



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

January 5, 2021
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

January 5, 2021 - 9:00 a.m.

Teleconference

AGENDA

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

Next Meeting: February 2, 2021

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

Minutes of the Meeting, December 1, 2020 9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

John Tabori

Erma Barron

Staff

Ernest Williams

Edren Lewis

Lakeisha Smith

Andrea Anderson

Cheryl Douglas

Sheila Roberts

Ex- Officio Members and Officer

Angie Rodgers

Estella Alexander

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

Secretary Report:

Mr. Harrington called the teleconference meeting to order at 9:20 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the November board minutes. A motion to approve the minutes was made by Ms. Barron and seconded by Ms. Earle, the motion passed.

Treasurer's Report:

Accountant Sheila Robert's addressed the board and informed the board that the Redevelopment Authority (RDA) continues to work with the County budget for Fiscal Year 2022 (FY 2022). She stated that the Operating budget expenses for November totaled \$8,442.50. Ms. Roberts informed the board the cumulative amount of staff costs for the Down Payment and Closing team totaled in the amount of \$130,817.79.

Ms. Roberts informed the board that the RDA Capital expenses for the month of November totaled \$681,232.99 in expenses for: Construction, Contract, Engineering, Design, & landscaping/Beautification. Ms. Roberts stated that the Capital expenditures continue to create the largest expenses throughout all the capital projects. Ms. Roberts informed the board that the RDA acquired two (2) new properties within the Suitland Development area totaling \$2.9 million dollars. The RDA sold four (4) properties totaling in the amount of sales of \$201,270.00 in revenue from the Suitland projects. She stated that the RDA also received \$19,000.00 in System Development Charge (SDC) Washington Suburban Sanitary Commission (WSSC) fees.

Mr. Harrington addressed the board and inquired if the treasurer report could summarize trends and changes so that the discussion could reflect meaningful changes. Mr. Paul stated that presenting the report in full detail provides major information on the RDA projects. He informed the board that the information could be summarized in the treasurer cover reports for the upcoming board meetings. Mr. Tabori addressed the board and stated that reporting trends would be beneficial in the RDA reporting and that he would work with Ms. Roberts to create an excel template that would forecast the positive trend changes and help reduce the reporting workload. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Barron, the motion passed.

Executive Report:

Mr. Paul addressed the board and informed the board that Resolution 2020-01 authorizing Ex-Officio member Estella Alexander to execute authorized documents on behalf of the RDA of Prince George's County would be presented towards the end of the meeting.

Mr. Paul informed the board that Glenarden Phase 2b, & 3 was not being re-constructed, he stated that the application that was submitted to the State Department of Housing Community Development (DHCD) was denied several times for the request for the 9% low income housing tax credit. He stated that the RDA would re-apply to State DHCD combining the requests of the 9% tax credit and 4% bond funding.

Mr. Paul informed the board that the Commercial Property Improvement Program (CPIP) Notice of Funding Availability (NOFA) would be announced in mid-December 2020. Mr. Paul stated that he wanted to make sure that he had received all of the up-to-date contact information before releasing the CPIP NOFA announcement.

Mr. Paul informed the board that the Beacon Heights and Purple Line project was in negotiations for the development agreements. Mr. Paul stated that the RDA was negotiating an extended feasibility study for the developers. Mr. Bailey inquired on how the RDA could reach out to more Minority Business Enterprises (MBE) for business opportunities within the County. Mr. Paul stated that the RDA has an email database that is updated, and notifications are sent to those businesses for solicitations. Mr. Paul informed the board on the progress on the Blue Line Corridor, Lyndon Hills School site and stated that the RDA applied for a grant for acquisition.

