



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

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

**October 2, 2018**  
**8:30 a.m.**

**9200 Basil Court,  
2<sup>ND</sup> Floor Conference Room  
Largo, MD 20774**



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

## **BOARD OF DIRECTORS MEETING**

**October 2, 2018 - 8:30 a.m.**

**9200 Basil Court, 2<sup>nd</sup> Floor  
Largo, Maryland 20774**

### AGENDA

- CALL TO ORDER AND ROLL CALL
- CONSENT AGENDA ITEMS
  1. SECRETARY'S REPORT  
(Minutes of The September 4, 2018 Board Meeting)
  2. TREASURER'S REPORT
- EXECUTIVE DIRECTOR'S REPORT
- OPEN BOARD DISCUSSION
  1. RDA EVALUATION CRITERIA
- Q & A SESSION
- FINAL REMARKS FROM THE CHAIRMAN AND BOARD MEMBERS
- FINAL REMARKS FROM THE GENERAL PUBLIC
- ADJOURNMENT

Next Meeting: November 6, 2018

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

**Minutes of the Meeting, September 4, 2018 8:30 am  
9200 Basil Court, 2<sup>nd</sup> Floor, Largo, MD 20774**

**PRESENT**

**Board Members**

Monty Cooper, Chair

David Harrington, Vice Chair

Glenda Hodges

Erma Barron

John Tabori

**Staff**

Patricia Omondi

Steve Paul

Sierra Holloman

Adewale Dada

Lakeisha Smith

**Ex- Officio Members and Officer**

Thomas Himler, DCAO

Eric C. Brown, Director DHCD

**Community Advisory Committee**

None

**Others**

Isaac Marks, General Counsel

• **CALL TO ORDER:**

Mrs. Erma Barron conducted roll call and Dr. Glenda Hodges called the meeting to order at 8:37 AM having declared a quorum present.

- **SECRETARY'S REPORT:**

After providing the board members with an opportunity to review the minutes of the July 3, 2018 meeting, Chairman Cooper called for a motion to approve the Secretary's report. The motion to approve the Secretary's report was provided by Mr. Tabori and second by Mr. Harrington. The Secretary's Report was unanimously approved.

- **TREASURER'S REPORT:**

Mr. Dada presented a summary of the operating and capital budgets for the FY2018 as of August 24, 2018. Mr. Tabori suggested that a general footnote be added to the treasurer report to address the transition between accounting systems. Mr. Tabori mentioned the improvements on the report and was pleased with the changes. Upon a motion by Mr. Tabori, and second by Mr. Harrington, the Treasurer's report was unanimously approved.

- **EXECUTIVE DIRECTOR'S REPORT**

Stephen Paul provided an update on the sale of the Cheverly property. He also provided the board with an update on the negotiations with ZKSYA, LLC. The board was informed about the early stages of negotiations with ZKSYA, LLC and the intent to enter into a development agreement. The board considered the Resolution 2018-3 which authorizes the Executive Director to negotiate the sale and redevelopment of the property located at 5801 and 5809 Annapolis Road, Bladensburg Md. Upon a motion by Dr. Hodges and second by Mr. Harrington Resolution 2018-3 was approved.

Mr. Paul informed the board about the Glenarden Hills property (formerly known as Glenarden apartments) that is currently under construction with no major delays. He also updated the board on the following projects: (1) Suitland, Mr. Paul advised the board that RDA had closed on three town-house lots and construction has begun; (2) Gateway Arts District, property at 4100 Rhode Island Ave is under construction; (3) 3807 Rhode Island Ave is completed and is currently leasing units; (4) 3300 block of Rhode Island Ave. is completed and residential units are being leased, and (5) The 210 Maryland Park Drive property is still in its design phase. Mr. Paul stated that there were some delays on the Maryland Park Drive project. The development team requested a 6 months extension on the purchase exchange agreement. Mr. Paul recommended that the board approve the extension requests. Upon motion by Mr. Harrington and second by Ms. Barron the extension was unanimously approved.

The Board was provided with an overview of the FY2018 Community Impact Grant application process and recommendations for award. The Board expressed a desire that those applicants not awarded a grant be afforded the opportunity to discuss their application's shortcomings with staff. The board requested a list of applicants not recommended for award.

Chair Cooper re-engaged the board in a discussion regarding the RDA's Procurement policy, RDA's Equity Partners and responses to several questions posed by the chair earlier. In response to a question Mr. Paul, informed the board that the agreement with the developers of 3807 Rhode Island Ave. and 4100 Rhode Island Ave grants RDA 0.01% ownership and about 5% equity allowing RDA to stay in the project and earn residual income.

