



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

July 9, 2019
9:00 a.m.

4600 Suitland Rd
Suitland, MD 20746



Redevelopment Authority
of Prince George's County

**BOARD OF DIRECTORS
MEETING**

July 9, 2019 - 9:00 a.m.

**4600 Suitland Rd.
Suitland, Maryland 20746**

AGENDA

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

Next Meeting: September 3, 2019

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

**Minutes of the Meeting, June 4, 2019 8:30 am
9200 Basil Court, 2nd Floor, Largo, MD 20774**

PRESENT

Board Members

David Harrington, Vice Chair

Ronnette Earle

Erma Barron

John Tabori

Glenda Hodges

Staff

Adewale Dada

Edren Lewis

Patricia Omondi

Lakeisha Smith

Stephen Paul

Shelia Roberts

Ex- Officio Members and Officer

Estella Alexander

Raymond Gilley

General Counsel

Erek L. Barron

Community Advisory Committee

None

- **Secretary's Report:**

Vice Chair Mr. Harrington called the meeting to order at 8:50 AM having declared a quorum present. The board was given an opportunity to review the minutes from the May meeting. A motion to approve the May minutes was motioned by Mr. Tabori and seconded by Glenda Hodges.

- **Treasurer's Report:**

Accountant Adewale Dada introduced the board members to the new accountant and Budget Analyst for RDA. He stated that Accountant Sheila Roberts and Budget Analyst Edren Lewis would be transitioning into his position as the new Accountants. Mr. Dada briefed the board on the Operating Budget, he stated that the Operating Revenues were estimated to be \$359,000 for the fiscal year (FY2019). He stated that much of the increase was driven by two major payments. The first payment was a \$30,000 payment made to the Office of Finance for fiscal management. The second payment was for the Administrative Assistant and the leasing services for the copier machine.

Mr. Dada stated that available CIP funds were \$16.9 million as of May 28, 2019 for FY 2019. He informed the board that RDA should have \$8.0 million for CIP funds in FY 20. He briefed the board that the Office of Management and Budget released \$12 million from the reserve funds for the Suitland Project. Mr. Dada projected that Year-to-Date CIP Expenditures would be \$9.8 million. He stated that it would be an increase of \$590,000 or 6.4% over the last month.

- **Executive Report:**

Associate Director Stephen Paul briefed the board on the Executive Report. Mr. Paul informed the board that the county budget has been approved as anticipated. According to Mr. Paul, the county received the \$2 million for land acquisition in Suitland, in addition, the county also received an additional \$1.8 million in PAYGO funds for Glenarden. Mr. Paul informed the board of the status of the \$10 million deficit associated with the Glenarden project and that there were discussions on finding more funds to cover the deficit.

Vice Chair Harrington inquired about the developer Pennrose and its status as the master developer for construction. Mr. Paul stated that the RDA has a continuing partnership with developer Pennrose as a primary developer. Mr. Paul informed the board that the RDA successfully bid out the townhouse lot sales, in terms of negotiating a deal that Pennrose had recommended. He stated that Pennrose agreed to advertise the lots and open it for business. Mr. Paul informed the board that the lot sale price was higher than what was previously negotiated with Penrose's builder and in result, netted an additional \$4 million to the project revenues. Mr. Paul stated that \$3 million will be allocated towards the \$10 million Glenarden project deficit. Mr. Paul informed the board that the Community Development Block Group (CDBG) funds would be reallocated to handle the deficit as well. Mr. Paul stated that \$250,000 in PAYGO funds were added to the budget for the Northern Gateway project.

Board Member John Tabori expressed concerns regarding the completion date for the construction of Glenarden Phase 2A Building E. Mr. Paul stated that the delay is due to the

acquisition of occupancy permits. Mr. Paul informed the board that further details on this matter would be discussed with Senior Project Manager Rosalyn Clemens.

