



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

Sept. 6, 2022
9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

September 6, 2022 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
 - Minutes of the July 6, 2022, 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: October 4, 2022.

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

Minutes of the Meeting, July 6, 2022

8:30 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Alicia Doney

Erma Barron

Staff

Stephen Paul

Ernest Williams

Gerald Konohia

Andrea Anderson

Lakeisha Smith

Edren Lewis

Victor Sherrod

Andrea Anderson

Ex- Officio Members and Officer

General Counsel

Tiffany Releford

Secretary Report

Mr. Harrington called the teleconference meeting to order at 8:30 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the board minutes for the month of June. A motion to approve the minutes was made by Ms. Barron and seconded by Mr. Bailey, the motion passed.

Treasurer's Report

Accountant Sheila Roberts addressed the board and informed the board the Operating expenses for the month of June, she informed the board the expenses totaled \$95,708.71 that included \$52,748.46 that was attributed to the fourth quarter payroll charges for the Pathway to Purchase (PTP) staff for the Department of Housing and Community Development (DHCD). She stated that DHCD is the funding source for the staff salaries, Ms. Roberts informed the board that during the budget process, the amount of \$52,748.46 was included to cover the salaries of the employees that worked in the PTP program.

Ms. Roberts informed the board the Capital expenses for the month of June totaled \$355,820.82. The major expenses for the month of June were attributed to construction and construction management expenditures. A motion to approve the treasurer's report was motioned by Mr. Bailey and seconded by Ms. Barron, the motion passed.

Executive Report

Executive Director, Mr. Stephen Paul addressed the board and informed the board that there were three Resolutions that he would like the board to vote on. *Resolution 2022-03*: A resolution authorizing the Redevelopment Authority of Prince George's County to acquire certain real property known as 3005 Hospital Dr., Landover, Maryland 20785. Additional authorization for the redevelopment of the Parcel for the purpose of furthering the County's goal of rehabilitation thereof; *Resolution 2022-04*: A resolution authorizing the Redevelopment Authority of Prince George's County to sell or otherwise transfer certain real property consisting of approximately 32 acres known as 0 Forestville Rd., District Heights, Maryland 20747; *Resolution 2022-05*: A resolution authorizing the Redevelopment Authority of Prince George's County to sell or otherwise transfer certain real property known as 4775 Towne Square Blvd., Suitland, MD. 20746. Additional authorization for the development of the Towne Square at Suitland Federal Center. The Board Members reviewed all three Resolutions: 2022-03, 2022-04, and 2022-05. A motion to approve the resolutions was made by Mr. Harrington, and seconded by the board members, motion passed. Meeting adjourned 9:45am.

TREASURER'S REPORT

August 31, 2022

Happy New Year, as we go into this new year changes have been made to provide for additional transparency and consistency with the County's financial system. Comments are always welcomed. It is our intention to provide the Board with useful information and a view of all appropriated funding that has been provided to the agency. Our goal is to provide the best view of how our tax dollars are being expended to provide affordable housing and economic development to all areas of the County. Over the past year the Redevelopment Authority has been steadfast in their mission, in contributing to the creation of a diverse and vibrant economy and living environment within Prince George's County. Through community building techniques and providing responsible and responsive development and redevelopment that is designed to enhance the quality of life, balanced growth, and job creation for diverse sustainable communities. As we embark upon this new year it is the agency's intention to continue their mission even as the pandemic continues to make things difficult.

Operating Budget

The RDA financials are currently being reviewed for the closed out of fiscal year 2022. With the creation of the new budget and the continued strain related to the pandemic. The FY2023 budget remains vigorous enough to cover all the expected daily operations as well as providing support for the Board members. Although the financial reports may not show budgets for every line item all expenditures were taken into consideration when the budget was created.