The Board addressed the issue of Minority Business Enterprise (MBE) and Local Business Enterprise (LBE) participating in RDA procurements. It was suggested that when negotiating development deals to outline a requirement to have a specific percentage of MBE and LBE participation and implement penalties if they are unmet. Chair Cooper would like a resolution addressing this concern to be made at next month's meeting.

Chair Cooper and others indicated a continued challenge in accessing the Ethics Portal and expressed a desire to have the Office of Ethics Accountability staff attend the November meeting to do a presentation

Lakeisha Smith was introduced as the newest RDA Staff member.

The meeting was adjourned at 10:07 AM.

# REDEVELOPMENT AUTHORITY

## Treasurer's Report

September 25, 2018

### OPERATING BUDGET

Excluding Community Development Block Grant (CDBG) funds, actual revenues in FY 2019 totaled \$85,363 in the period ending September 25, 2018. Revenues increased by \$27,792 from the County's monthly allocation of operating grants. Actual year-to-date (YTD) expenses totaled \$29,586 in the same period, representing an increase of \$7,277 from the prior month. Below is a breakdown of last month's operating costs:

Expense	Amount	Notes
Board Stipends & Expenses	\$1,489	\$111 journal entry adjustment
Office & General Supplies	\$599	
Staffing Services	\$3,679	Administrative Assistant
Legal Expenses	\$132	Journal Entry Adjustment
Equipment Leasing	\$1,378	Copier Machine
<b>TOTAL</b>	<b>\$7,277</b>	

### CAPITAL IMPROVEMENT PROGRAM

Approved projects in the Capital Improvement Program (CIP) have an estimated fund balance of \$34,573,390, including \$22.0 million for Suitland Town Center, \$4.5 million for Glenarden and residual funds from other projects. YTD expenses total \$1.2 million and represent a decrease of \$312,343 from the prior month, primarily due to FY 2018 journal adjustments by the Office of Finance. Below is a breakdown of last month's CIP expenses:

Project	Amount	Description
Suitland Town Center	\$1,061,262	Property Maintenance, Pre-development, Construction, Legal Services and Security Costs
County Revitalization	\$89,720	Community Impact Grants
Glenarden Apartments	\$6,630	Property Maintenance and Construction Costs
Addison Rd	\$580	Property Maintenance
<b>TOTAL</b>	<b>\$1,158,192</b>	

**OPERATING BUDGET<sup>a</sup>**  
(as of September 25, 2018)

	FY 2017 ACTUAL <sup>b</sup>	FY 2018 ESTIMATE <sup>b</sup>	FY 2019 BUDGET <sup>c</sup>	FY 2019 YTD <sup>d</sup>
<b>BEGINNING FUND BALANCE</b>	\$ 92,647	\$ 104,821	\$ 38,265	\$ 237,832
County Operating Grant	233,700	317,600	333,500	83,375
CDBG - Pathway to Purchase Program <sup>e</sup>	313,700	352,600	363,200	363,200
CDBG - Suitland Façade Program <sup>f</sup>	42,518	154,793	-	-
Miscellaneous Revenues	-	20	-	1,988
<b>TOTAL REVENUES</b>	\$ 589,918	\$ 825,013	\$ 696,700	\$ 448,563
Board Meeting Expenses	2,026	1,372	2,000	111
Board Member Stipends	18,997	19,600	28,500	3,600
Board Member Development	-	-	-	-
<b>Total Board Expenses</b>	<b>21,023</b>	<b>20,972</b>	<b>30,500</b>	<b>3,711</b>
General Counsel Fees	66,635	67,605	90,000	132
Consultants & Studies <sup>g</sup>	-	-	30,000	-
External Auditor Fees <sup>h</sup>	8,500	7,500	20,000	-
Fiscal Management Services <sup>i</sup>	60,000	60,000	60,000	-
Commercial Insurance Premiums	4,935	3,563	27,000	13,130
Staffing Services	34,117	39,674	45,000	8,130
Equipment Leasing	5,388	6,486	6,000	2,431
<b>Total Contractual Expenses</b>	<b>179,575</b>	<b>184,828</b>	<b>278,000</b>	<b>23,823</b>
Staff Training & Development	-	-	5,000	-
Office Supplies & Other Costs	20,656	14,154	20,000	2,052
<b>Total Administrative Expenses</b>	<b>20,656</b>	<b>14,154</b>	<b>25,000</b>	<b>2,052</b>
CDBG - Pathway to Purchase Program	313,700	352,600	363,200	363,200
CDBG - Suitland Façade Program	42,790	119,449	-	-
Other Expenses	-	-	-	-
<b>Total Capital Outlay Costs</b>	<b>356,490</b>	<b>472,049</b>	<b>363,200</b>	<b>363,200</b>
<b>TOTAL EXPENDITURES</b>	\$ 577,744	\$ 692,002	\$ 696,700	\$ 392,787
Operating Balance - Surplus/(Deficit)	12,174	133,011	-	55,777
Other Adjustments	-	-	-	-
<b>ENDING FUND BALANCE</b>	\$ 104,821	\$ 237,832	\$ 38,265	\$ 293,608