Board Member Ronnette Earle inquired about the functionality of the RDA's Pathway to Purchase program and if there were any unused funds left from FY19. Mr. Paul informed Mrs. Earle that all of Pathway to Purchase funds were being used to keep the program running efficiently and the funds would be depleted by the end of June FY19.

Mr. Paul discussed the changes that were made to Resolution 2019-2. He informed the board that a minor change would be implemented stating an objective for local residents, businesses and the procurement process. Mr. Paul stated that the new language would be added to various sections, as well as an additional paragraph that Mr. Tabori advised for the mission statement.

Mr. Paul addressed the board referencing RDA's Resolution 2019-3. He explained that there were a few properties associated with the Suitland project that must be purchased soon. Mr. Paul informed the board that demolition would be required to allow 40 more units to be built along with additional town houses. Mr. Paul stated that he had met with the owners of the properties and that they were willing to sell. Mrs. Earle inquired about the occupied buildings. Mr. Paul stated that he would place the occupied buildings under contracts once they are all vacant. He stated that the current owners would handle relocation and that if the RDA had to handle relocation efforts, it would cost federal relocation payments which would be unfortunate, and it would double the price of the acquisition. Further construction on the senior building will begin this year. 137 units and 6 stories overlooking the main park will make up the property, and it will act as independent living quarters for seniors.

Mr. Paul briefed the board on the Suitland project, he stated that numerous buyers inquired about the prospective retailers leasing within the 15,000 sq. ft. retail area. Mr. Paul stated that a Request for Proposal (RFP) would be sent out to a fee developer so that the RDA and Revenue Authority would retain ownership. He informed the board that the developer would be responsible for recruiting retailers. Mr. Paul stated that he has a consultant working on recruiting an urban grocery store retailer, as well as various restaurants to accommodate the community's workforce. Vice Chair David Harrington suggested that a joint meeting between the two entities: RDA and Revenue Authority should be held once a year; he stated that the meeting would be centered on productivity, working successfully on achieving redevelopment and simultaneously recruiting the community's desired retailers.

Mr. Paul informed the board Resolution 2019-3 would give authorization for the RDA to acquire two multi-family properties. Mr. Paul stated that the final price would be known once the contract is finalized. The board expressed concerns as to why the price for the multi-family properties was not included in the resolution. Mr. Paul stated he could not confirm a definite cost of the property, and that the price would only be an estimate. Mrs. Earle stated that she was reluctant to sign the resolution without the final cost. Ms. Earle inquired as to how the price remaining ambiguous would prevent Mr. Paul from proceeding on with the purchasing contract for the properties. Mr. Paul explained to Ms. Earle that it does not prevent him with progressing with the project. He stated that he could continue to sign contracts on RDA's behalf with a provision that states that the price is not final until the board approves it. Mr. Tabori stated he would rather have the resolution approved to allow Mr. Paul authorization to sign future contracts on behalf of

RDA. Vice Chair Harrington led a motion to approve the resolution, and after a unanimous decision Resolution 2019-3 was approved.

TREASURER'S REPORT

June 30, 2019

Operating Budget

At the end of FY 2019, operating revenues (excluding federal grants) totaled \$357,426 and operating expenses (excluding CDBG expenditures) totaled \$195,634. Compared to the month of May, revenues in June 2019 were unchanged and expenses increased by \$38,113 or 24.2%, mainly due to full payment to the Office of Finance for fiscal management services. Below is a breakdown of changes in last month's expenses:

Expense Type	Expense Amount	Notes
Fiscal Services	\$30,000	Full reservation for accounting services
Staffing Services	4,080	Salary for administrative assistant
Office Supplies	1,812	General supplies and phone service
Board Expenses	1,724	Member stipends and meeting costs
Equipment Leasing	497	Copier machine

