



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

## **BOARD OF DIRECTOR'S MEETING**

**April. 4, 2023**  
**9:00 a.m.**

**Teleconference**



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

## **BOARD OF DIRECTORS MEETING**

**April 4, 2023 - 9:00 a.m.**

**Teleconference**

### AGENDA

1. CALL TO ORDER AND ROLL CALL
  
2. CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT
    - Minutes of the March 7, 2023, Board Meeting
  2. TREASURER'S REPORT
  
3. EXECUTIVE DIRECTOR'S REPORT
  
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
  
5. FINAL REMARKS FROM THE GENERAL PUBLIC
  
6. ADJOURNMENT

**Next Meeting: May 2, 2023.**

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

**Minutes of the Meeting, March 7, 2023**

**9:00 am**

**Teleconference**

**PRESENT**

**Board Members**

Leon Bailey, Chair

Dr. Madye G. Henson-  
McCannon

Alicia Cotton-Doney

Erma Barron

Ronnette Earle

**Staff**

Stephen Paul

Gerald Konohia

Ernest Williams

Victor Sherrod

Lakeisha Smith

Edren Lewis

Anitra Robinson

**Ex- Officio Members and Officer**

Aspasia Xypolia

**General Counsel**

Tiffany Releford

**Public Members/Guests**

### **Secretary Report**

Mr. Bailey called the teleconference meeting to order at 9:17 AM having declared a quorum present. Ms. Barron addressed the board and asked if Mr. Bailey was on the Finance committee for the RDA Sub-Committees, Mr. Bailey confirmed his position as a member on the Finance Committee. Mr. Bailey addressed the board for any additional comments on the board minutes for the month of February. A motion to approve the minutes was made by Ms. Earle and seconded by Ms. Doney the motion passed.

### **Treasurer's Report**

Accountant Anitra Robinson addressed the board and informed the board the expenditures totaled \$9,550.65 for the month of February. Ms. Robinson informed the board that the RDA has expended \$109,980.88 the total fiscal year as to date.

Ms. Robinson informed the board that the expenditures to date totaled \$290,513.41 on Capital projects, the total fiscal year to date for these expenses as of 2/28/2023 are \$3,160,951.89. A motion to approve the treasurer's report was made by Ms. Earle and seconded by Ms. Barron, the motion passed.

### **Executive Report**

Executive Director, Mr. Stephen Paul addressed the board and informed the board on the status of the Redevelopment Authority (RDA) community projects. He stated that the review of solicitations on the Block J Project was still open for Request for Proposals (RFP). Mr. Paul stated that the budget process was still ongoing, and he will meet with the County Executive office to discuss further details.

Mr. Paul stated that the developers for the Glenarden Hills project has begun working on phase 3, he informed the board that there will be a groundbreaking ceremony on March 11<sup>th</sup>, 2023. He stated that the RDA will begin on Phase 4 the townhouse structure within a couple of months. He informed the board the 6700 Riverdale project has selected a developer; a purchasing sell agreement will be revised with the new developer.

Mr. Paul informed the board that he would like to go into Executive Session to discuss with the members in detail RFP 2022-03 Suitland Hotel and Parking Facility project, the presentation on the current plans was presented by Senior project Gerald Konohia. A motion to go into Executive Session was made by Mr. Bailey, the board approved, the motion passed.

Mr. Bailey moved for the Executive session to close, the board approved, and the motion passed. Executive Session Meeting ended at 10:15am.

# **TREASURER'S REPORT**

## **As of March 31, 2023**

### **Operating Budget**

The March 2023 board and operating expenses for the RDA are \$62,108.38. The total fiscal year to date for these expenses as of 3/31/2023 are \$172,089.26.

### **Capital Improvement Program**

The March 2023 expenses on capital projects for the RDA are \$400,582.93. The total fiscal year to date for these expenses as of 3/31/2023 are \$3,561,534.82.