**Notes:**

- Budget items consist of Special Revenue, Internal Service and Enterprise Funds.
- Audited figures obtained from the County's SAP financial information system.
- Legislative appropriations as approved by the Prince George's County Council.
- FY19 year-to-date transactions include estimates and amounts based on operating agreements.
- Federal-funded Community Development Block Grant (CDBG) home purchase assistance program.
- Federal-funded CDBG home improvement program for the Suitland area that ended in FY 2018.
- Reserved funds for potential technical and project management studies by outside support.
- Fixed fees for auditing services provided by the accounting firm CliftonLarsonAllen LLP.
- Fixed fees for accounting services provided by the Office of Finance.

## CAPITAL BUDGET

(as of September 25, 2018)

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	\$ 11,511,277	\$ 15,702,872	N/A	\$ 28,623,596
County Contribution	3,650,000	24,355,154	16,713,000	10,500,000
State Grants	480,050	250,000	-	-
Property Sales	2,393,580	1,673,732	-	-
Other Revenue	9,581,234	1,274,271	-	74,092
<b>TOTAL REVENUE</b>	<b>\$ 16,104,864</b>	<b>\$ 27,553,157</b>	<b>\$ 16,713,000</b>	<b>\$ 10,574,092</b>
Acquisition	\$ 952	\$ 212,856	\$ 4,000,000	\$ -
Demolition	-	1,282,321	-	-
Construction	1,640,291	5,127,316	-	937,823
Maintenance	187,264	107,640	-	56,172
Pre-development	2,881,995	3,008,796	-	126,794
Interest Payments	331,053	70,590	-	-
Other Expenses	6,871,714	4,822,914	12,713,000	37,403
<b>TOTAL EXPENSES</b>	<b>\$ 11,913,269</b>	<b>\$ 14,632,433</b>	<b>\$ 16,713,000</b>	<b>\$ 1,158,192</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 15,702,872</b>	<b>\$ 28,623,596</b>	N/A	<b>\$ 38,039,496</b>

**Notes:**

1. Capital projects' funding sources could include Capital Improvement Program (CIP) contributions from the County, State grants, Federal grants, developer contributions, general obligation bonds and proceeds from property sales and other miscellaneous revenues.
2. FY 2019 Budget was approved by the County Council. The cost allocation of the approved \$16.7 million would be reallocated by RDA staff to match capital project priorities during the fiscal year.



# GATEWAY ARTS DISTRICT

## Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	\$ (3,809,251)	\$ (3,559,250)	N/A	\$ (3,311,651)
County Contribution	-	-	-	-
State Grants	250,000	250,000	-	-
Property Sales	2,393,580	-	-	-
Other Revenue	1,217,616	-	-	632
<b>TOTAL REVENUE</b>	<b>3,861,196</b>	<b>250,000</b>	-	<b>632</b>
Acquisition	\$ 291	\$ -	\$ -	\$ -
Demolition	-	-	-	-
Construction	738,382	-	-	-
Maintenance	91	-	-	-
Pre-development	-	-	-	-
Interest Payments	-	-	-	-
Other Expenses	2,872,431	2,401	-	-
<b>TOTAL EXPENSES</b>	<b>3,611,195</b>	<b>2,401</b>	-	-
<b>ENDING FUND BALANCE</b>	<b>\$ (3,559,250)</b>	<b>\$ (3,311,651)</b>	N/A	<b>\$ (3,311,019)</b>

**Notes:**

1. Office of Finance (OOF) adjustments are \$1.5 million lower than previous negative balance reported in September board report. Ending fund balance is not final and subject to change.