Capital Improvement Program

At the end of FY 2019, available CIP funds are estimated at \$14.7 million. The County Council approved \$4.0 million in PAYGO for FY 2020 and \$27.3 million in CIP costs. Not factoring the use of existing fund balance and multi-year spending authority, a negative fund balance of \$8.5 million is projected by the end of FY 2020. Compared to the month of May, revenues in June 2019 decreased by \$73,838 and expenses increased by \$1.9 million or 19.0%. Below are major changes in expenditures from last month:

Project Name	Expense Amount	Description
Suitland Town Center	\$1,809,851	Pre-development and construction
Addison Road	580	Pre-development and maintenance
County Revitalization	(48,866)	Technical adjustment

OPERATING BUDGET^a
(as of June 30, 2019)

	FY 2018 ACTUAL ^b	FY 2019 BUDGET ^c	FY 2019 ESTIMATE ^d	FY 2020 BUDGET ^e
BEGINNING FUND BALANCE	\$ 104,821	\$ 38,265	\$ 240,682	\$ 500,002
County Operating Grant	317,600	333,500	333,500	333,500
CDBG - Pathway to Purchase Program ^o	352,600	363,200	363,200	372,600
CDBG - Suitland Façade Program ^f	154,793	-	97,528	-
Technical Assistance Fee - HRAP ^g	-	-	21,751	-
Technical Assistance Fee - MNCPPC ^g	-	-	-	-
Miscellaneous Revenues	2,871	-	2,175	-
TOTAL REVENUES	\$ 827,864	\$ 696,700	\$ 818,154	\$ 706,100
Board Meeting Expenses	1,372	2,000	1,222	2,000
Board Member Stipends	19,600	28,500	20,400	27,000
Board Member Development	-	-	134	-
Total Board Expenses	20,972	30,500	21,756	29,000
General Counsel Fees	67,805	90,000	20,310	82,900
Consultants & Feasibility Studies ^h	-	30,000	4,400	30,000
Redevelopment Capacity Building ⁱ	-	-	-	-
External Auditor Fees ^j	7,500	20,000	7,500	20,000
Fiscal Management Services ^k	60,000	60,000	60,000	60,000
Commercial Insurance Premiums	3,563	27,000	13,130	25,000
Staffing Services	39,674	45,000	38,253	45,000
Equipment Leasing	6,486	6,000	9,778	7,000
Total Contractual Expenses	184,828	278,000	153,370	269,900
Staff Training & Development	-	5,000	4,235	10,000
Office Supplies & Other Costs	14,154	20,000	16,273	24,600
Total Administrative Expenses	14,154	25,000	20,508	34,600
CDBG - Pathway to Purchase Program	352,600	363,200	363,200	372,600
CDBG - Suitland Façade Program	119,449	-	-	-
Other Expenses	-	-	-	-
Total Capital Outlay Costs	472,049	363,200	363,200	372,600
TOTAL EXPENDITURES	\$ 692,002	\$ 696,700	\$ 558,834	\$ 706,100
Operating Balance - Surplus/(Deficit)	135,862	-	259,320	-
Other Adjustments	-	-	-	-
ENDING FUND BALANCE	\$ 240,682	\$ 38,265	\$ 500,002	\$ 500,002

Notes:

- Revenue sources for the operating budget include General, Special Revenue, Internal Service and Enterprise funds.
- The Authority's fund balance at the beginning of the fiscal year includes unreconciled revenue and expenditure items.
- Annual appropriations for fiscal years 2019 and 2020 were approved by the Prince George's County Council.
- Year-to-date (YTD) transactions include revenue/expenditure line-items based on operating agreements.
- Funding for home purchase-assistance programs comes from HUD Community Development Block Grants (CDBG).
- CDBG reimbursements for Suitland Façade Program that ended in FY18 but had residual payments due in FY19.
- Income generated from consulting services for the MNCPPC Glendale Hospital and administering the HRAP project.
- Reserved funds for consulting services (technical studies and project management) to be expended from project fees.
- Reserved line-item to fund training/capacity-building of local redevelopment partners to be expended from project fees.
- Annual fees for auditing services provided by the accounting firm CliftonLarsonAllen LLP.
- Annual fees fixed at \$60,000 for accounting services provided by the Office of Finance.