**OPERATING BUDGET**  
(As of March 31, 2023)

| Revenue and Expenditure Categories with Accounting Code             | March Actuals    | FY 2023 YTD       | Approved FY 2023 Budget | Remaining Budget  |
|---|------------------|-------------------|-------------------------|-------------------|
| 410300 County Contribution  | 62,108.38        | 172,089.26        | 661,300.00              | 489,210.74        |
|   | <u>62,108.38</u> | <u>172,089.26</u> | <u>661,300.00</u>       | <u>489,210.74</u> |
| <b>Board Expense</b>  |                  |                   |                         |                   |
| 511311 Allowances (Stipends)  | 4,100.00         | 17,700.00         | 23,000.00               | 5,300.00          |
| 511702 Catering (Meeting Expenses)                                  | 0.00             | 0.00              | 4,000.00                | 4,000.00          |
| 510811 Conf & Sem Fees  |                  |                   |                         |                   |
| <b>Total - Board Expense</b>  | <u>4,100.00</u>  | <u>17,700.00</u>  | <u>27,000.00</u>        | <u>9,300.00</u>   |
| <b>Operating Expense</b>  |                  |                   |                         |                   |
| 510111 Telephone- Regular Service                                   | 0.00             | 63.22             | 3,000.00                | 2,936.78          |
| 510114 Telephone- Wireless/ Cellphone                               | 753.84           | 3,722.06          | 0.00                    | (3,722.06)        |
| 510311 Duplication and Reproduction                                 | 0.00             | 0.00              | 0.00                    | 0.00              |
| 510412 Outside Courier Service                                      | 0.00             | 150.08            | 300.00                  | 149.92            |
| 510911 Advertising  | 0.00             | 858.00            | 1,000.00                | 142.00            |
| 511111 Membership Fee/Dues  | 0.00             | 375.00            | 0.00                    | (375.00)          |
| 511519 Other Insurance Premiums                                     | (597.00)         | 5,312.00          | 25,000.00               | 19,688.00         |
| 511702 Catering   | 120.46           | 461.98            | 1,000.00                | 538.02            |
| 511703 Temporary Clerical/ Administration                           | 0.00             | 0.00              | 27,800.00               | 27,800.00         |
| 511704 Professional Service/Legal                                   | 4,020.44         | 61,807.67         | 90,000.00               | 28,192.33         |
| 511715 Professional Service/ Auditor (annual)                       | 0.00             | 6,000.00          | 20,000.00               | 14,000.00         |
| 511720 Fiscal Agent Fees (quarterly)                                | 0.00             | 0.00              | 80,000.00               | 80,000.00         |
| 511722 Consultants and Studies                                      | 0.00             | 8,000.00          | 3,000.00                | (5,000.00)        |
| 511749 Other General and Administration                             | 51,865.00        | 51,865.00         | 0.00                    | (51,865.00)       |
| 511799 Other Operating Contract Service                             | 1,245.64         | 5,492.78          | 1,500.00                | (3,992.78)        |
| 511801 General Office Supplies                                      | 0.00             | 0.00              | 10,000.00               | 10,000.00         |
| 511805 Uniforms/Work Clothes/Accessories                            | 0.00             | 1,241.52          | 0.00                    | (1,241.52)        |
| 511808 Printing Charges   | 0.00             | 10.00             | 200.00                  | 190.00            |
| 511890 Other Operating Supplies (Quill)                             | 0.00             | 2,697.21          | 3,100.00                | 402.79            |
| 512410 Building/Office Space Rental                                 | 0.00             | 5,342.74          | 0.00                    | (5,342.74)        |
| 512604 Strategic Initiatives  | 0.00             | 0.00              | 0.00                    | 0.00              |
| 512650 CDBG/HITF Pathway to Purchase Operating Support <sup>b</sup> | 0.00             | 0.00              | 361,300.00              | 361,300.00        |
| 514102 Meals & Miscellaneous Reimbursement                          | 0.00             | 0.00              | 0.00                    | 0.00              |
| 514103 Awards and Presentation                                      | 0.00             | 390.00            | 100.00                  | (290.00)          |
| 512310 Office Equipment Rental/Lease                                | 0.00             | 0.00              | 7,000.00                | 7,000.00          |
| 512680 Operating Contribution                                       | 600.00           | 600.00            | 0.00                    | (600.00)          |
| <b>Total - RDA Operating Expense</b>                                | <u>58,008.38</u> | <u>154,389.26</u> | <u>634,300.00</u>       | <u>479,910.74</u> |
| <b>Total Expense</b>  | <u>62,108.38</u> | <u>172,089.26</u> | <u>661,300.00</u>       | <u>489,210.74</u> |

**Notes:**

<sup>a</sup>Operating expense Catering line item includes functions such as staff retreats, farewell luncheons, and the annual holiday party. The amount of in person gatherings will determine the amount that could be expended in this category however, the funds can be used for other expenses at the executive director's discretion.

<sup>b</sup>The amounts related to CDBG/HITF Pathway to Purchase Operating Support will be posted on a quarterly basis. Both 1st and 2nd quarters are pending.

In FY 2023 you will see entries listed from sales and other miscellaneous income that will be noted on a separate report.