Mr. Paul informed the board that the RDA will go into settlement for the Cheverly Hotel property located at 450 & 57th avenue. He stated that ZKSYA, LLC developer is in the entitlement process with Maryland National Park and Planning. Mr. Paul stated that the RDA has hired a design team for the Cheverly Hospital Site and is awaiting the design concepts from the design team. He informed the board on the Pepco Project stating that RDA is working with the design team to develop Green Space and sustainable comprehensive concepts in the Request for Proposal (RFP) for the Master Developers. Mr. Paul addressed the board for any questions on the topics discussed. Ms. Barron stated that she had several questions on the Cheverly Hotel Project. She inquired on the topography of the development on the increased construction costs for the Cheverly project, and asked how it impacted the proposal. Mr. Paul informed Ms. Barron that once construction began on the site, additional costs developed due to the un-foreseen conditions once construction began. Mr. Paul stated that the sell price had to be adjusted to the developer to offset the additional construction charges. Ms. Earle addressed the board and inquired if there was a way to mitigate or avoid future issues with increased developmental costs. Mr. Paul stated that the developer would handle those issues in their pre-development costs. Ms. Earle asked if the Cheverly developer was aware of pre-existing construction costs before signing the contract. Mr. Paul stated that the developer conducts pre-liminary market studies after signing the contract, and informed the board that developer is given the opportunity to re-negotiate the contract.

Open Discussion:

Mr. Paul addressed the board and presented Resolution 2020-01 authorizing Ex-Officio member Estella Alexander to execute authorized documents on behalf of the RDA of Prince George's County. Motion to approve Resolution 2020-01 was moved by Ms. Earle and seconded by Mr. Bailey, motion passed. Meeting adjourned 10:20 AM

TREASURER'S REPORT

December 30, 2020

Happy Holidays! I hope that everyone has had an enjoyable holiday season. We are now six months into fiscal year 2021 and the team continues to work with the Office of Management and Budget along with the Office of Finance to reconcile the financial data related to the projects listed within the RDA's portfolio. Since the inception of the new County financial system there has been some discrepancies with the information and how it is reported. We continue to work diligently to make sure that all vendors and contractors are paid in a timely fashion and the work continues to progress seamlessly.

Operating Budget

Expenses recorded for the month of December 2020 were \$11,582.06, this is inclusive of multiple invoices from our legal counsel. All other cost was minimal for the month. In comparison to December 2019 the expenses are down by \$31,479.06 which is likely the result of COVID-19 and the reduction in temporary clerical staff as well as additional board meeting expenses.

Capital Improvement Program

During the month of December, we have reached out to both agencies Management and Budget along with Office of Finance for a reconciliation for all projects. Expenses for the month of December were \$4,259,264.98. The largest expense for the month was the acquisition of the 2 properties adjacent to the Suitland Towne Center. All projects continue to progress, and the Redevelopment Authority staff continues to work diligently on several exciting projects for the residence of Prince George's County. The comparison between this year (2020) and December 2019 shows a year to date increase in expenses of 1.8% or a total of \$581,290.22 in project cost. Although, COVID-19 has caused several industries to cease work and in some cases shut down the construction industry stands in a unique position. Many construction firms have continued to work although some of the funding resources have caused a slowdown in some markets. The developers/construction firms working on the RDA projects have remained on the job and on target with their timelines as defined by the project managers.