# SUITLAND

## Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	<b>\$ 3,096,986</b>	<b>\$ 5,296,986</b>	<b>N/A</b>	<b>\$ 18,063,038</b>
County Contribution	2,200,000	18,000,000	4,000,000	4,000,000
State Grants	-	-	-	-
Coral Hills Façade Program - TNI Funds	-	146,000	-	-
Coral Hills Façade Program - CDBG Funds	-	103,485	-	-
Property Sales	-	-	-	-
Other Revenue	5,478,654	754,511	-	2
<b>TOTAL REVENUE</b>	<b>7,678,654</b>	<b>19,003,996</b>	<b>4,000,000</b>	<b>4,000,002</b>
Acquisition	\$ 661	\$ -	\$ 4,000,000	\$ -
Demolition	-	-	-	-
Construction	-	2,761,466	-	931,888
Maintenance	61,978	46,024	-	2,580
Pre-development	2,880,015	2,531,313	-	126,794
Interest Payments	-	-	-	-
Coral Hills Façade Program <sup>2</sup>	-	249,485	-	-
Other Expenses	2,536,000	649,656	-	-
<b>TOTAL EXPENSES</b>	<b>5,478,654</b>	<b>6,237,944</b>	<b>4,000,000</b>	<b>1,061,262</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 5,296,986</b>	<b>\$ 18,063,038</b>	<b>N/A</b>	<b>\$ 21,001,778</b>

**Notes:**

- Suitland Project includes the Federal Town Center and Façade programs (Suitland and Coral Hills).
- Only the Coral Hills Façade Program is included in capital budget reports.
- \$4 million appropriated in FY 2019 budget for acquisition is in a placeholder category. Final allocations across spending categories will be determined by RDA and reflected in future reporting.

# COUNTYWIDE REVITALIZATION

## Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	\$ 5,576,289	\$ 6,063,235	N/A	\$ 5,795,812
County Contribution	250,000	2,000,000	1,000,000	1,000,000
State Grants	225,000	-	-	-
Property Sales	-	-	-	-
Other Revenue	541,644	-	-	61,126
<b>TOTAL REVENUE</b>	<b>1,016,644</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,061,126</b>
Acquisition	\$ -	\$ -	\$ -	\$ -
Demolition	-	-	-	-
Construction	237,717	50,000	-	-
Maintenance	-	31,126	-	52,317
Pre-development	-	-	-	-
FY 2019 CIG Awards	-	-	250,000	-
FY 2018 CIG Awards	-	500,000	-	-
FY 2017 CIG - Carryover Disbursements	-	127,297	-	-
FY 2016 CIG - Carryover Disbursements	-	77,888	-	37,403
Commercial Property Improvement Program	-	1,500,000	250,000	-
Northern Gateway Project	-	-	250,000	-
Interest Payments	-	-	-	-
Other Expenses	291,981	(18,889)	250,000	-
<b>TOTAL EXPENSES</b>	<b>529,698</b>	<b>2,267,423</b>	<b>1,000,000</b>	<b>89,720</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 6,063,235</b>	<b>\$ 5,795,812</b>	N/A	<b>\$ 6,767,218</b>

**Notes:**

- Community Impact Grants (CIG) Awards may include unspent funds from prior fiscal periods.

# AFRICAN-AMERICAN CULTURAL CENTER

## Statement of Available Funds and Committed Funds

### Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	\$ 312,492	\$ 310,512	N/A	\$ 18,807
County Contribution	-	-	-	-
State Grants	-	-	-	-
Property Sales	-	-	-	-
Other Revenue	1,980	32,179	-	-
<b>TOTAL REVENUE</b>	<b>1,980</b>	<b>32,179</b>	-	-
Acquisition	\$ -	\$ -	\$ -	\$ -
Demolition	-	-	-	-
Construction	1,980	291,705	-	-
Maintenance	-	-	-	-
Pre-development	1,980	-	-	-
Interest Payments	-	-	-	-
Other Expenses	-	32,179	-	-
<b>TOTAL EXPENSES</b>	<b>3,960</b>	<b>323,884</b>	-	-
<b>ENDING FUND BALANCE</b>	<b>\$ 310,512</b>	<b>\$ 18,807</b>	<b>N/A</b>	<b>\$ 18,807</b>

# ADDISON ROAD

## Statement of Available Funds and Committed Funds Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	\$ 472,082	\$ 477,132	N/A	\$ 241,051
County Contribution	-	-	1,000,000	1,000,000
State Grants	5,050	-	-	-
Property Sales	-	-	-	-
Other Revenue	131,814	18,219	-	-
<b>TOTAL REVENUE</b>	<b>136,864</b>	<b>18,219</b>	<b>1,000,000</b>	<b>1,000,000</b>
Acquisition	\$ -	\$ 212,856	\$ -	\$ -
Demolition	-	-	-	-
Construction	-	-	-	-
Maintenance	5,380	9,160	-	580
Pre-development	-	9,065	-	-
Blue Line Façade Program	-	-	-	-
Blue Line Façade Program - RDA Match	-	-	-	-
Fairmount Heights - Net Zero Program	-	-	1,000,000	-
Interest Payments	-	-	-	-
Other Expenses	126,434	23,219	-	-
<b>TOTAL EXPENSES</b>	<b>131,814</b>	<b>254,300</b>	<b>1,000,000</b>	<b>580</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 477,132</b>	<b>\$ 241,051</b>	N/A	<b>\$ 1,240,471</b>

**Notes:**

- Property sale proceeds from 210 Maryland Park Drive.