**CAPITAL BUDGET SUMMARY**  
(As of March 31, 2023)

| Revenue and Expenditure Categories<br>with Accounting Code | March Actuals      | FY 2023 YTD         | Approved FY<br>2023 Budget | Remaining Budget     |
|--|--------------------|---------------------|----------------------------|----------------------|
| <b>FY 2023 Appropriation</b>                               |                    |                     |                            |                      |
| County Appropriation for FY 2023                           | 400,582.93         | 3,561,534.82        | 32,908,131.70              | 29,346,596.88        |
|  | <u>400,582.93</u>  | <u>3,561,534.82</u> | <u>32,908,131.70</u>       | <u>29,346,596.88</u> |
| <b>Expense</b>   |                    |                     |                            |                      |
| 511722 Consultants and Studies                             | 0.00               | 0.00                | 0.00                       | 0.00                 |
| 527010 Design  | 68,871.04          | 192,102.97          | 0.00                       | (192,102.97)         |
| 527110 Land Costs  | 0.00               | 0.00                | 5,073,000.00               | 5,073,000.00         |
| 527123 Outside Appraisals/Legal                            | 0.00               | 0.00                | 0.00                       | 0.00                 |
| 527211 Construction  | 299,352.54         | 2,681,217.10        | 26,061,131.70              | 23,379,914.60        |
| 527216 Material Test Consultants                           | 0.00               | 0.00                | 0.00                       | 0.00                 |
| 527221 Pepco   | 31,926.97          | 32779.52            | 0.00                       | -32779.52            |
| 527212 Contract Engineering                                | 0.00               | 106,293.82          | 0.00                       | (106,293.82)         |
| 527227 Landscape/ Beautification                           | 500.00             | 129,177.06          | 0.00                       | (129,177.06)         |
| 527346 Other Non- Defined Projects                         | -67.62             | 419,964.35          | 1,774,000.00               | 1,354,035.65         |
| <b>Total Expense</b>                                       | <u>400,582.93</u>  | <u>3,561,534.82</u> | <u>32,908,131.70</u>       | <u>29,346,596.88</u> |
|  | <u><b>0.00</b></u> | <u><b>0.00</b></u>  | <u><b>0.00</b></u>         | <u><b>0.00</b></u>   |

**Notes:**

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**ADDISON ROAD**  
**(As of March 31, 2023)**

| Revenue and Expenditure Categories<br>with Accounting Code | March | Actuals            | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining<br>Budget |
|--|-------|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Appropriation</b>                               |       |                    |                    |                            |                     |
| County Appropriation for FY 2023                           |       | 500.00             | 124,153.82         | 4,315,529.09               | 4,191,375.27        |
|  |       | <u>500.00</u>      | <u>124,153.82</u>  | <u>4,315,529.09</u>        | <u>4,191,375.27</u> |
| <b>Expense</b>   |       |                    |                    |                            |                     |
| 527010 Design  |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527110 Land Costs  |       | 0.00               | 0.00               | 2,273,000.00               | 2,273,000.00        |
| 527211 Construction  |       | 0.00               | 0.00               | 1,902,529.09               | 1,902,529.09        |
| 527212 Contract Engineering                                |       | 0.00               | 106,293.82         | 0.00                       | (106,293.82)        |
| 527227 Landscape/Beautification to<br>include Maintenance  |       | 500.00             | 17,860.00          | 0.00                       | (17,860.00)         |
| 527346 Blue Line Façade Program                            |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Blue Line Façade Program RDA<br>Match               |       | 0.00               | 0.00               | 140,000.00                 | 140,000.00          |
| 527346 Fairmount Heights Net Zero<br>Program               |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Lyndon Hill Project                                 |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| <b>Total Expense</b>                                       |       | <u>500.00</u>      | <u>124,153.82</u>  | <u>4,315,529.09</u>        | <u>4,191,375.27</u> |
|  |       | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**CHEVERLY**  
**(As of March 31, 2023)**

| Revenue and Expenditure Categories<br>with Accounting Code | March | Actuals            | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining<br>Budget |
|--|-------|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Appropriation</b>                               |       |                    |                    |                            |                     |
| County Appropriation for FY 2023                           |       | 0.00               | 0.00               | 2,788,693.23               | 2,788,693.23        |
|  |       | <u>0.00</u>        | <u>0.00</u>        | <u>2,788,693.23</u>        | <u>2,788,693.23</u> |
| <b>Expense</b>   |       |                    |                    |                            |                     |
| 527010 Design  |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527211 Construction  |       | 0.00               | 0.00               | 2,788,693.23               | 2,788,693.23        |
| 527227 Landscape/ Beautification                           |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Other Non- Defined Projects                         |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| <b>Total Expense</b>                                       |       | <u>0.00</u>        | <u>0.00</u>        | <u>2,788,693.23</u>        | <u>2,788,693.23</u> |
| <b>Net Income</b>  |       | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**COUNTYWIDE REVITALIZATION**  
(As of March 31, 2023)

