates	Suitland	YES	NO	\$8,500	Traffic peer review	X	MBE
JRR, LLC	Suitland	YES	YES	\$104,600	Peer review		
One Source Env., LLC	Suitland	YES	YES	\$8,670	Environmental testing		
SanDow Construction	Suitland	YES	YES	\$76,007	Environmental remediation	X	MBE/CBSB
A. Morton Thomas	Suitland	NO	YES	\$1,250,598	Civil engineering design	X	CLB
Bradley Design	Suitland	YES	YES	\$47,595	Public art management		
Parker Rodriguez	Suitland	YES	NO	\$174,400	Landscape architecture	X	MBE
LID Center	Suitland	NO	YES	\$32,000	LEED services		
O'Malley Miles	Suitland	NO	YES	\$65,000	Legal services		
CAY Group International	Suitland	YES	YES	\$525,528	Construction Management	X	CBSB
Pleasants Construction	Suitland	NO	YES	\$911,800	Rough Grading	X	CLB
Gazebo Gardens	Suitland	YES	NO	\$60,500	Landscape subcontractor		
Wiltshire Trucking	Suitland	YES	YES	\$550,000	Trucking subcontractor	X	CBBC
Pleasants Construction	Suitland	NO	YES	\$1,964,999	1A Fine Grading	X	CLB
Gazebo Gardens	Suitland	YES	NO	\$39,000	Landscape subcontractor		
Chevy Chase Contractors	Suitland	YES	NO	\$366,029	Concrete subcontractor		
Connally Contracting	Suitland	YES	NO	\$516,496	Utilities Subcontractor		
Mulford	Suitland	NO	NO	\$1,313,475	1A Fine Grading Sub.		
Arel	Suitland	YES	YES	\$175,000	3rd Party Inspections	X	MBE/CBSB
E/LOC Construction	Suitland	YES	YES	\$238,052	Demolition	X	MBE/CBSB
Watkins Partnership	Suitland	NO	YES	\$4,250	Structural engineering		
Milestone Title	Various	YES	YES	\$6,000	Title Services	X	CBSB

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

MBE and Local

33.7%

MBE or Local

87.6%

*Contract is with the Office of Law

**Equity
Partners:**

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

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION 2019-1

A Resolution Approving certain revisions to the Redevelopment Authority of Prince George's County's Policies and Procedures for Acquisition and Disposition of Real Property.

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

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

WHEREAS, §15B-109(a) of the Prince George's County Code (the "Code") provides that the Redevelopment Authority may make rules and regulations for the operation and use of land, property and undertakings under its jurisdiction in the manner provided by local law; and

WHEREAS, §15B-125(a) of the Code provides that the Redevelopment Authority may adopt by resolution rules and regulations for the operation and use of property and undertakings under its jurisdiction; and

WHEREAS, the Redevelopment Authority would like to revise its Policies and Procedures for Acquisition and Disposition of Real Property with certain suggested changes (the "Revised Policies and Procedures Manual") SEE ATTACHMENT "A"; and

WHEREAS, staff has suggested such revisions in light of updating the current policies and procedures and making the operating document more practical; and

WHEREAS, staff has reviewed such modifications with the Board of Directors and included their input into the suggested revisions of the manual; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Redevelopment Authority that certain revisions to the Policies and Procedures for Acquisition and Disposition of Real Property for the Redevelopment Authority dated March 5, 2019 and included in Attachment A are hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director, is hereby authorized immediately begin implementation of revision to the Policies and Procedures for Acquisition and Disposition of Real Property as set forth in Attachment A and approved by the Board of Directors.

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SIGNATURE PAGE FOR RESOLUTION 2019-1

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

Adopted this the _____ day of _____, 2019

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

Chair

David Harrington, Vice Chair

Erma Barron, Member

Glenda Hodges, Member

John Tabori, Member

Ronnette Earle, Member

Estella Alexander, Ex-Officio

Raymond Gilley, Ex-Officio Member

Reviewed for Legal Sufficiency

General Counsel