# GLENARDEN

## Statement of Available Funds and Committed Funds

### Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	\$ 5,587,680	\$ 6,839,258	N/A	\$ 7,559,753
County Contribution	1,200,000	4,355,154	10,713,000	4,500,000
State Grants	-	-	-	-
Property Sales	-	1,673,732	-	-
Other Revenue	2,036,196	217,897	-	2,332
<b>TOTAL REVENUE</b>	<b>3,236,196</b>	<b>6,246,783</b>	<b>10,713,000</b>	<b>4,502,332</b>
Acquisition	\$ -	\$ -	\$ -	\$ -
Demolition	-	1,282,321	-	-
Construction	662,212	2,023,526	-	5,935
Maintenance	46,805	15,115	-	695
Pre-development	-	455,068	-	-
Revenue Authority - Principal Payment	-	1,673,732	-	-
Revenue Authority - Interest Payment	331,053	70,590	-	-
Other Expenses	944,548	5,936	10,713,000	-
<b>TOTAL EXPENSES</b>	<b>1,984,618</b>	<b>5,526,288</b>	<b>10,713,000</b>	<b>6,630</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 6,839,258</b>	<b>\$ 7,559,753</b>	N/A	<b>\$ 12,055,455</b>

# CHEVERLY

## Statement of Available Funds and Committed Funds

### Per Capital Budget Detail

	FY 2017 ACTUAL	FY 2018 ESTIMATE	FY 2019 BUDGET	FY 2019 YTD
<b>BEGINNING FUND BALANCE</b>	<b>\$ 275,000</b>	<b>\$ 275,000</b>	<b>N/A</b>	<b>\$ 256,787</b>
County Contribution	-	-	-	-
State Grants	-	-	-	-
Property Sales	-	-	-	-
Other Revenue	173,330	1,980	-	10,000
<b>TOTAL REVENUE</b>	<b>173,330</b>	<b>1,980</b>	<b>-</b>	<b>10,000</b>
Acquisition	\$ -	\$ -	\$ -	\$ -
Demolition	-	-	-	-
Construction	-	619	-	-
Maintenance	73,010	6,215	-	-
Pre-development	-	13,350	-	-
Interest Payments	-	-	-	-
Other Expenses	100,320	9	-	-
<b>TOTAL EXPENSES</b>	<b>173,330</b>	<b>20,193</b>	<b>-</b>	<b>-</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 275,000</b>	<b>\$ 256,787</b>	<b>N/A</b>	<b>\$ 266,787</b>

**Notes:**

1. Final bidder on 5801-5809 Annapolis Road deposited \$10,000 in FY 2019 YTD

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS  
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)  
9/1/2018 – 9/30/2018**

**General**

No update.

**Solicitations**

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

**Glenarden Hills- (Formerly known as Glenarden Apartments)**

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

To date, approximately 36.7% of the \$34.1 million budgeted for Phase I has been disbursed including the RDA's \$1,675,000 Phase I infrastructure funding grant. Below is a summary of the Phase I construction schedule.

September 2019 Construction Update	Estimate completion Date
<b>Community Center</b> Rough-ins and insulation complete. Drywall hanging underway.	1/8/19
<b>Senior Building</b> Roofing and windows installed. Interior rough-ins underway.	2/20/19
<b>Building G</b> Rough-ins complete. Brickwork 90% complete. Siding 33% complete. Drywall hanging underway.	2/26/19
<b>Building F</b> Roofing, windows and brickwork complete. Rough-ins 90% complete.	3/5/19
<b>Building E</b> Roofing, windows and brickwork complete. Rough-ins 90% complete.	3/11/19
<b>Building D</b> Footings 20% complete.	3/15/19
<b>Building B</b> Foundations, underground plumbing and slab on grade complete. Framing 30% complete.	3/22/19
<b>Building A</b> Foundation complete. Underground plumbing 90% complete.	3/29/19
<b>Building C</b> Building pad and footings complete. Foundation walls underway.	4/29/19
<b>Site Utilities</b>	
Domestic Water-Staking of waterlines complete.	TBD
Sanitary- 33% complete	TBD
Curb and Gutter- underway	TBD

The staff has secured DPIE's compliance for the crushing, sifting, capping, etc. of rubble for limited on-site use in order to reduce escalating costs. The RDA and the developers are currently awaiting estimates for scope of work from Harkins Builders, Inc., to move forward with this desired scenario.