| Revenue and Expenditure Categories<br>with Accounting Code | March | Actuals            | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining Budget    |
|--|-------|--------------------|--------------------|----------------------------|---------------------|
| <b>FY 2023 Appropriation</b>                               |       |                    |                    |                            |                     |
| County Appropriation for FY 2023                           |       | 0.00               | 417,616.00         | 5,100,000.00               | 4,682,384.00        |
|  |       | <u>0.00</u>        | <u>417,616.00</u>  | <u>5,100,000.00</u>        | <u>4,682,384.00</u> |
| <b>Expense</b>   |       |                    |                    |                            |                     |
| 511722 Consultants and Studies                             |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527010 Design  |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527110 Land Cost   |       | 0.00               | 0.00               | 2,800,000.00               | 2,800,000.00        |
| 527123 Outside Appraisals/Legal                            |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527211 Construction  |       | 0.00               | 0.00               | 2,300,000.00               | 2,300,000.00        |
| 527346 Community Impact Grants (CIG)                       |       | 0.00               | 12,800.00          | 0.00                       | (12,800.00)         |
| 527346 Commercial Property<br>Improvement Program (CPIP)   |       | 0.00               | 404,816.00         | 0.00                       | (404,816.00)        |
| 527346 Northern Gateway Project                            |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 PEPCO Energy Project                                |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| 527346 Purple Line Corridor<br>(Beacon Heights)            |       | 0.00               | 0.00               | 0.00                       | 0.00                |
| <b>Total Expense</b>                                       |       | <u>0.00</u>        | <u>417,616.00</u>  | <u>5,100,000.00</u>        | <u>4,682,384.00</u> |
|  |       | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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**GLENARDEN APARTMENT REDEVELOPMENT**  
**(As of March 31, 2023)**

| Revenue and Expenditure Categories<br>with Accounting Code | March | Actuals            | FY 2023 YTD        | Approved FY<br>2023 Budget | Remaining<br>Budget  |
|--|-------|--------------------|--------------------|----------------------------|----------------------|
| <b>FY 2023 Appropriation</b>                               |       |                    |                    |                            |                      |
| County Appropriation for FY 2023                           |       | 0.00               | 399,478.21         | 12,103,909.38              | 11,704,431.17        |
|  |       | <u>0.00</u>        | <u>399,478.21</u>  | <u>12,103,909.38</u>       | <u>11,704,431.17</u> |
| <b>Expense</b>   |       |                    |                    |                            |                      |
| 511722 Consultants and Studies                             |       | 0.00               | 0.00               | 0.00                       | 0.00                 |
| 527010 Design  |       | 0.00               | 0.00               | 0.00                       | 0.00                 |
| 527211 Construction  |       | 0.00               | 396,698.21         | 10,469,909.38              | 10,073,211.17        |
| 527212 Contract Engineering                                |       | 0.00               | 0.00               | 0.00                       | 0.00                 |
| 527227 Landscape/ Beautification                           |       | 0.00               | 2,780.00           | 0.00                       | (2,780.00)           |
| 527346 Other Non- Defined Projects                         |       | 0.00               | 0.00               | 1,634,000.00               | 1,634,000.00         |
| <b>Total Expense</b>                                       |       | <u>0.00</u>        | <u>399,478.21</u>  | <u>12,103,909.38</u>       | <u>11,704,431.17</u> |
|  |       | <u><b>0.00</b></u> | <u><b>0.00</b></u> | <u><b>0.00</b></u>         | <u><b>0.00</b></u>   |

**Notes:**

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**SUITLAND MANOR**  
**(As of March 31, 2023)**

| Revenue and Expenditure Categories<br>with Accounting Code | March | Actuals            | FY 2023 YTD         | Approved FY<br>2023 Budget | Remaining Budget    |
|--|-------|--------------------|---------------------|----------------------------|---------------------|
| <b>FY 2023 Appropriation</b>                               |       |                    |                     |                            |                     |
| County Appropriation for FY 2023                           |       | 400,082.93         | 2,620,286.79        | 8,600,000.00               | 5,979,713.21        |
|  |       | <u>400,082.93</u>  | <u>2,620,286.79</u> | <u>8,600,000.00</u>        | <u>5,979,713.21</u> |
| <b>Expenditures</b>  |       |                    |                     |                            |                     |
| 527010 Design  |       | 68,871.04          | 192,102.97          | 0.00                       | (192,102.97)        |
| 527110 Land Costs  |       | 0.00               | 0.00                | 0.00                       | 0.00                |
| 527123 Outside Appraisals/Legal                            |       | 0.00               | 0.00                | 0.00                       | 0.00                |
| 527211 Construction/Maintenance                            |       | 299,352.54         | 2,284,518.89        | 8,600,000.00               | 6,315,481.11        |
| 527216 Material Test Consultants                           |       | 0.00               | 0.00                | 0.00                       | 0.00                |
| 527221 Pepco   |       | 31,926.97          | 32,779.52           | 0.00                       | (32,779.52)         |
| 527227 Landscape/ Beautification                           |       | 0.00               | 108,537.06          | 0.00                       | (108,537.06)        |
| 527346 Other Non-defined Project Cost                      |       | -67.62             | 2,348.35            | 0.00                       | (2,348.35)          |
| <b>Total Expense</b>                                       |       | <u>400,082.93</u>  | <u>2,620,286.79</u> | <u>8,600,000.00</u>        | <u>5,979,713.21</u> |
|  |       | <u><b>0.00</b></u> | <u><b>0.00</b></u>  | <u><b>0.00</b></u>         | <u><b>0.00</b></u>  |