Capital Improvement Program

This new year continues to show a lot of promise for Prince George's County. The addition of the Cheverly Hospital site and the PEPCO energy sub-project in last fiscal year. The RDA continues the progress in both Glenarden and Suitland projects. All while the agency remains diligent with multiple smaller projects to include, the Net Zero projects, Housing Rehabilitation Assistance program, Commercial Property Improvement program as well as the Community Impact Grant projects. Several development projects have been and continues to be planned for the coming years. Stay tuned for exciting new looks throughout the County. The County's Finance department has started the annual audit process which involves finalizing and closing the books on fiscal year 2022 financial data.

OPERATING BUDGET
(As of August 31,2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apportion				
410300 County Contribution	18,615.00	18,615.00	661,300.00	642,685.00
	<u>18,615.00</u>	<u>18,615.00</u>	<u>661,300.00</u>	<u>642,685.00</u>
Expense				
Board Expense				
511311 Allowances (Stipends)	1,700.00	1,700.00	23,000.00	21,300.00
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00
510811 Conf & Sem Fees				
Total - Board Expense	<u>1,700.00</u>	<u>1,700.00</u>	<u>27,000.00</u>	<u>25,300.00</u>
Operating Expense				
510111 Telephone- Regular Service	0.00	0.00	3,000.00	3,000.00
510114 Telephone- Wireless/ Cellphone	268.08	268.08	0.00	(268.08)
510311 Duplication and Reproduction	0.00	0.00	0.00	0.00
510412 Outside Courier Service	7.54	7.54	300.00	292.46
510911 Advertising	858.00	858.00	1,000.00	142.00
511519 Other Insurance Premiums	4,909.00	4,909.00	25,000.00	20,091.00
511702 Catering ^a	0.00	0.00	1,000.00	1,000.00
511703 Temporary Clerical/ Administration	0.00	0.00	27,800.00	27,800.00
511704 Professional Service/Legal	0.00	0.00	90,000.00	90,000.00
511715 Professional Service/ Auditor (annual)	0.00	0.00	20,000.00	20,000.00
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	80,000.00	80,000.00
511722 Consultants and Studies	8,000.00	8,000.00	3,000.00	(5,000.00)
511749 Other General and Administration	0.00	0.00	0.00	0.00
511799 Other Operating Contract Service	1,265.14	1,265.14	1,500.00	234.86
511801 General Office Supplies	0.00	0.00	10,000.00	10,000.00
511805 Uniforms/Work Clothes/Accessories	911.64	911.64	0.00	(911.64)
511808 Printing Charges	0.00	0.00	200.00	200.00
511890 Other Operating Supplies	695.60	695.60	3,100.00	2,404.40
512604 Strategic Initiatives	0.00	0.00	0.00	0.00
512650 CDBG/HITF Pathway to Purchase Operating Support ^b	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	0.00	100.00	100.00
512310 Office Equipment Rental/Lease	0.00	0.00	7,000.00	7,000.00
Total - RDA Operating Expense	<u>16,915.00</u>	<u>16,915.00</u>	<u>634,300.00</u>	<u>617,385.00</u>
Total Expense	<u>18,615.00</u>	<u>18,615.00</u>	<u>661,300.00</u>	<u>642,685.00</u>

Notes:

^aOperating 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

^b The amounts related to CDBG/HITF Pathway to Purchase Operating Support will be posted on a quarterly basis.

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

CAPITAL BUDGET SUMMARY
(As of August 31, 2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apporiation				
County Apporiation for FY 2023	307,869.32	307,869.32	26,944,000.00	26,636,130.68
	<u>307,869.32</u>	<u>307,869.32</u>	<u>26,944,000.00</u>	<u>26,636,130.68</u>
Expense				
511722 Consultants and Studies	0.00	0.00	0.00	0.00
527010 Design	0.00	0.00	0.00	0.00
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	287,430.35	287,430.35	20,097,000.00	19,809,569.65
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	0.00	0.00	0.00
527212 Contract Engineering	7,343.97	7,343.97	0.00	(7,343.97)
527227 Landscape/ Beautification	12,795.00	12,795.00	0.00	(12,795.00)
527346 Other Non- Defined Projects	300.00	300.00	1,774,000.00	1,773,700.00
Total Expense	<u>307,869.32</u>	<u>307,869.32</u>	<u>26,944,000.00</u>	<u>26,636,130.68</u>