## Glenarden Phase 2A – 55 Senior Units

The development team, led by Pennrose Properties, application to MD CDA for noncompetitive 4% LIHTC/bond financing to complete this \$13.4 million phase has been approved. It is anticipated that construction will start on this phase during the third quarter of 2019.

## Glenarden Phase 2B – 104 family units

This phase will involve the construction of 104 family units of which sixty (60) units will be for families with incomes of 60% of AMI and the remaining 44 units will be market rate. The development team, led by Pennrose Properties submitted an application to MD CDA for consideration of award of 9% tax credits during the Spring 2018 round to complete the financing for this \$33.8 million phase. The application for tax credits was not approved. The development team is currently exploring alternative funding sources.

## **Suitland Development**

### 4809 Suitland Road

No update.

### Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October, 2017 Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018.

#### Townhouses

NVR was selected as the town house builder and is finalizing the architectural drawings for permits. Construction of the model townhomes began in August 2018.

#### 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, 2019. The project is now in the design phase.

#### Infrastructure Construction:

Construction is ongoing for Phase 1A while Phases 1B, 1C and 2 are expected to begin in October 2018. Phase 3 is in design stage.

## Housing Rehabilitation Assistance Program II

In June, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). Four (4) loans totaling \$176,405 have been closed to date. An additional two (2) loans for the amount of \$111,957.85, are awaiting approval by DHCD to close. Total HRAP expenses to date are \$246,787.76, of which \$224,163.60 or 45.4 % can be allocated to the \$494,166 October 23, 2018 Expenditure Target.

There are an additional 59 approved applications in various stages of processing including environmental review, property inspections, scope of work development, construction bidding, and underwriting. The program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities.

### Coral Hills Façade and Green Retrofit Program

This program is funded with a \$103,000 RDA CDBG grant and \$146,000 in County TNI funds. Construction commenced on April 30, 2018. Community Investment Remodelers and Alternative Renewable Solutions, LLC were awarded the project based on bid submission. Both companies are minority owned and MBE certified. To date work on 13 properties have been completed. An additional four properties are still under construction.

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

United Community Against Poverty, Inc. (UCAP) was selected by the Proposal Analysis Group (PAG) to manage the program. RDA is the grantee for this Program that was applied for with the assistance of MNCPPC and funded with MD DHCD Community Legacy Funds. RDA has executed an MOU with UCAP to manage the program. Selected properties will be awarded grants of up to \$12,000 for exterior façade improvements. Redleaf Architects has been selected and is working with homeowners to develop the scope of work for the four applications approved to date. Issuance of construction bids will be delayed due MD DHCD requirements for the Maryland Historical Trust (MHT) review of construction scope of work.

### Commercial Property Improvement Program (CPIP)

RDA is finalizing CPIP guidelines. Primary challenge is providing CPIP funding to commercial properties that should appropriately remain retail, based on surrounding demographics and market competitiveness. Target date for launching of the program is October 2018.

### **Gateway Arts District**

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction has started. Completion is scheduled for December 2019.
2. **3807 Rhode Island Avenue:** Construction is underway and expected to be substantially completed by August 2018. The Grand Opening Ceremony is scheduled for October 27, 2018.
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.
4. **3719 34<sup>th</sup> Street:** Project is complete. No update.
5. **Prince George's African-American Museum:** No update.

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

**Maryland Park Drive Property:** The development agreement has been extended to March 30, 2019. The Architect is designing the buildings for permit submission.

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

**Fairmount Heights Net Zero Energy District:** The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018 and lots transferred to

HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. Construction drawings are currently being finalized. Target dates for key milestones are the following: January 2019- Construction bidding and application for construction financing; April 2019 – Permit issuance and closing on construction financing; May 2019 – Anticipated Construction start date.

### **Pointe at Cheverly**

There are no major changes in the recommended use of the property from MNCPPC. The recommended uses are senior housing and commercial development that compliments the development on Route 450. An RFP was released in March 2018 and one proposal was received in June 2018. The proposal has been evaluated by the PAG and a conditional selection has been made. The Purchase and Sale Agreement and the Development Agreement are being negotiated with the selected developer.