**Notes:**

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

**3/1/2023 – 3/31/2023**

**General**

The FY 2024 budget process is underway, and both the Operating Budget and the Capital Budgets have been submitted to the Office of Management and Budget. The next step is to meet with the County Council.

**Solicitations**

The solicitations for a minority builder for 20 town house lots in the Glenarden Hills project and for a minority hotel developer for the hotel at the Towne Square at Suitland Federal Center project were both released. The Glenarden town house builder solicitation is now closed, and H2 Design has been selected. Responses for the Suitland hotel solicitation were due November 3, 2022.

**Glenarden Hills**

**Rubble Removal and Rough Grading**

The rubble removal and rough grading are now complete.

**Glenarden Phase 2A – 55 Senior Units**

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

**Glenarden Phases 2B and 3 – 138 family units and 20 market rate units.**

The development team has restructured Phase 2B to include both 9% LIHTC and 4% financing. Phase 2B/3 now includes 138 affordable units and 20 market rate units. A new application for the 9% tax credits and 4% bond funding was submitted to MD DHCD in September 2020 and the 9% credits have been awarded. This phase is in design and closed on December 20, 2022. Construction started in February 2023. The Groundbreaking ceremony was held March 15, 2023, at 11:00 a.m.

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

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

## Suitland Development

### 4809 Suitland Road

No update.

### 2606 Shadyside Avenue

No update.

### Towne Square at Suitland Federal Center

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

#### *Townhouses*

All 219-town house lots have been sold to the builder, Ryan Homes, and the town houses are now built and occupied. Nine town house lots have been added to the plan and will be ready for construction in the summer 2023.

#### *Senior Residences*

A team led by Mission First Housing was selected to develop the 137-unit senior building which will be known as the “The Lewis” in honor of former United States Congressman and civil rights pioneer, John R. Lewis. The development agreement was signed on March 29, 2018. In Q1 2022 construction was completed and the Lewis is now open and occupied.

#### *Infrastructure Construction:*

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 mostly complete. Phase 4 has begun the entitlement process.

#### *Block J: Hotel and Parking Garage:*

This parcel is owned in part by the Revenue and in part by the RDA. An RFP for a minority hotel developer was released in July 2022. Responses were due November 3, 2022, and are being evaluated by the Proposal Analysis Group. Selection is expected in May 2023.

Block K: 270 Unit Multi-Family Building:

This parcel is being developed in partnership with the Revenue Authority, the majority owner of the parcel. The RDA is responsible for the entitlements, lot finishing, building design, and transferring of the RDA owned portion of the lot to the Revenue Authority. The Revenue Authority will be the building owner.

### **Gateway Arts District**

1. **4100 Rhode Island Avenue:** This project is complete. The RDA remains a 5% equity partner.
2. **3807 Rhode Island Avenue:** This project is complete. The RDA remains a 5% equity partner.
3. **3300 Block of Rhode Island Avenue:** This project is complete and fully occupied and leased.

### **6700 Riverdale Road Property**

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. The RFP process is now complete, and a development team led by Advantage Properties has been selected. The proposal includes 100 market rate residential units, 250 affordable residential units, and up to 15,000 square feet of retail space. The development agreement with Advantage Properties has been finalized and executed and the developer has begun the feasibility analysis.

## **Capitol Heights/Addison Road Metro Corridor**

***Maryland Park Drive Property:*** The development agreement has been extended to May 31, 2022. The Architect is designing the buildings for permit submission. The developer is finalizing the financing Amazon and Berkadia. Groundbreaking on the foundations is expected to occur in March 2023. The full project construction start is expected in June 2023.