OPERATING BUDGET
(As of December 30, 2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	11,582.06	80,188.47	2,094,362.85	2,014,174.38	3.83%
410300 County Contribution	0.00	0.00	333,500.00	333,500.00	0.0%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	130,817.79	361,300.00	230,482.21	36.21%
499994 Technical Assistance Fee HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	2,581.88	0.00	2,581.88	1.00
Total - Revenue	11,582.06	213,588.14	2,789,162.85	2,580,738.47	7.66%
Expense					
Board Expense					
511311 Allowances (Stipends)	2,100.00	9,600.00	25,000.00	15,400.00	38.4%
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00	0.0%
510811 Conf & Sem Fees	0.00	0.00	3,000.00	3,000.00	0.0%
Total - Board Expense	2,100.00	9,600.00	32,000.00	22,400.00	30.00%
Operating Expense					
510111 Telephone- Regular Service	0.00	147.60	500.00	352.40	29.52%
510114 Telephone- Wireless/ Cellphone	179.92	925.27	2,200.00	1,274.73	42.06%
510311 Duplication and Reproduction	0.00	201.23	500.00	298.77	40.25%
510412 Outside Couter Service	44.77	214.48	450.00	235.52	47.66%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	0.00	290.00	2,000.00	1,710.00	14.5%
511519 Other Insurance Premiums	0.00	13,534.00	25,000.00	11,466.00	54.14%
511702 Catering ^b	0.00	0.00	1,000.00	1,000.00	0.0%
511703 Temporary Clerical/ Administration ^c	0.00	927.20	30,000.00	29,072.80	3.09%
511704 Professional Service/Legal ^c	6,870.00	9,660.00	90,000.00	80,340.00	10.73%
511715 Professional Service/ Auditor (annual)	0.00	6,000.00	20,000.00	14,000.00	30.0%
511720 Fiscal Agent Fees (quarterly)	0.00	15,000.00	60,000.00	45,000.00	25.0%
511722 Consultants and Studies	0.00	18,200.00	23,620.00	5,420.00	77.05%
511749 Other General and Administration	0.00	0.00	14,600.00	14,600.00	0.0%
511799 Other Operating Contract Service	497.00	3,022.40	10,000.00	6,977.60	30.22%
511801 General Office Supplies	0.00	0.00	3,000.00	3,000.00	0.0%
511808 Printing Charges	0.00	0.00	160.00	160.00	0.0%
511890 Other Operating Supplies	329.12	905.04	13,000.00	12,094.96	6.96%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	0.00	130,817.79	361,300.00	230,482.21	36.21%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
527211 Construction (Other Expenses Ofc. Related)	1,561.25	1,561.25	1,561.25	0.00	100.0%
Total - RDA Operating Expense	9,482.06	201,406.26	664,341.25	462,934.99	30.32%
Total Expense	11,582.06	211,006.26	696,341.25	485,334.99	30.3%
Net Income	0.00	2,581.88	2,092,821.60	2,095,403.48	-22.64%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous two Fiscal Years. Note the agency received \$1,656,174 from Federal Grants reimbursements for CIP that have been applied to the operating account . Once all reconciliation for 2020 has been completed by the Office of Finance this beginning fund balance could change.

^b Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party. Due to the pandemic none of these expenses have occurred.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs are reflected as recorded in payroll system through 11/07/202

CAPITAL BUDGET
(As of December 30, 2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	2,829,457.18	5,683,519.51	15,259,872.72	9,576,353.21	37%
410300 County Contribution (PAYGO)	0.00	0.00	1,189,000.00	1,189,000.00	0%
410110 State Grants	0.00	0.00	250,000.00	250,000.00	0%
480140 Property Sales	1,082,035.00	4,000,000.00	7,961,000.00	3,961,000.00	50%
499994 Other Project Revenue	347,771.98	357,771.98	7,558,000.00	7,200,228.02	5%
480290 Miscellaneous Revenue	0.00	234,622.75	340,000.00	105,377.25	69%
Total Revenue^o	4,259,264.16	10,275,914.24	32,557,872.72	22,281,958.48	161%
Expense					
511722 Consultants and Studies	0.00	4,400.00	30,000.00	25,600.00	15%
511751 Security ^c	0.00	0.00	300,000.00	300,000.00	0%
527010 Design	16,850.00	498,710.50	1,050,000.00	551,289.50	47%
527110 Land Costs	2,946,614.13	2,946,614.13	3,884,218.04	937,603.91	76%
527123 Outside Appraisals/Legal	0.00	0.00	125,000.00	125,000.00	0%
527211 Construction	717,244.51	3,334,440.04	17,224,331.68	13,889,891.64	19%
527216 Material Test Consultants	0.00	44,679.00	500,000.00	455,321.00	9%
527221 Pepco	400.23	836.89	5,000.00	4,163.11	17%
527212 Contract Engineering	10,080.00	339,100.86	730,000.00	390,899.14	46%
527227 Landscape/ Beautification	220,798.31	427,614.09	3,076,000.00	2,648,385.91	14%
527346 Other Non- Defined Projects	347,276.98	350,176.98	5,633,323.00	5,283,146.02	6%
Total Expense	4,259,264.16	7,946,572.49	32,557,872.72	24,611,300.23	235%
Net Income	0.00	2,329,341.75	-	(2,329,341.75)	-74%

Notes:

^a In collaboration with the Office of Management and Budget the Fund Balance dilemma has been resolved to the best of our ability. All funding is listed is accessible for FY21.