CAPITAL BUDGET

(as of June 30, 2019)

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ 10,482,198		\$ 2,763,297	\$ 14,725,702
County Contribution ^{1, 2}	2,000,000	16,713,000	22,500,000	4,050,000
State Grants	-	-	244,950	-
Property Sales	1,673,732	-	468,278	-
Other Revenue ³	325,856	-	388,778	-
TOTAL REVENUE⁴	\$ 3,999,588	\$ 16,713,000	\$ 23,602,006	\$ 4,050,000
Acquisition	212,856	-	-	3,500,000
Demolition	2,709,975	2,600,000	-	3,460,300
Construction ⁵	4,244,626	10,613,000	8,063,025	18,149,700
Maintenance	67,310	-	168,720	5,000
Pre-development & Design	2,236,001	1,000,000	1,399,183	104,000
Financing Costs	1,744,322	1,500,000	1,484,924	-
Community Grants ⁶	267,422	1,000,000	160,034	1,250,000
Other Expenses	235,977	-	363,716	817,000
TOTAL EXPENSES	\$ 11,718,489	\$ 16,713,000	\$ 11,639,601	\$ 27,286,000
ENDING FUND BALANCE⁷	\$ 2,763,297		\$ 14,725,702	\$ (8,510,298)

Notes:

1. FY19 appropriation of \$16.7 million includes \$6.2 million non-PAYGO spending authority.
2. FY19 estimate of \$22.5 million includes delayed \$16.0 million bond proceeds for the Suitland CIP.
3. Includes miscellaneous income and a \$384,307 reimbursement from the Revenue Authority.
4. Includes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.
5. FY19 construction cost estimates below budget due to unanticipated rubble removal costs at Glenarden Hills.
6. FY19 appropriation of \$1.95M for the Commercial Property Improvement Program (CPIP) will be disbursed in FY 20.
7. Available/ending balance are committed (non-discretionary) funds for approved capital projects.

ADDISON ROAD

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ 334,451	N/A	\$ 98,369	\$ 1,267,619
County Contribution	-	1,000,000	1,000,000	-
State Grants ¹	-	-	244,950	-
Property Sales	-	-	-	-
Other Revenue	-	-	-	-
TOTAL REVENUE	-	1,000,000	1,244,950	-
Acquisition	212,856	-	-	-
Demolition	-	-	-	-
Construction	-	-	57,920	507,000
Maintenance	-	-	5,155	5,000
Pre-development & Design	6,030	-	12,625	104,000
Blue Line Façade Program	-	-	-	100,000
Blue Line Façade Program - RDA Match ¹	-	-	-	30,000
Fairmount Heights - Net Zero Program	9,065	1,000,000	-	-
Financing Costs	-	-	-	-
Other Expenses	8,131	-	-	-
TOTAL EXPENSES	236,082	1,000,000	75,700	746,000
ENDING FUND BALANCE	\$ 98,369	N/A	\$ 1,267,619	\$ 521,619

Notes:

- The Blue Line Façade program \$130K budget (\$100K State Grant + \$30K RDA Matching funds) and the Fairmount Heights' Net Zero program will receive \$250K reimbursement for land purchase. Program implementation expected to begin in FY20.