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

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

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

***Lyndon Hill School Site:*** This property has been transferred to the RDA for redevelopment as part of the Blue Line Corridor project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects. Two acquisition grants were applied for with Maryland DHCD and \$250,000 has been awarded for each application. A resolution authorizing the additional acquisitions and the development of the site was approved at the July 2021 board meeting.

A second project across Old Central Avenue is now being planned and several parcels would need to be acquired for that project. A resolution was approved authorizing the purchase of those parcels. The first site, the Mission of Love property has been acquired.

## **Cheverly Property: 5801 and 5809 Annapolis Road**

ZKSYA. LLC is the selected developer from the RFP process.

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

The developer is exploring other development options due to the downturn in the hotel industry.



## **Cheverly Hospital Site**

The RFP was released on July 8, 2021, and proposals were due September 30, 2021. A development team led by Urban Atlantic and Home team Five has been selected for the former hospital site in Cheverly. The Master Development Agreement is in negotiation phase and is expected to be signed in May 2023. Pre- development work commenced in November 2022. A \$2,000,000 state DGS grant has been awarded for FY2023 for pre-development work. A second state NED grant for \$1,000,000 has been awarded.

## **Pepco/Forestville Development**

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The University of Maryland is providing architectural, site design and stainability services to aid in the concept design. The site is zoned for town houses and will be developed as a connected community with on-site electrical generating capabilities and a variety of sustainable building techniques. An RFP for a master developer was released on July 8, 2021, and the proposal due date was extended to October 21, 2021. A development team led by Haverford homes has been selected and the Master Development Agreement is in the negotiation phase.

## **Glenn Dale Hospital Revitalization**

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

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) restriction on the site. The first drafts of the re-use concept plans are complete and undergoing review. A series of community meetings are being held. The site will need to go through a rezoning process via a minor amendment to the sector plan and a sectional map amendment.

## **Commercial Property Improvement Grant Program (CPIP)**

### **CPIP AWARDEES AND CURRENT STATUS**

#### **CPIP 2022 NOFA**

The 2022 CPIP (Commercial Property Improvement Program), is currently underway. Submissions were due by September 14, 2022, 12 noon. There was a total of fourteen submissions received for round four. Submissions were received from the following Districts: **District 1– Four, District 2 –Three, District 5 -One District 7- Four and District 9 - Two** Program funding **\$900,000**. Retail grant request **\$6.1Million**.

A preliminary review of the submissions was conducted on September 27, 2022, to determine program eligibility. Three of the applicant submissions were considered program ineligible due to their business structure, single dwelling commercially owned, **Bellez and Bellez, LLC**, (Sports Bar), **Floyd, LLC**, (Tax Business) and **Jody Wildy**, (Artful South and Gallery Exhibition).

The 2022 PAG (Property Analysis Group) toured eleven properties on October 25<sup>th</sup> and October 26<sup>th</sup> to review application submission and to walk the sites to determine the proposed scope of work submitted by the retail owners. The PAG committee is comprised of the following agencies, **Victor E. Sherrod, RDA, Chairperson, Andrea Anderson, RDA, Larry Hentz, EDC, and Chidy Umeoluz, Maryland Park and Planning**.

The next step for PAG committee is to meet on November 9, 2022, to review and score the eleven applicants to determine program funding. Upon satisfactory review, the recommendations of approved applicants will be submitted to the Director of the RDA for comments and then final recommendations will be sent to the Office of The County Executive and awards, presented in January 2023. Timeline for project completion, 60 to 90 days from date of site tour.

## Community Impact Grant

### 2022 AWARD RECIPIENT UPDATES:

#### Art Works Now (AWN)

##### Project Title

Window and Stucco Improvement Project at Art Works Now Project Category: Internal and/or external improvements to commercial buildings used by the public Project Location: 4800 Rhode Island Avenue, Hyattsville, MD 20781-2034 Start and Completion Dates: April 1, 2022 - June 30, 2022

##### Award Amount

\$30,630.50

##### Work Completed

AWN was experiencing recurring water infiltration at multiple locations due to the failure of the originally installed windows. The affected areas were covered by an enormous, bright blue tarp, which was visible from the surrounding roads, homes and businesses, having a negative impact on the community. We removed the blue tarps and replaced them with clear tarps which mitigate additional water damage and blend into the building to dramatically reduce the eye-sore of the prior tarping. AWN made the \$20,000 deposit to Maizel Construction of Bladensburg, MD, on December 9, which allowed Maizel Construction to immediately order the new windows for the project. On December 12, the factory confirmed that the windows will ship on March 31, 2023.