Notes:

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ADDISON ROAD
(As of August 31 ,2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apporiation				
County Apporiation for FY 2023	17,138.97	17,138.97	3,913,000.00	3,895,861.03
	<u>17,138.97</u>	<u>17,138.97</u>	<u>3,913,000.00</u>	<u>3,895,861.03</u>
Expense				
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	1,500,000.00	1,500,000.00
527212 Contract Engineering	7,343.97	7,343.97	0.00	(7,343.97)
527227 Landscape/Beautification to include Maintenance	9,795.00	9,795.00	0.00	(9,795.00)
527346 Blue Line Façade Program	0.00	0.00	0.00	0.00
527346 Blue Line Façade Program RDA Match	0.00	0.00	140,000.00	140,000.00
527346 Fairmount Heights Net Zero Program	0.00	0.00	0.00	0.00
527346 Lyndon Hill Project	0.00	0.00	0.00	0.00
Total Expense	<u>17,138.97</u>	<u>17,138.97</u>	<u>3,913,000.00</u>	<u>3,895,861.03</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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CHEVERLY
(As of August 31,2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apporiation				
County Apporiation for FY 2023	0.00	0.00	2,697,000.00	2,697,000.00
	<u>0.00</u>	<u>0.00</u>	<u>2,697,000.00</u>	<u>2,697,000.00</u>
Expense				
527010 Design	0.00	0.00	0.00	0.00
527211 Construction	0.00	0.00	2,697,000.00	2,697,000.00
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00
527346 Other Non- Defined Projects	0.00	0.00		0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>2,697,000.00</u>	<u>2,697,000.00</u>
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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COUNTYWIDE REVITALIZATION
(As of August 31,2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apportionation				
County Apportionation for FY 2023	0.00	0.00	5,100,000.00	5,100,000.00
	<u>0.00</u>	<u>0.00</u>	<u>5,100,000.00</u>	<u>5,100,000.00</u>
Expense				
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	0.00		0.00
527346 Commercial Property Improvement Program (CPIP)	0.00	0.00		0.00
527346 Northern Gateway Project	0.00	0.00	0.00	0.00
527346 PEPCO Energy Project	0.00	0.00		0.00
527346 Purple Line Corridor (Beacon Heights)	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>5,100,000.00</u>	<u>5,100,000.00</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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GLENARDEN APARTMENT REDEVELOPMENT
(As of August 31, 2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apporiation				
County Apporiation for FY 2023	0.00	0.00	6,634,000.00	6,634,000.00
	<u>0.00</u>	<u>0.00</u>	<u>6,634,000.00</u>	<u>6,634,000.00</u>
Expense				
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	0.00	5,000,000.00	5,000,000.00
527212 Contract Engineering	0.00	0.00	0.00	0.00
527227 Landscape/ Beautification	0.00	0.00	0.00	0.00
527346 Other Non- Defined Projects	0.00	0.00	1,634,000.00	1,634,000.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>6,634,000.00</u>	<u>6,634,000.00</u>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Notes:

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SUITLAND MANOR
(As of August 31,2022)

Revenue and Expenditure Categories with Accounting Code	July/August Actuals	FY 2023 YTD	Approved FY 2023 Budget	Remaining Budget
FY 2023 Apporiation				
County Apporiation for FY 2023	290,730.35	290,730.35	8,600,000.00	8,309,269.65
	<u>290,730.35</u>	<u>290,730.35</u>	<u>8,600,000.00</u>	<u>8,309,269.65</u>
Expenditures				
527010 Design	0.00	0.00	0.00	0.00
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	287,430.35	287,430.35	8,600,000.00	8,312,569.65
527216 Material Test Consultants	0.00	0.00	0.00	0.00
527221 Pepco	0.00	0.00	0.00	0.00
527227 Landscape/ Beautification	3,000.00	3,000.00	0.00	(3,000.00)
527346 Other Non-defined Project Cost	300.00	300.00	0.00	(300.00)
Total Expense	<u>290,730.35</u>	<u>290,730.35</u>	<u>8,600,000.00</u>	<u>8,309,269.65</u>

Notes:

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

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

7/1/2022 – 8/31/2022

General

The FY 2022-year end close out is beginning. The FY 2023 budget was approved by 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 responses are being evaluated. Responses for the Suitland hotel solicitation are due in October 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 closing is expected in November 2022.