CHEVERLY

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ 179,895	N/A	\$ 161,682	\$ 205,433
County Contribution	-	-	-	-
State Grants	-	-	-	-
Property Sales ¹	-	-	-	-
Other Revenue ²	-	-	49,250	-
TOTAL REVENUE	-	-	49,250	-
Acquisition	-	-	-	-
Demolition	-	-	-	-
Construction	619	-	-	-
Maintenance	4,235	-	2,970	-
Pre-development & Design	13,350	-	2,500	-
Financing Costs	-	-	-	-
Other Expenses	9	-	29	-
TOTAL EXPENSES	18,213	-	5,499	-
ENDING FUND BALANCE	\$ 161,682	N/A	\$ 205,433	\$ 205,433

Notes:

1. A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY20.
2. Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).

COUNTY REVITALIZATION

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ 5,488,160	N/A	\$ 7,220,738	\$ 8,011,838
County Contribution	2,000,000	1,000,000	1,000,000	250,000
State Grants	-	-	-	-
Property Sales	-	-	-	-
Other Revenue	-	-	(48,866)	-
TOTAL REVENUE	2,000,000	1,000,000	951,134	250,000
Acquisition	-	-	-	-
Demolition	-	-	-	-
Construction	50,000	-	75,628	-
Maintenance	31,126	-	71,242	-
Pre-development & Design	-	-	5,761	-
Community Impact Grants ¹	-	250,000	-	500,000
Commercial Property Improvement Program ²	-	250,000	-	500,000
Northern Gateway Project	-	250,000	-	250,000
Financing Costs	-	-	-	-
Other Expenses	186,296	250,000	7,403	-
TOTAL EXPENSES	267,422	1,000,000	160,034	1,250,000
ENDING FUND BALANCE	\$ 7,220,738	N/A	\$ 8,011,838	\$ 7,011,838

Notes:

1. Funding for the Community Impact Grant (CIG) program is primarily spent on construction and beautification projects.
2. Awards for the Commercial Property Improvement Program (CPIP) were announced in May 2019 (disbursed in FY20).

GATEWAY ARTS DISTRICT

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ (3,996,900)	N/A	\$ (3,749,301)	\$ (3,748,669)
County Contribution	-	-	-	-
State Grants	-	-	-	-
Property Sales	-	-	-	-
Other Revenue	-	-	632	-
TOTAL REVENUE	-	-	632	-
Acquisition	-	-	-	-
Demolition	-	-	-	-
Construction	(250,000)	-	-	-
Maintenance	-	-	-	-
Pre-development & Design	-	-	-	-
Financing Costs	-	-	-	-
Other Expenses	2,401	-	-	-
TOTAL EXPENSES	(247,599)	-	-	-
ENDING FUND BALANCE	\$ (3,749,301)	N/A	\$ (3,748,669)	\$ (3,748,669)

Notes:

The SAP system has reported a negative fund balance since the end of FY 2014 which impacts the Authority's financial statements. As at June 30, 2019, the issue is unresolved but not expected to have a material effect.

GLENARDEN

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ 5,995,277	N/A	\$ 1,575,934	\$ 3,609,160
County Contribution ¹	-	10,713,000	4,500,000	1,800,000
State Grants	-	-	-	-
Property Sales	1,673,732	-	50,000	-
Other Revenue	36,222	-	-	-
TOTAL REVENUE	1,709,954	10,713,000	4,550,000	1,800,000
Acquisition	-	-	-	-
Demolition ²	2,709,975	2,600,000	-	3,460,300
Construction	1,675,000	6,613,000	1,025,411	4,242,700
Maintenance	-	-	4,267	-
Pre-development & Design	-	-	-	-
Financing Costs - RVA (Principal)	1,673,732	1,500,000	1,484,924	-
Financing Costs - RVA (Interest)	70,590	-	-	-
Other Expenses	-	-	2,172	817,000
TOTAL EXPENSES	6,129,297	10,713,000	2,516,774	8,520,000
ENDING FUND BALANCE	\$ 1,575,934	N/A	\$ 3,609,160	\$ (3,110,840)

Notes:

1. \$4.5 million PAYGO appropriated in FY19 and only \$1.8 million PAYGO appropriated in FY20 CIP budget.
2. Project deficit a result of unexpected rubble removal costs at the Glenarden Hills project site.