##### Work in Progress

Current shipping date from the window vendor is March 31, 2023. At the time of window delivery, the project will begin in earnest including:

- Penthouse Windows: Replace the round windows on both the north and south sides of the penthouse. Repair substrate as needed and install new flashings and weather resistive barrier.
- Stucco: Remove the stucco from the penthouse and repair the weather resistive barrier as needed and install a new drainable EIFS system.
- HVAC/Roof: Remove the black material installed on the HVAC curb with the appropriate TPO membrane. This work should be performed in accordance with the manufacturer's installation requirements.
- Hire a design professional select appropriate windows, air barrier, and EIFS systems.
- Hire a qualified exterior wall observer to review façade and roof installations in progress for quality assurance.
- Additional testing was highly recommended after repairs are completed to confirm repairs are adequate.
- Windows were ordered during this reporting period

**Adverse conditions**

To ensure the health and safety of the 400 children ages 5-12 who will attend summer camp 2023 at Art Works Now, if there is a major delay in the delivery of the windows, we will need to postpone the project start date until August 2023 when summer camp is over. The construction would be detrimental to the health, wellness and enjoyment of the children during summer camp.

**Time Schedule**

If the windows arrive as projected, the work is scheduled to be completed by June 30, 2023, prior to the start of our 2023 Summer Camp Season.

**Central Kenilworth Avenue Revitalization CDC (CKAR)****Project Title**

Sarvis Empowerment Café – Façade and Internal Improvements  
Riverdale Park

**Award Amount**

\$12,637

**Work Completed**

Subcontractors of the General Contractor (Potomac Construction Services) have renewed all their permits (permit extensions) to allow for completion of the Sarvis Café project that includes installation of low voltage cabling for camera installation and online instruction.

**Work In progress**

Installation of the low voltage cabling is expected to be completed mid-February 2023.

**Time Schedule**

Completion of the work mid-February would allow Sarvis to prepare for student training in partnership with Prince George’s Community College beginning in March/April 2023

**Hyattsville CDC**

**Project Title:** Highland Avenue Outdoor Dance Pavilion  
North Brentwood

**Award Amount** \$38,382

## **Work In Progress**

- Site Linkages from the Pavilion to Sis’s Tavern and ADA Access • Completion of the ADA-compliant sidewalks, pathways, and handrail installations between the Pavilion site and the adjacent Sis’s Tavern facility.
- Grading to manage inter-facility storm water run-off and decorative plantings & landscaping. Site Plan
- An invitation to bid (ITB) for developing a Site Plan has been issued in advance of obtaining a Use and Occupancy Permit for the Pavilion and the adjoining town facility.

## **Adverse Conditions**

Band Shell Prior to this grant issuance, two separate RFPs and ITBs had been issued for obtaining a prefabricated band shell kit and for assembly and installation of the kit. Each was deemed to fail due to excessive cost of the replies Through negotiated procurement a turnkey producer and installer for the band shell has been identified. Fisher Backyard Structures.

### **Time Schedule**

A stock size and design kit will have a four-week lead time from purchase to start of installation on the Pavilion site. The entire structure can be purchased and installed within the Town’s budget. The selection process for a final kit design will be completed in early January, and the order placed.

## **Ivy Communities Charities**

### **Project Title**

“Enhancing The Ivy Vine.” Grant funds will be used to improve the safety and beautification of the physical location at 6118 Walton Avenue in Suitland, MD, known as the Ivy Youth and Family Center and the Ivy Village Incubator for Nonprofit Excellence (Ivy VINE).

**Award Amount** \$18,850.50

### **Work Completed**

- Revised the original proposal and budget to meet the reduction in funds in the RDA grant.
- Solicited bids for the proposed work based on the reduction of funds – two contractors responded to the solicitation.
- Selected Green Forever Landscaping and Design, Inc. as the contractor. This vendor completed the original Wellness Park in 2021 with funds previously awarded to Charities by the Redevelopment Authority.
- Held two meetings with the contractor onsite to review the site and the work to be completed.

## **Work in progress**

- Restructure and regrade entryway to wellness park
- Preserve decorative logs in wellness park
- Create aesthetically acceptable space to store trash and recycle bins

## **Adverse Conditions**

The only delay during this quarter was due to the delay from the County in approving the permit to complete the parking lot adjacent to the property which impacts the installation of the safety railing leading to the parking pad and the area for the trash and recycle bins.

## **Time Schedule**

The permit to proceed was approved on December 20, 2022, therefore, we expect the construction to begin during the next quarter. Project should be complete by May 2023.

No expenses were incurred during the first quarter.

## **Joe's Movement Emporium**

### **Project Title**

Story of Water and Art – Stormwater Management. This is a \$1.1 million project. Several funding sources throughout the County and State have committed to the project.