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

^c Based on an internal audit the office of Finance has adjusted the expenditures to reflect the correct amount for this fiscal year.

ADDISON ROAD
(As of December 30 ,2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended																																																																								
Revenue																																																																													
491010 Fund Balance ^a	3,655.00	42,082.47	614,072.91	571,990.44	6.85%																																																																								
410300 County Contribution (PAYGO)	0.00	0.00	500,000.00	500,000.00	0.0%																																																																								
410110 State Grants	0.00	0.00	50,000.00	50,000.00	0.0%																																																																								
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Blue Line Façade Program ^b	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Fairmount Heights Net Zero ^c	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Lyndon Hill Project	0.00	0.00	0.00	0.00	0.0%																																																																								
499994 Other Project Revenue	0.00	0.00	450,000.00	450,000.00	0.0%																																																																								
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%	Total Revenue	3,655.00	42,082.47	1,614,072.91	1,571,990.44	2.61%	Expense						527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%	527227 Landscape/Beautification to include Maintenance	3,655.00	12,604.00	18,000.00	5,396.00	70.02%	527211 Construction	0.00	0.00	485,146.00	485,146.00	0.0%	527212 Contract Engineering	0.00	26,578.47	30,000.00	3,421.53	88.6%	527346 Blue Line Façade Program	0.00	0.00	14,396.00	14,396.00	0.0%	527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	14,000.00	14,000.00	0.0%	527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	14,927.00	14,927.00	0.0%	527346 Lyndon Hill Project	0.00	2,900.00	100,000.00	97,100.00	0.0%	Total Expense	3,655.00	42,082.47	1,614,072.91	1,571,990.44	2.61%	Net Income	0.00	0.00	0.00	0.00	0.0%
Total Revenue	3,655.00	42,082.47	1,614,072.91	1,571,990.44	2.61%																																																																								
Expense																																																																													
527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%																																																																								
527227 Landscape/Beautification to include Maintenance	3,655.00	12,604.00	18,000.00	5,396.00	70.02%																																																																								
527211 Construction	0.00	0.00	485,146.00	485,146.00	0.0%																																																																								
527212 Contract Engineering	0.00	26,578.47	30,000.00	3,421.53	88.6%																																																																								
527346 Blue Line Façade Program	0.00	0.00	14,396.00	14,396.00	0.0%																																																																								
527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	14,000.00	14,000.00	0.0%																																																																								
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	14,927.00	14,927.00	0.0%																																																																								
527346 Lyndon Hill Project	0.00	2,900.00	100,000.00	97,100.00	0.0%	Total Expense	3,655.00	42,082.47	1,614,072.91	1,571,990.44	2.61%	Net Income	0.00	0.00	0.00	0.00	0.0%																																																												
Total Expense	3,655.00	42,082.47	1,614,072.91	1,571,990.44	2.61%																																																																								
Net Income	0.00	0.00	0.00	0.00	0.0%																																																																								

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^bThe Blue Line Façade program will be completed based on funding from prior fiscal years

^c Fairmount Heights' Net Zero program will receive \$500K from Paygo from the County. Revenue reported under PAYGO is slated for this program.