SUITLAND

Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2018 ACTUAL	FY 2019 BUDGET	FY 2019 ESTIMATE	FY 2020 BUDGET
BEGINNING FUND BALANCE	\$ 2,644,049	N/A	\$ (2,300,265)	\$ 5,624,180
County Contribution	-	4,000,000	16,000,000	2,000,000
State Grants	-	-	-	-
Coral Hills Façade Program - TNI Funds ¹	146,000	-	-	-
Coral Hills Façade Program - CDBG Funds ¹	103,485	-	-	-
Property Sales ²	-	-	418,278	-
Other Revenue	40,149	-	387,762	-
TOTAL REVENUE	289,634	4,000,000	16,806,039	2,000,000
Acquisition	-	-	-	3,500,000
Demolition	-	-	-	-
Construction	2,759,942	3,000,000	6,979,694	13,270,000
Maintenance	31,949	-	156,327	-
Pre-development & Design	2,216,621	1,000,000	1,384,058	-
Financing Costs	-	-	-	-
Coral Hills Façade Program	-	-	-	-
Other Expenses	225,436	-	361,515	-
TOTAL EXPENSES	5,233,948	4,000,000	8,881,594	16,770,000
ENDING FUND BALANCE	\$ (2,300,265)	N/A	\$ 5,624,180	\$ (9,145,820)

Notes:

1. Reimbursable payments for the façade improvement programs (Coral Hills and Suitland) are expensed from the Suitland CIP.
2. Sale proceeds from 219 townhouse lots at the Suitland Town Center site (projected total revenues of \$13 million).

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)
6/1/2019 – 6/30/2019**

General

The county plans to transfer two properties to the RDA to facilitate new redevelopment projects. The first is a 6-acre site in Beacon Heights across the street from a Purple Line station, the second is a 7.6-acre school site in Capitol Heights. The transfers should occur by September or October 2019.

Solicitations

The Suitland infrastructure construction for Phases 1B, 1C, and 2 responses were due on August 15 and 3 responses were received. Two contractors have been selected and one contract was signed and the other is being drafted.

Glenarden Apartments- New Name Glenarden Hills Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF)

On June 12, 2019 RDA staff submitted a NCSEDF grant proposal for \$1.5 million to assist with rubble removal and soil remediation on the remaining phases of the Glenarden project.

Glenarden Phase 2A – 55 Senior Units

On July 2, 2019 the Prince George's County Council approved a Resolution for the award of \$500,000 of HOME funds for Phase 2A; and introduced a Resolution for a Payments in Lieu of Taxes (PILOT) for Phase 2A to assist with project gap financing. The PILOT Resolution was referred to the Planning Housing and Economic Development (PHED) for consideration on July 18, 2019.

The RDA, Pennrose and Harkins Builders sponsored a contracting event on June 6, 2019 for MBE/Women Owned and Local Contractors. Forty individuals representing MBE/WBE and local firms attended. Contracting opportunities showcased included: testing, site grading, utilities, paving, landscaping, concrete, masonry, finish carpentry, roofing, vinyl siding, flooring, drywall, painting, plumbing, HVAC, finish cleaning, wire shelving, window treatment, sprinkler systems and signage. Harkins Builders is evaluating 19 bids for variety of trades received on June 21, 2019.

Phase 2A is a \$14 million project for construction of the second half of the senior building. Anticipated closing on financing and start of construction is August 2019.

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

The development team submitted an application to MD DHCD on May 6, 2019 for the 9% LIHTC competitive round. Phase 2B 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. Three of the seven family buildings in Phase I have been completed with 19 units occupied as of July 2, 2019. To date 7 returning residents have been approved and assigned to units but have not moved in because most of them are awaiting the completion of the Senior Building. Two returning residents have applied for townhouses. The Senior Building and remaining four family buildings in Phase I are expected to be completed by the end of July 2019.

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 began 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 70 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 the end of 2019 or early 2020.