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 Road

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.

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 for occupancy.

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 are due in October 2022.

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, seventy-two (72) loans for \$3,759,306.50 have closed. Total HRAP II expenses are \$774,710.36. So far 90.95%, or \$4,593,389.36 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

CPIP 2021 NOFA

There was a total of eight submissions received from the following retail centers for round three. Program funding **\$1Million**. Retail grant request **\$1.5Million**. **Five** out of the **six** retail centers for 2021 were granted extensions due to pricing delays because of the current pandemic has also delayed the execution of their grant agreements.

Retail Center	Address	Current Status	CPIP Award Amount	Grant Drawn
Queens Chapel Town Center	2900 Hamlin Street Hyattsville, MD 20782	Grant agreement executed	295,128	
Steward Village Shopping Center	9701 Fort Meade Road Laurel, MD 20707	Retail Center working on post selection items	\$104,688	\$104,688
Laurel Shopping Center	910 Fairlawn Avenue Laurel, MD 20707	Grant agreement executed	\$191,675	\$191,675
Crestview Square Shopping Center	6601-6747 Annapolis Road Landover Hills, MD 20784	Grant agreement executed	\$211,032	\$71,712.53
St. Barnabas Shopping Plaza	4516-4534 St. Barnabas Road Temple Hills, MD 20748	Retail Center working on post selection items	\$109,688	
St. Barnabas Square	3609 St. Barnabas Road Suitland, MD 20746	Retail Center working on post selection items	\$87,789	-0-

			1,000,000	368,075.53

The following two retail center 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
University Place Center LLC	15942 Shady Grove Road	Gaithersburg, MD 20877	-0-
Sargent Road LP	4919 Bethesda Avenue Suite 200	Bethesda, MD 20814	-0-

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. As of October 2021, occupancy was at 95%.
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 a 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 is now open. 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. 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 November 2022.

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.

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.

Closing

The Project closed in September 2021. The project is now in the entitlement and permitting phase. Construction should begin in 2022.

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 pre-development work is expected to commence in September 2022. A \$2,000,000 state grant has been awarded for FY2023 for pre-development work. A second state grant for \$1,000,000 has been applied for.

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 site was transferred to the Housing Authority for the development of a mixed income community and a County 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. 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). The planning process should be complete in the Fall of 2022.

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.

Community Impact Grant

COMMUNITY IMPACT GRANT UPDATES:

\$200,000 in grant funds was recently awarded to the following recipients:

Art Works Now	\$30,630.50
Central Kenilworth Ave Revitalization CDC	\$12,637
Ivy Community Charities	\$18,850.50
Joe’s Movement Emporium	\$50,000
North Brentwood Historical Society	\$38,382
United Communities Against Poverty	\$50,000

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	31
Loans being processed	0
Loans clear to close	0
Loans closed	30
Loans sent back	1

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 2275 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$ 221,253.63
County Property Taxes Generated:	\$ 107,890.33
County Recordation & Transfer Taxes:	\$ 86,796.40
Remaining Balance as of September 1, 2022:	\$ 895,704.65

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 E. Williams	\$100,000,000	\$1,240,000	\$1,080,000 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/ E. Williams	\$70,000,000		\$1,500,000 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 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 P. Omondi	\$138 million	\$5,191,000	\$ 5,996,000 CIP	Construction ongoing
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$3,000,000	\$5,860,000 CIP	Construction ongoing

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