CHEVERLY
(As of December 30, 2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	495.00	738.23	243.23	67.05%
410300 County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	200,000.00	200,000.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	495.00	495.00	208,000.00	207,505.00	0.24%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	
Total Revenue	495.00	990.00	408,738.23	407,748.23	67.29%
Expense					
527227 Landscape/ Beautification	495.00	990.00	8,000.00	7,010.00	12.38%
527211 Construction	0.00	0.00	200,738.23	200,738.23	0.0%
527346 Other Non- Defined Projects	0.00	0.00	200,000.00	200,000.00	0.0%
Total Expense	495.00	990.00	408,738.23	407,748.23	0.24%
Net Income	0.00	0.00	0.00	0.00	67.048%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY21.

- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).

COUNTYWIDE REVITALIZATION^a
(As of December 30, 2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	4,400.00	2,056,248.34	2,051,848.34	0.21%
410300 County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Community Impact Grants	4,171.23	4,171.23	400,000.00	395,828.77	1.04%
499994 Commercial Property Improvement Program	343,105.75	343,105.75	600,000.00	256,894.25	57.18%
499994 Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
499994 PEPCO Energy Project	0.00	0.00	25,000.00	25,000.00	0.0%
499994 Purple Line Corridor ^b	0.00	10,000.00	0.00	(10,000.00)	100.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	
Total Revenue	347,276.98	361,676.98	3,081,248.34	2,719,571.36	11.74%
Expense					
511722 Consultants and Studies	0.00	4,400.00	10,000.00	5,600.00	44.0%
527010 Design	0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction	0.00	0.00	2,056,248.34	2,056,248.34	0.0%
527123 Outside Appraisals/Legal ^c	0.00	0.00	100,000.00	100,000.00	0.0%
527346 Community Impact Grants	4,171.23	4,171.23	210,000.00	205,828.77	1.99%
527346 Commercial Property Improvement Program	343,105.75	343,105.75	600,000.00	256,894.25	57.18%
527346 Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
527346 PEPCO Energy Project	0.00	0.00	0.00	0.00	0.0%
527346 Purple Line Corridor	0.00	0.00	80,000.00	80,000.00	0.0%
Total Expense	347,276.98	351,676.98	3,081,248.34	2,729,571.36	11.41%
Net Income	0.00	10,000.00	0.00	(10,000.00)	100.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b The Purple Line Corridor was added as a sub-project for FY2021. A refundable deposit was received for the Beacon Heights project located along the Purple Line Corridor.

^cOutside Appraisals/Legal expenses will be used for any of the sub-projects listed in Countywide Revitalization.

GLENARDEN APARTMENT REDEVELOPMENT
(As of December 30,2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	374,613.98	1,076,585.08	5,683,517.12	4,606,932.04	18.94%
410300 County Contribution (PAYGO)	0.00	0.00	689,000.00	689,000.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	0.00	3,961,000.00	3,961,000.00	0.0%
499994 Other Project Revenue ^c	0.00	0.00	4,350,000.00	4,350,000.00	0.0%
480290 Miscellaneous Revenue ^d	0.00	74,796.75	140,000.00	65,203.25	53.43%
Total Revenue	<u>374,613.98</u>	<u>1,151,381.83</u>	<u>14,823,517.12</u>	<u>13,672,135.29</u>	<u>7.77%</u>
Expense					
511722 Consultants and Studies	0.00	0.00	20,000.00	20,000.00	0.0%
527010 Design	0.00	4,104.50	100,000.00	95,895.50	4.11%
527211 Construction	364,533.98	758,568.19	9,553,517.12	8,794,948.93	7.94%
527212 Contract Engineering	10,080.00	312,522.39	700,000.00	387,477.61	44.65%
527227 Landscape/ Beautification	0.00	1,390.00	50,000.00	48,610.00	2.78%
527346 Other Non- Defined Projects	0.00	0.00	4,400,000.00	4,400,000.00	0.0%
Total Expense	<u>374,613.98</u>	<u>1,076,585.08</u>	<u>14,823,517.12</u>	<u>13,746,932.04</u>	<u>7.26%</u>
Net Income	<u>0.00</u>	<u>74,796.75</u>	<u>0.00</u>	<u>(74,796.75)</u>	<u>0.5%</u>

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b Property Sales(Land Proceeds) are anticipate in the amount of 3,961,000.00

^c Other Project Revenue represents the anticipated amount receivable.