Infrastructure Construction:

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

Housing Rehabilitation Assistance Program II

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, twenty-eight (28) loans for \$1,382,010.37 have closed. Total HRAP II expenses to date are \$1,1,668,816.75. To date 34.48%, or \$1,740,694.32 of the \$5,050,647.86 budget, has been committed.

There are currently 99 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available. The HRAP II program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the

HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities

Coral Hills Façade and Green Retrofit Program

The Coral Hills residential façade and Green Retrofit Program was completed in June, resulting in new exterior facades and energy efficient green retrofit of 18 homes in the Coral Hills community. The program was completed with CDBG and County TNI funds. MBE contractors Community Investment Remodelers and Alternative Renewable Solutions, LLC provided construction services. WBE Shepard Energy provided energy modeling and green retrofit services.

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

Work to substantially upgrade the exterior façade of three of the four pilot properties have been completed. UCAP is scheduling final walkthrough for the first week of July. Grant Agreements and construction contracts were executed for the following four pilot properties: 116 Tunic Avenue (\$15,899); 110 Sultan Avenue (14,397); 120 Tunic Avenue (\$19,385); and 101 Tunic Avenue (\$14,078). County based MBE contractor Community Investment Remodelers provided construction services. Construction is underway.

Commercial Property Improvement Grant Program (CPIP)

Staff is working with Awardees to obtain construction bids for proposed CPIP scope of work. Goal is to finalize and execute CPIP grant agreements by August 15, 2019.

The 2019 CPIP Awards Ceremony was held on May 31, 2019 at the Landing at Woodyard in Clinton. The following CPIP Awardees were announced by the County Executive:

Name of Awardee	Address	Grant Request	CPIP Award Amount	Council District
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	\$350,000	9
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	\$350,000	7
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	\$250,000	7
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$350,000	\$267,034	6
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$175,000	\$150,000	2
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$350,000	\$75,000	5
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	\$350,000	2

Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,100	\$76,000	2
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	\$50,000	3

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

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

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

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

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for January 2020.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 80% leased, the 5 artists' studios are leased, and the retail 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 March 30, 2019. A new extension is needed and is being discussed with the developer. 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: Construction Pre-bid meeting was held on April 25, 2019 at the Town of Fairmount Heights municipal building. Event was attended by 10 local MBE contractors. Bids are due

on May 31, 2019. 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 is currently being finalized. A Storm water Management Plan has been submitted to DPIE for review.

New Project: 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

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. House Bill 662, was recognized with the Heritage & Historic Preservation Award at the 2019 Prince George's County Historic Preservation Week Reception on May 23, 2019.

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

2019 grant awards:

Grant Agreements were mailed via certified mail on April 19, 2019 to all CIG award recipients. I requested that they return the signed agreements by **May 1, 2019**.

Still Outstanding: Northern Gateway CDC – this organization is in the process of getting liability insurance as is required by the terms of the grant agreement.

At the suggestion of Board Chair David Harrington, I reached out to Hillary Lindeman, Executive Director at Nonprofit Prince George's. We had a great conversation that ended with her putting me on her 1500 member+ email list, she also asked if she could announce the 2019 CIG grant award recipients in an upcoming newsletter (of course I said yes and provided narrative for her to use), she also wants to make announcements in the newsletter of upcoming funding opportunities, and give me the opportunity to speak to members at one of their upcoming luncheons – they have 8 luncheons each calendar year --about upcoming CIG award and give exposure to the Redevelopment Authority. I will reach out in the upcoming weeks to Ms. Lindeman to schedule a meeting to determine next steps for moving this partnership forward. Excellent CONNECTION!!