### **Laurel-Bowie Road Park and Ride Lot**

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

### **Countywide Revitalization**

#### **Glenn Dale Hospital Revitalization**

A public meeting to present the results of the Continuing Care Retirement Community (CCRC) Feasibility Study was held on May 8, 2018. Three potential adaptive reuse scenarios for the 60-acre hospital campus was presented by the Alexander Company. All three scenarios would result in financial gaps exceeding \$39 million, if the property is adaptively reused as a CCRC. M-NCPPC to work with Council members and the RDA to define a master planning process that would explore alternative uses and the potential lifting of the existing CCRC use restriction.

RDA and M-NCPPC has received and is evaluating Master Planning proposal from the Alexander Company.

## **Community Impact Grant Narrative**

### **Purpose**

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

### **FY 2018**

The RDA released the fiscal year 2018 Community Impact Grant application. The funding total for the grant year is \$500,000. The maximum grant award is \$75,000. The RDA received 15 grant applications. The PAG completed its review of the applications and recommendations were presented to the Board's September meeting.

### FY 2016 Community Impact Grant Awardees

Applicant	Council District	Project Name	Amount Request	Funding Approved	Funds Disbursed	Account Balance	Notes
College Park City-Univ. Partner	3	MilkBoy & Arthouse	\$50,000	\$37,550	\$37,550	\$0	
Pregnancy Aid Center	3	Weinburg Women's Health Ctr Beautification Project	\$50,000	\$50,000	\$17,838.70	\$32,161	Extended
CASA	3	CASA Multicultural Center Repairs	\$50,000	\$37,275	\$36,714	\$0	(\$561)
Greenbelt Theatre	4	Renovation of the Historic Greenbelt Theatre	\$50,000	\$30,000	0	\$30,000	Extended
Pyramid Atlantic Neigh Design ATHA	2	Arcade Capital Project	\$50,000	\$32,725	\$32,345	\$0	(\$380)
H.I.P.	5	Kentland Community Signage	\$37,450	\$37,450	0	\$37,450	Extension
Salvation Army	2	Salvation Army P.G. Corps- Gym Floor Replacement	\$25,000	\$25,000	\$25,000	\$0	
<b>Totals</b>			<b>\$312,450</b>	<b>\$250,000</b>	<b>\$149,448</b>	<b>\$99,611</b>	

### FY 2017 Community Impact Grant Awardees

Applicant	Council District	Project Name	Amount Request	Funding Approved	Funds Expended	Account Balance
The Conservancy of Broad Creek	9	Reforestation of native plants	\$15,875	\$15,875	\$10,425	\$5,450
Catholic Charities	8	Susan Denison Mona Center Garden Project	\$50,000	\$50,000	\$0.00	\$50,000
Windmill Square Condominium Inc	5	Retainer Wall Replacement Project	\$50,000	\$50,000	\$42,000	\$8,000
Greenbelt Maker-Space Coop, Inc.	4	Composting food scraps to enrich soil in Greenbelt Gardens	\$11,150	\$11,150	\$0	\$11,150
Northern Estates HOA, Inc	3	Encap Monuments & Landscaping Beautification Project	\$13,705	\$13,705	\$0	\$13,705
Hyattsville CDC	2	ARTways: Sculpting Signage, Mapping & Artword Install.	\$50,000	\$50,000	\$7,266	\$42,734
Mission of Love	6	Feeds 5000 in Five Years	\$29,070	\$29,070	\$7,944.00	\$21,126
The Arc Prince George's County	6	Arc Digital Sign Project	\$29,249	\$29,249	\$0	\$29,249
<b>Totals</b>			<b>\$249,049</b>	<b>\$249,049</b>	<b>\$67,635</b>	<b>\$181,414</b>

### Transforming Neighborhoods Initiative (TNI)

No update.

## Real Estate Project Summary Table

Infill Projects	Council District	Lead Staff	TDC (Est.)	FY18 Funding	FY19 Funding	Current Status
Central Ave Corridor <sup>1</sup>	7	S.Paul	TBD		\$ 1,000,000.00	9 net zero homes
Gateway Arts District	2	S.Paul	TBD			Acquisitions and dispositions being examined
African American Cultural Museum	2		TBD			RDA acting as pass thru agent for the County Grants
Countywide Revitalization <sup>1</sup>	All	Various	NA	\$2,000,000	\$ 1,000,000.00	2018 Community Impact Grants NOFA
Cheverly Property	5	P. Omandi	TBD			RFP Issued
4809 Suitland Road	7	S.Paul	TBD			Site is being held in inventory
Glenarden Apartments <sup>2</sup>	5	R.Clemens	\$138 Million	\$5,050,000	\$ 4,500,000.00	Construction started
Towne Square at Suitland Federal Ctr. <sup>1,3</sup>	7	S.Paul	\$400 Million	\$18,000,000	\$ 4,000,000.00	Construction started
<b>Totals CIP</b>				<b>\$25,050,000</b>	<b>\$ 10,500,000.00</b>	