^d Miscellaneous Revenue consist of \$74,796.00 from Developer fees

SUITLAND MANOR
(As of December 30, 2020)

Revenue and Expenditure Categories with Accounting Code	December Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	2,451,188.20	4,559,956.96	6,905,296.12	2,345,339.16	66.04%
410300 County Contribution (PAYGO)	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	1,082,035.00	4,000,000.00	4,000,000.00	0.00	100.0%
499994 Other Project Revenue	0.00	0.00	1,525,000.00	1,525,000.00	0.0%
480290 Miscellaneous Revenue ^c	0.00	159,826.00	200,000.00	40,174.00	79.91%
Total Revenue	3,533,223.20	8,719,782.96	12,630,296.12	3,910,513.16	69.04%
Expense					
511751 Security	0.00	0.00	300,000.00	300,000.00	0.0%
527010 Design	16,850.00	494,606.00	925,000.00	430,394.00	53.47%
527110 Land Costs	2,946,614.13	2,946,614.13	2,946,614.13	0.00	100.0%
527123 Outside Appraisals/Legal	0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction/Maintenance	352,710.53	2,575,871.85	4,928,681.99	2,352,810.14	52.26%
527216 Material Test Consultants	0.00	44,679.00	500,000.00	455,321.00	8.94%
527221 Pepco	400.23	836.89	5,000.00	4,163.11	16.74%
527227 Landscape/ Beautification	216,648.31	412,630.09	3,000,000.00	2,587,369.91	13.75%
Total Expense	3,533,223.20	6,475,237.96	12,630,296.12	6,155,058.16	51.27%
Net Income	0.00	2,244,545.00	0.00	(2,244,545.00)	18%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures per the Office of Management and Budget .

^bSale Proceeds from remaining townhouse lots at Suitland Town Center site (projected total revenue is \$4 million in 2021). For FY21 (55)Town House lots sold for 2,917,965.00

^c Miscellaneous Revenue is anticipated from several sources. The RDA received \$159,826.00 from WSSC-SDC Credits.

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

12/1/2020 – 12/31/2020

General

The FY 2020 financial audit is underway. The FY 2022 budget season has begun, and the operating and capital budgets have been submitted to OMB. Budget meetings will begin in January.

Solicitations

An RFP was released for a design team to create concept plans for the Cheverly Hospital site and the Forestville /Pepco site. Proposals were due August 27, 2020. The proposal evaluations have been completed and selection of the teams was made.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal and Rough Grading

Pleasants Construction, Inc. continues with the rubble removal and rough grading of the remaining site.

Rubble Removal Gap Funding Efforts

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

Glenarden Phase 2A – 55 Senior Units

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

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

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

The development team's application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This was the third unsuccessful application for Phase 2B. 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.

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 are in process of being demolished.

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 180 sales so far, and more than 150 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 construction phase.

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

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.

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, fifty-nine (59) loans for \$3,035,743.24 have closed. Total HRAP II expenses are \$632,603.91. So far 72.63%, or \$3,668,347.15 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.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

Name of Awardee	Address	CPIP Award Amount	Current Status	Grant Drawn
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Project completed.</i>	\$350,000
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	<i>County council approved retail center to move forward and apply for their permit for the pylon sign.</i>	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$343,134	<i>Project completed</i>	\$343,134
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Project completed.</i>	\$150,000
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	<i>Project completed</i>	\$75,000
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project completed</i>	\$350,000
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

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

\$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

CPIP 2020 NOFA

RDA has received a total of nine applicant submissions for 2020 program. The retail centers are located in the following areas of Prince Georges County:- (4) Beltsville, (1) Clinton, (1) Upper Marlboro, (2) Laurel, (1) Hyattsville. Funding for this year’s program is \$900,000. 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).

The proposal analysis group completed its review of the nine applicant submissions in mid July 2020. Funding for this round is \$900,000. A total of six retail centers were funded and three were not funded.