**DOWN PAYMENT AND CLOSING COST ASSISTANCE PROGRAMS
PATHWAY TO PURCHASE (PTP) AND PRINCE GEORGE'S COUNTY PURCHASE
ASSITANT PROGRAM (PGCPAP)**

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	:	134
• Loans being processed		0
• Loans clear to close		0
• Loans closed		114
• Loans sent back		20

Trainings and Outreach (to date):

• Homebuyers:	1600
• Realtors:	823
• Lenders:	430

Economic Impact:

• Pathway to Purchase Loans:	\$1,061,855.72
• Property Taxes Generated:	\$ 350,957.30
• Recordation and Transfer Fees:	\$ 477,438.80

Remaining Balance as of July 1, 2019 for PTP is: \$38,144.28

HOUSING INVESTMENT TRUST FUND

The RDA secured over \$1,538,100.00 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	:	136
• Loans being processed		7
• Loans clear to close		6
• Loans closed		110
• Loans sent back		13

Training and Outreach (to date)

- Homebuyers: 1165
- Realtors: 275
- Lenders: 250

Economic Impact:

- PGCPAP Loans: \$1,518,828.70
- Property Taxes Generated: \$ 406,975.00
- Recordation and Transfer Taxes Generated: \$ 435,617.29

Remaining Balance as of July 1, 2019 PGCPAP is: \$390,541.17

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.

Transforming Neighborhoods Initiative (TNI)

No update.

Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY19 Funding	FY20 Funding	Status
Central Ave Corridor	7	S. Paul	TBD	\$1,000,000 CIP		9 net zero homes
Gateway Arts District	2	S. Paul	TBD			Acquisitions and dispositions being examined.
African-American Cultural Museum	2		TBD		0	RDA acting as pass thru agent for the County Grants.
Countywide Revitalization	All	Various	NA	\$1,000,000 CIP	\$250,000 CIP	Community Impact Grants
Cheverly Property	5	P. Omondi	TBD		0	In the feasibility study period by the developer
4809 Suitland Road	7	S. Paul	TBD		0	Site is being held in inventory.
Glenarden Apartments	5	R. Clemens	\$138 million	\$4,500,000 CIP	\$1,800,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$400 million	\$22,000,000 Bond funds	\$2,000,000 CIP	Construction started
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	\$985,000	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.

**REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
RESOLUTION 2019-2**

*A Resolution approving revisions to the Redevelopment Authority of Prince George's County's
Procurement Operating Policies and Procedures*

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 the 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 Procurement Operating Policies and Procedures with certain suggested changes—SEE ATTACHMENT "A"; and

WHEREAS, staff has suggested such revisions in light of updating the current policies and procedures and expanding the document to include County-based business and County-based small business preferences; 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 Procurement Operating Policies and Procedures for the Redevelopment Authority dated June 4, 2019 and included in Attachment A are hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to immediately begin implementation of revision to the Procurement Operating Policies and Procedures as set forth in Attachment A and approved by the Board of Directors.

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SIGNATURE PAGE FOR RESOLUTION 2019-2

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

Redevelopment Authority of Prince George's County Resolution 2019-4

A Resolution Approving the Executive Director to apply for funding from the Department of Housing and Community Development of the State of Maryland in support of the Redevelopment Authority of Prince George's County, MD economic development projects

WHEREAS, the Redevelopment Authority of Prince George's County (the "Redevelopment Authority") was created 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 Prince George's County Council pursuant to CR-60-1998 and duly filed with the State of Maryland; and

WHEREAS, Sec. 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, the Redevelopment Authority is hereby authorized to apply for funding from the Department of Housing and Community Development of the State of Maryland in support of the Redevelopment Authority of Prince George's County, MD economic development projects; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Redevelopment Authority that the Executive Director is hereby authorized to execute and submit various documentation for the grant applications and subsequent agreements with the Department of Housing and Community Development of the State of Maryland.

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SIGNATURE PAGE FOR RESOLUTION 2019-4

RESOLVED this the 9th day of July, 2019

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE’S COUNTY

David Harrington, Chair

Erma Barron, Member

Leon Bailey, Vice Chair

John Tabori, Member

Ronnette Earle, Member

Estella Alexander, Ex-Officio Member

Raymond Gilley, Ex- Officio Member

Reviewed for Legal Sufficiency

General Counsel