### **Award Amount**

\$50,000

## **Work In Progress**

- 2 of 4 permits needed to complete the project have been obtained
- USource Construction has been selected to perform the stormwater and other exterior improvements
- Several meetings to include project team and community meetings will be held

## **Time Schedule**

- Mid-January – Architect and Joe's Emporium team will meet to create Phase 1 and Phase 2 of construction plan
- January to March community meetings to plan the mural and integrated cascading rain garden/live wall
- *Anticipated* Ribbon cutting October 2023

## **United Communities Against Poverty, Inc. (UCAP)**

### **Project Title**

UCAP Impact Center restoration and renovation of current historic building located at 747 61<sup>st</sup> Street in Capitol Heights. CIG grant will cover the cost of architectural and engineering study.

### **Award Amount**

\$50,000

### **Work In Progress**

- Plan review and permit process is underway at the state of Maryland level.
- Updated floor plans that include interior and exterior building materials and finishes have been obtained

### **Time Schedule**

- Work will begin once the state review is completed. *Anticipated* January 2023

## **Housing Rehabilitation Assistance Program II**

The HRAP II program is funded with \$5 million from Prince George's County (CDBG and general funds) as well as MD DHCD. HRAP II funds are available to preserve housing quality by providing loans of up to \$60,000 to low and moderate-income homeowners for necessary repairs and upgrades.

Year to date, eighty-two (82) loans for \$4,275,491.054, have closed.

Total HRAP II expenses are \$926,006.87 (draws for programming), and approximately 94%, or \$4.7MM of the \$5MM budget, has been committed.

There are currently 24 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.

### **Down Payment and Closing Cost Assistance program**

The RDA secured \$\$965,704.65 HOME funds from DHCD for down payment and closing cost assistance to restart the PATHWAY TO PURCHASE Program on October 1, 2019. The program started receiving applications in December 2019.

|                       |    |
|-----------------------|----|
| Total loans applied   | 32 |
| Loans being processed | 0  |
| Loans clear to close  | 0  |
| Loans closed          | 31 |
| Loans sent back       | 1  |

### **Training and Outreach (to date):**

Homebuyer 8-hour Housing Counseling Classes: 2325 First Time Homebuyers

### **Economic Impact**

|  |               |
|--|---------------|
| Pathway to Purchase Loans:             | \$ 231,253.63 |
| County Property Taxes Generated:       | \$ 109,775.24 |
| County Recordation & Transfer Taxes:   | \$ 89,916.40  |
| Remaining Balance as of April 1, 2023: | \$ 846,526.83 |



## **INTERAGENCY SUPPORT ACTIVITIES**

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

### Compliance Reviews

No activity to report.

### Planning

Coordination, No  
activity to report.

## Real Estate Project Summary Table

| Redevelopment Projects                             | Council District | Lead Staff                | TDC (Est.)    | FY 2023 Project Revenue (Est.) | FY 2023 Funding                     | Status   |
|--|------------------|---------------------------|---------------|--------------------------------|-------------------------------------|--|
| Central Ave/Blue Line Corridor                     | 7                | S. Paul<br>E. Williams    | \$100,000,000 | \$1,240,000                    | \$1,080,000<br>CIP and state grants | 9 net zero homes underway                            |
| Gateway Arts District                              | 2                | S. Paul                   | \$78,000,000  |                                |                                     | No new activity planned.                             |
| Countywide Revitalization/ Pepco-Forestville       | All              | Various/<br>E. Williams   | \$70,000,000  |                                | \$1,500,000<br>CIP                  | Community Impact Grants and CPIP ongoing             |
| Cheverly Hotel Property and Cheverly Hospital site | 5                | P. Omondi and E. Williams | \$500,000,000 |                                | \$2,000,000<br>State Grant          | Pre-development work has begun on the hospital site. |
| 4809 Suitland Road and 2606 Sunnyside Avenue       | 7                | S. Paul                   | TBD           |                                | 0                                   | Sites are being held in inventory.                   |
| Glenarden Hills                                    | 5                | G. Konohia<br>P. Omondi   | \$138 million | \$5,191,000                    | \$ 5,996,000<br>CIP                 | Construction ongoing                                 |
| Towne Square at Suitland Federal Center            | 7                | S. Paul                   | \$500 million | \$3,000,000                    | \$5,860,000<br>CIP                  | Construction ongoing                                 |

|  |   |                      |                        |                    |                     |                  |
|--|---|----------------------|------------------------|--------------------|---------------------|------------------|
| Beacon Heights/Purple Line Redevelopment | 3 | G. Konohia P. Omondi | \$120 Million          |                    |                     | Pre- development |
| <b>Total CIP</b>                         |   |                      | <b>\$1,506,000,000</b> | <b>\$9,431,000</b> | <b>\$16,436,000</b> |                  |