Disposition	Council District	Lead Staff	TDC (Est.)	FY17 Revenue	FY18 Revenue (Est.)	Current Status
RDA Properties						
Towne Center at Suitland Federal Ctr.	7	S.Paul	\$400 Million	\$0	\$0	Fine Grading commenced
Glenarden Apartments	5	R.Clemens	\$138 Million	\$0	\$0	Rough grading commenced
Cheverly Property	5	S.Paul	TBD	\$0	\$0	RFP Issued
4100 Rhode Island Ave, Brentwood	5	R.Clemens	\$138 Million	\$0	\$0	Rough grading commenced
3807 Rhode Island Ave, Brentwood	5	S.Paul	TBD	\$0	\$0	RFP Issued
Laurel - Bowie	5	R.Clemens	\$138 Million	\$0	\$0	Rough grading commenced
Maryland Park Drive	5	S.Paul	TBD	\$0	\$0	RFP Issued

Property Acquisition	Council District	Lead Staff	TDC (Est.)	FY18 Cost (Est.)	FY19 Cost (Est.)	Current Status
NSP Program	All	R.Clemens	\$7,072,006	\$0	\$0	30 acquisitions, 29 Sales
NSP3/NCI	7	R.Clemens	\$3,930,188	\$0	\$0	31 acquisitions, 31 Sales

1. Capital Improvement Program (CIP)
2. Spending Authority
3. Bond Funds

## 1. Program Updates

2. The detailed financial update of each recipient for FY 2016 and 2017 are outlined below.

### 3. The FY 2016 updates are as follows:

4. *Pyramid Atlantic, The Salvation Army, College Park City-University Partnership, and CASA de Maryland* - These grants are officially closed.

5. *Pregnancy Center*- The State Highway Administration has begun the installation of the retaining wall on Route 1, however, the Center has requested a grant extension through September 2018 which has been approved.

6. *Old Greenbelt Theatre*- Due to circumstances beyond its control, the theatre received an extension of its Theatre Seating Project which expires on June 30, 2018.

7. *Housing Initiative Partnership (HIP)*- The application for the signage permit has been submitted. The RDA continues to wait for the official extension request from HIP if needed.

### 8. The FY 2017 updates are as follows:

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

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

11. *The Conservancy at Broad Creek*- The removal of invasive bamboo has begun along with herbicide applications.

12. *Greenbelt Makerspace*- Although the organization has reported making purchases related to its CIG project, it has not requested reimbursements to date.

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

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

15. *Northern Estates* – The organization encountered budget issues for its project based on received proposals, for this reason, revisions to the scope of work will be forwarded to the RDA for approval.
16. *Windmill Square*- Several retainer walls have been replaced and the agency has requested reimbursements to date.

## DOWN PAYMENT AND CLOSING COST ASSISTANCE

The RDA secured over \$1,000,000 in HOME funds from DHCD for down payment and closing cost assistance. The new program, Pathway to Purchase, launched in January 2017 and started receiving applications in March 2017.

Total loans applied: 95  
Loans being processed: 0  
Loans clear to close: 0  
Loans closed: 77  
Loans sent back: 18

### Trainings and Outreach (to date):

- Homebuyers: 1095
- Realtors: 710
- Lenders: 300

### Economic Impact:

- Pathway to Purchase Loans: \$718,395.52
- Property Taxes Generated: \$235,760.79
- Recordation and Transfer Fees: \$310,980.28

Remaining Balance as of October 1, 2018 is \$381,604.50.

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

- Total loans applied 21
- Loans being processed 9
- Loans clear to close 0
- Loans closed 11
- Loans sent back 1

### Training and Outreach (to date)

- First Time Homebuyers: 200 (8 hour Housing Counseling Classes)
- Realtors 225

### Economic Impact:

- PGCPAP Loans: \$160,898.63

Remaining Balance as of October 1, 2018 \$1,986,501.40



## Neighborhood Stabilization Program

### NSP 1 July - 2018)

To date, properties purchased: 30

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

<b>Cumulative Expenditures</b>	<b>Available Grant Balance</b>	<b>Available Program Income Balance</b>
\$7,072,006	0	\$368,855

### 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

<b>Cumulative Expenditures</b>	<b>Available Grant Balance</b>	<b>Available Program Income Balance</b>
\$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.