Project Update:

2020 retail awardees are currently working on bids, quotes, from contractors for submission to the RDA for review and execution of their grant agreements.

2020 CPIP Awardees

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
4410 Power Mill Road	4410 Power Mill Road Beltsville, MD	Post Project Items	\$108,850	
Chestnut Hills Center	10450-10500-10508 Baltimore Ave Beltsville, MD	Post Project Items	\$61,670	
Garrett Cove LTD Partnership	5001 Garrett Avenue Beltsville, MD	Post Project Items	\$87,500	
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue Laurel, MD	Post Project Items	\$231,980	
The Shops at Chillum Road	3100 Queens Chillum Road Hyattsville MD	Post Project Items	\$350,000	
Marlboro Crossing	5700 Crain Highway Upper Marlboro, MD	Post Project Items	\$60,000	
			\$900,000	

The following retail center and commercial businesses were not approved for funding because these applicants did not meet the required threshold in order to be considered for funding:

Retail Center	Address	City, State	Award Amount
E.L. Smith Properties LLC	11524 Baltimore Avenue	Beltsville, MD	-0-
FM198 LLC	209 Gorman Avenue	Laurel, MD	-0-
James Riley, Jr	6400 Old Alexandria Ferry Way	Clinton, MD	-0-

CPIP 2021 NOFA

Press release for 2021 CPIP is currently being prepared for distribution to the general public. Expected release date will be 12-9-2020.

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management. The RDA has approved HOPE's 1st invoice for \$74,414.00 and has forward the RFP packet to DPIE for payment. RDA has received the 2nd invoice for \$46,466.66 and has forwarded the RFP packet to DPIE for payment. Total expenditures to date are \$120,880.66.

Gateway Arts District

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

6700 Riverdale Road Property

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

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to December 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options including using Fannie Mae backed financing and restructuring the multi-family buildings to be 1% workforce housing and 49% market rate units.

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. The Lyndon Hill School site has been transferred to the RDA for redevelopment as part of project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects. An acquisition grant has been applied for with Maryland DHCD.

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

The final close out report was submitted to MDHCD and accepted on September 24, 2020. Notification of official project close out will be sent to the RDA shortly.

Cheverly Property: 5801 and 5809 Annapolis Road

ZKSYA. LLC is the selected developer from the RFP process. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has been completed.

Hotel Model

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

Challenges

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

LEED

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

Closing

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

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun and a design team has been retained to come up with concept plans for the site. The concept plans will be used to solicit community input in the design of the site prior to the release of an RFP to select a master developer for the site.

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.

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 sustainability 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. A design team has been retained to create a concept plan for the site. An RFP for a master developer will be released in 2021.

Glenn Dale Hospital Revitalization

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

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

COMMUNITY IMPACT GRANT

2016
No update

2018
No update.

2019
No update

2020

I will meet with Windmill Square Condominiums Board of Directors Thursday, November 12th, 2020. After which, all grant agreements have been executed, project work can commence.

Down Payment and Closing Cost Assistance program

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

Total loans applied	16
Loans being processed	2
Loans clear to close	0
Loans closed	14
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 225 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$131,556.90
County Property Taxes Generated:	\$ 32,823.33
County Recordation & Transfer Taxes:	\$ 62,796.35

Remaining Balance as of January 1, 2021: \$273,838.38

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

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

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

NSP 3/NCI 3 April - 2017)

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

To date, properties purchased: 31

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

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

INTERAGENCY SUPPORT ACTIVITIES

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

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2021 Project Revenue	FY 2021 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$500,000 CIP	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$25,000 CIP	Community Impact Grants and CPIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$980,000	\$61,000 CIP	Feasibility studies completed by the developer. Site development plans for submission ongoing
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	P. Omondi	\$138 million	\$50,000	\$ 351,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$0 CIP	Construction started

Beacon Heights/Purple Line Redevelopment	3	P. Omondi	\$120 Million			Development agreement being negotiated
Total CIP			\$1,031,000,000	\$6,035,000	\$937,000	